

**SCREENING
FOR
STRATEGIC ENVIRONMENTAL ASSESSMENT
REPORT
FOR
PROPOSED MATERIAL ALTERATIONS**

**TO THE
DRAFT GORT LOCAL AREA PLAN
2025-2031**

for: Galway County Council



Comhairle Chontae na Gaillimhe
Galway County Council

by: CAAS Ltd.



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Section 1 Introduction and Background

1.1 Introduction

This is the Strategic Environmental Assessment (SEA) Screening Report for the Proposed Material Alterations to the Gort Draft Local Area Plan 2025-2031, hereafter referred to as the "Draft Plan".

SEA is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme, or alteration to a plan or programme, before a decision is made to adopt it. The SEA Directive¹ requires, inter alia, that SEA is undertaken for certain plans, programmes or alterations to these. Screening is the process for deciding whether a particular plan - or alteration to a plan -, other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA.

The purpose of this report is to inform whether or not to undertake SEA on the Proposed Material Alterations to the Draft Plan. Requirements in relation to the screening of Proposed Material Alterations are provided under Section 20 (3) of the Planning and Development Act 2000, as amended, and Article 8 of the Planning and Development (SEA) Regulations 2004, as amended.

This report should be read in conjunction with the Draft Plan and all other associated documents including the:

- Proposed Material Alterations to the Draft Gort Local Area Plan 2025-2031;
- Screening for AA for the Proposed Material Alterations to the Draft Gort Local Area Plan 2025-2031;
- SEA Environmental Report for the Gort Draft Local Area Plan 2025-2031;
- AA Natura Impact Report for the Gort Draft Local Area Plan 2025-2031; and
- Gort Draft Local Area Plan 2025-2031.

1.2 Process so far

The Draft Plan has been progressed to date in compliance with Sections 19 and 20 of the Planning and Development Act 2000, as amended.

SEA² is being undertaken on and has informed the Draft Plan in order to comply with the SEA Directive and transposing Regulations – the SEA Environmental Report that accompanied the Draft Plan on public display contains the findings of the assessment.

AA³ is also being undertaken on the Draft Plan (informing both the Draft Plan and the SEA) in order to comply with the Habitats Directive and transposing Regulations. An AA Natura Impact Report was prepared that contains the findings of this assessment and accompanied the Draft Plan on public display.

The Draft Plan associated SEA and AA documents were placed on public display and submissions were invited. Submissions were responded to in a Chief Executive's Report and Elected Members decided upon Proposed Material Alterations to the Draft Plan and these are the subject of this report.

¹ Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27th June 2001, on the Assessment of the Effects of Certain Plans and Programmes on the Environment

² Strategic Environmental Assessment is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme, or amendment to a plan or programme, before a decision is made to adopt it.

³ Appropriate Assessment is an impact assessment process concerning European Sites designated on foot of habitats and species.

1.3 SEA Environmental Report (December 2024)

The SEA Environmental Report for the Draft Plan contains the information specified in Annex I of the SEA Directive and Schedule 2B of the Planning and Development (SEA) Regulations 2004 (S.I. 436 of 2004) as amended. The relevant sections of the SEA Environmental Report that address these information requirements are detailed on Table 1.1 below. This Screening Report has used the information contained in the SEA Environmental Report.

Table 1.1 Information contained within the SEA Environmental Report that accompanies the Draft Plan

Information Required to be included in the Environmental Report	Corresponding Section of this Report
(A) Outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes	Sections 2, 5 and 8
(B) Description of relevant aspects of the current state of the environment and the evolution of that environment without implementation of the plan or programme	Section 4
(C) Description of the environmental characteristics of areas likely to be significantly affected	Sections 4, 7 and 8
(D) Identification of any existing environmental problems which are relevant to the plan or programme, particularly those relating to European protected sites	Section 4
(E) List of environmental protection objectives, established at international, EU or National level, which are relevant to the plan or programme and describe how those objectives and any environmental considerations have been taken into account when preparing the Plan	Sections 5, 7, 8, 9 and Appendix I
(F) Describe the likely significant effects on the environment	Sections 7 and 8
(G) Describe any measures envisaged to prevent, reduce and as fully as possible offset any significant adverse environmental effects of implementing the plan or programme	Section 9
(H) Give an outline of the reasons for selecting the alternatives considered, and a description of how the assessment was undertaken (including any difficulties)	Sections 3, 6, 7 and 8
(I) A description of proposed monitoring measures	Section 10
(J) A non-technical summary of the above information	Appendix III Non-Technical Summary
(K) Interrelationships between each environmental topic	Addressed as it arises within each Section

Section 2 SEA Screening

2.1 Introduction

This section examines whether each Proposed Material Alteration to the Draft Plan would be likely to have significant environmental effects (and thus would warrant the undertaking of SEA). This examination takes account of relevant criteria set out in Schedule 2A '*Criteria for determining whether a plan is likely to have significant effects on the environment*' of the Planning and Development (SEA) Regulations, as amended, (see Section 2.5).

2.2 Strategic Flood Risk Assessment

Requirements in relation to Strategic Flood Risk Assessment (SFRA) are provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. The SFRA undertaken for the LAP has informed its land use zoning and written provisions. SFRA consideration of Proposed Material Alterations has informed this SEA Screening.

2.3 Appropriate Assessment

Appropriate Assessment (AA) is an impact assessment process concerning *Natura 2000*, or *European*, sites - these sites have been designated or proposed for designation by virtue of their ecological importance. The Habitats Directive⁴, its transposing Birds and Natural Habitats Regulations 2011 (as amended) and the Planning and Development Act 2000 (as amended) provide the requirement to screen for likely significant effects on European Sites. If the effects are deemed to be *significant, potentially significant or uncertain*, then Stage 2 AA must be undertaken.

The Plan is being subject to Stage 2 AA and an AA Natura Impact Report was placed on public display alongside the Draft Plan. At adoption of the Plan, the AA Natura Impact Report will be finalised and a final AA determination made by the Council.

An AA screening process has been undertaken on the Proposed Material Alterations. This process has demonstrated that Stage 2 AA for the Proposed Material Alterations is not required – a Screening for AA for the Proposed Material Alterations contains this information, has informed this Screening for SEA Report and accompanies the Proposed Material Alterations.

2.4 Screening Analysis of Proposed Material Alterations

The analysis of Proposed Material Alterations is undertaken considering interactions with Strategic Environmental Objectives (see Table 2.1). Table 2.2 examines whether each of the Proposed Material Alterations would be likely to have significant environmental effects (and thus would warrant the undertaking of SEA).

Table 2.2 is supplemented by Table 2.3 which provides details on:

- Likely significant effects of implementing the Draft Plan, if unmitigated;
- Key mitigation measure(s) that are already contained within the Draft Plan; and
- Likely residual non-significant adverse effects arising from the Draft Plan.

Effects encompass the full range of effects⁵, including those arising cumulatively – such as those potentially arising as a result of interactions with other plans and programmes.

⁴ Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora

⁵ These include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects

The examination of Proposed Material Alterations also takes into account relevant criteria set out in Schedule 2A 'Criteria for determining whether a plan is likely to have significant effects on the environment' of the SEA Regulations, as amended, (see Section 2.5).

Table 2.1 Strategic Environmental Objectives

Environmental Component	SEO Code	Guiding Principle	Strategic Environmental Objectives
Biodiversity, Flora and Fauna	BFF	No net contribution to biodiversity losses or deterioration	<ul style="list-style-type: none"> To preserve, protect, maintain and, where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly EU designated sites and protected species Ensure no adverse effects on the integrity of any European site, with regard to its qualifying interests, associated conservation status, structure and function Safeguard national, regional and local designated sites and supporting features which function as stepping stones for migration, dispersal and genetic exchange of wild species Enhance biodiversity in line with the National Biodiversity Strategy and its targets To protect, maintain and conserve natural capital
Population and Human Health	PHH	Improve quality of life for all ages and abilities based on high-quality, serviced, well connected and sustainable residential, working, educational and recreational environments	<ul style="list-style-type: none"> Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management Ensure that existing population and planned growth is matched with the required public infrastructure and the required services Safeguard citizens from environment-related pressures and risks to health and well-being
Soil (and Land)	S	Ensure the long-term sustainable management of land	<ul style="list-style-type: none"> Protect soils against pollution, and prevent degradation of the soil resource Promote the sustainable use of infill and brownfield sites over the use of greenfield Safeguard areas of prime agricultural land and designated geological sites
Water	W	Protection, improvement and sustainable management of the water resource	<ul style="list-style-type: none"> Ensure that the status of water bodies is protected, maintained and improved in line with the requirements of the Water Framework Directive Ensure water resources are sustainably managed to deliver proposed regional and County growth targets in the context of existing and projected water supply and wastewater capacity constraints ensuring the protection of receiving environments Avoid inappropriate zoning and development in areas at risk of flooding and areas that are vulnerable to current and future erosion Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals
Material Assets	MA	Sustainable and efficient use of natural resources	<ul style="list-style-type: none"> Optimise existing infrastructure and provide new infrastructure to match population distribution proposals - this includes transport infrastructure Ensure access to affordable, reliable, sustainable and modern energy for all which encourages a broad energy generation mix to ensure security of supply – wind, solar, hydro, biomass, energy from waste and traditional fossil fuels Promote the circular economy, reduce waste, and increase energy efficiencies Ensure there is adequate sewerage and drainage infrastructure in place to support new development Reduce the energy demand from the transport sector and support moves to electrification of road and rail transport modes Encourage the transition to a zero-carbon economy by facilitating the development of a grid infrastructure to support renewables and international connectivity. Reduce the average energy consumption per capita including promoting energy efficient buildings, retrofitting, smart-buildings, cities and grids

Environmental Component	SEO Code	Guiding Principle	Strategic Environmental Objectives
Air	A	Support clean air policies that reduce the impact of air pollution on the environment and public health	<ul style="list-style-type: none"> • To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating, industry and agriculture • Maintain and promote continuing improvement in air quality through the reduction of emissions and promotion of renewable energy and energy efficiency • Promote continuing improvement in air quality • Reduction of emissions of sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter which are responsible for acidification, eutrophication and ground-level ozone pollution • Meet Air Quality Directive standards for the protection of human health — Air Quality Directive • Significantly decrease noise pollution and move closer to WHO recommended levels
Climatic Factors⁶	C	Achieving transition to a competitive, low carbon, climate-resilient economy that is cognisant of environmental impacts	<ul style="list-style-type: none"> • To minimise emissions of greenhouse gasses • Integrate sustainable design solutions into infrastructure (e.g. energy efficient buildings; green infrastructure) • Contribute towards the reduction of greenhouse gas emissions in line with national targets • Promote development resilient to the effects of climate change • Promote the use of renewable energy, energy efficient development and increased use of public transport
Cultural Heritage	CH	Safeguard cultural heritage features and their settings through responsible design and positioning of development	Protect places, features, buildings and landscapes of cultural, archaeological or architectural heritage
Landscape	L	Protect and enhance the landscape character	To implement the Plan's framework for identification, assessment, protection, management and planning of landscapes having regard to the European Landscape Convention

⁶ Targets under the national Climate Action Plan are reviewed and updated periodically.

Table 2.2 SEA Screening Analysis of Proposed Material Alterations⁷

Ref	SEA Screening Consideration
1	This alteration would further contribute towards provisions related to this sector/topic that are already contained within the Draft Plan. Considering the measures that have been already integrated into the Draft Plan and the existing Development Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential effects arising from this Proposed Material Alteration: either are present already (beneficial) and will be further contributed towards; and/or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.
2	The update to terminology/language/wording/mapping would not change the effects arising from the Plan. As such, this alteration would not be considered as being likely to result in significant environmental effects. Consequently, SEA is not required.
3	This alteration relates to plan text that sets the context for, summarises and/or provides clarification to Plan provisions. It does not interact with existing Plan provisions to an extent that it would have additional significant environmental effects. Consequently, SEA is not required.
4	This alteration adds more detail but would not have the potential to result in significant environmental effects. Consequently, SEA is not required.
5	This alteration provides consistency with other parts of the Plan and/or with the wider planning and policy framework. It would not interact with Plan provisions to the extent that it would have environmental effects. Consequently, SEA is not required.
6	Removal of this provision/text would remove the potential for any environmental effects; however, removal of the provision/text would not be likely to result in any environmental effects. Consequently, SEA is not required.
7	This alteration would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning - with potential for associated unnecessary adverse environmental effects on various environmental components. Taking this into account, SEA is advised as being required.
8	This alteration relates to the zoning of areas of elevated flood risk. Taking this into account, SEA is advised as being required.
9	As this alteration could potentially result in likely significant effects on a European site(s), Stage 2 AA is required. Taking this into account, SEA is advised as being required.

Proposed Material Alteration No.	SEA Screening Considerations
MA1	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA2	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA3	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA4	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA5	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA6	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA7	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA8	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA9	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA10	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA11	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA12	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA13	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA14	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA15	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA16	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA17	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA18	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA19	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA20	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA21	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA22	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA23	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA24	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA25	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA26	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA27	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA28	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA29	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA30	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA31	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA32	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA33	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA34	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA35	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA36	Ref 7 above – SEA is required
MA37	Ref 7 above – SEA is required
MA38	Ref 7 above – SEA is required
MA39	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA40	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA41	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA42	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA43	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA44	Selection of considerations from Ref 1 to Ref 6 above – SEA not required
MA45	Selection of considerations from Ref 1 to Ref 6 above – SEA not required

⁷ For detail on Proposed Material Alterations please refer to Proposed Material Alterations document.

Table 2.3 Detail of effects, if unmitigated, mitigation measures for potential effects and residual adverse effects

Environmental Component	Environmental Effects, in combination with the wider planning framework Effects include in-combination effects that are planned for through the wider planning framework including the NPF and associated NDP, the Northern and Western RSES, the Galway County Development Plan and adjacent Development Plans and lower-tier land use plans.			Draft Local Area Plan measures, including:	Existing Galway County Development Plan measures, including:
	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects		
Various – see below	<ul style="list-style-type: none"> Various – see below 	Various – see below	Various – see below	Strategic Aims <ul style="list-style-type: none"> Promote Gort as a Self-Sustaining Town as set out in the GCDP 2022 – 2028 and continue to support a sustainable level of population growth as established in the Core Strategy up to 2028 and beyond. Support the delivery of residential units on appropriately zoned land targeted in the Housing Strategy set out in Chapter 2 of the GCDP 2022 – 2028, encouraging sequential and compact growth in the town. Promote the reuse of existing buildings for residential use, where appropriate, having regard to the receiving environment, access to services, capacity of public infrastructure, and the delivery of a high quality of residential amenity. The strategic location of Gort shall be harnessed to enhance the economic and employment potential of the town, by creating sustainable employment opportunities, supported by investment on appropriately zoned lands. Maintain a strong and vibrant town centre that sustains the ability to attract new businesses, which meets the retail and service needs of the town and surrounding areas. Support the principle of the Gort Inse Guaire Town Centre First Plan (September 2023) which seeks to deliver holistic sustainable regeneration for the current and future needs of the local community through engagement with local business owners, community representatives, and stakeholders. Encourage and foster appropriate tourism opportunities that capitalise on Gort's tourist potential and better promote itself as a traditional Irish market town, with strong links to its natural, cultural and architectural heritage. Provide suitable recreation facilities, amenities and support services that shall promote an inclusive and cohesive local environment and serve the needs of the whole community. Support the redevelopment of underutilised buildings within the town centre to accommodate multi-functional community and cultural spaces, to facilitate the growth of remote-working, cultural, creative and community sectors in the town centre. Protect and enhance the heritage and character of Gort, including the natural assets, environment, built heritage, public realm, local character, and amenity for the benefit of current and future generations. Actively encourage sustainable mobility, including walking and cycling, in accordance with the aspirations of the LTP and support the continued provision of investment in public transport and active travel infrastructure. GSST 1 Consistency with Core Strategy Galway County Council will ensure that developments permitted within the settlement of Gort are consistent with the zoned land allocations in the Core Strategy and associated provisions of the Galway County Development Plan 2022 - 2028. GSST 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	MM1 Monitoring. The Council shall, in conjunction with the Regional Assembly and other sources as relevant, implement the monitoring programme as set out in the SEA Environmental Report and Statement. This will include the preparation of stand-alone SEA Monitoring Reports: <ol style="list-style-type: none"> To accompany the report required of the manager under section 15(2) of the Act, including information in relation to progress on, and the results of, monitoring the significant environmental effects of implementation of the Development Plan On the significant environmental effects of implementing the Plan, in advance of the beginning of the review of the next Plan. PRP 2 Corridor and Route Selection Process. Policy objectives relating to new roads and other transport infrastructure projects that are not already provided for by existing plans/ programmes or are not already permitted, are subject to the undertaking of feasibility assessment, taking into account planning need, environmental sensitivities as identified in the SEA Environmental Report and the policy objectives of the Plan relating to sustainable mobility. Where feasibility is established, a Corridor and Route Selection Process will be undertaken where appropriate, for relevant new road infrastructure in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection; and Stage 2 – Route Identification, Evaluation and Selection. WM 5 Construction and Environmental Management Plans. Construction Environment Management Plans shall be prepared in advance of the construction of relevant projects and implemented throughout. Such plans shall incorporate relevant mitigation measures which have been integrated into the Plan and any lower tier Environmental Impact Statement or Appropriate Assessment. CEMPs typically provide details of intended construction practice for the proposed development, including: <ol style="list-style-type: none"> location of the sites and materials compound(s) including area(s) identified for the storage of construction refuse; location of areas for construction site offices and staff facilities; details of site security fencing and hoardings; details of on-site car parking facilities for site workers during the course of construction; details of the timing and routing of construction traffic to and from the construction site and associated directional signage; measures to obviate queuing of construction traffic on the adjoining road network; measures to prevent the spillage or deposit of clay, rubble or other debris; alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public right of way during the course of site development works; details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels; containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained (such bunds shall be roofed to exclude rainwater); disposal of construction/demolition waste and details of how it is proposed to manage excavated soil, including compliance with 2006 Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects, Department of the Environment, Heritage and Local Government; a water and sediment management plan, providing for means to ensure that surface water runoff is controlled such that no silt or other pollutants enter local water courses or drains. WM 6 Waste Management. To continue to meet the duties under the Waste Management (certification of historic unlicensed waste disposal and recovery activity) Regulations 2008, including those in relation to the identification and registration of closed landfills. WM7 Recycling Infrastructure. To provide for the provision of recycling infrastructure throughout the county where it is considered necessary and support the provision of additional recycling infrastructure throughout the county. WM 8 Sustainable Waste Management Practices. Promote and facilitate communities to become involved in environmental awareness activities and community based recycling initiatives or environmental management initiatives that will lead to local sustainable waste management practices. WM 9 Separate Collection of Waste. Encourage and support the provision of separate collection of waste in accordance with the requirements of the Waste Management (Food Waste) Regulations 2009, the Waste Framework Directive Regulations, 2011 and other relevant legislation. MAS 1 Separation Distances from SEVESO Sites. To ensure that appropriate distances are maintained between any proposed development and any existing Seveso II establishment, in the

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			<p>Eireann in order to establish the feasibility of a connection to the public network.</p> <p>GSST 3 Environmental Assessment</p> <p>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.</p> <p>GSST 4 Compact Growth</p> <p>Galway County Council shall support the delivery of new homes within the existing built-up footprint of Gort, by sites such as infill or opportunity sites in the settlement and prioritising underutilised land in preference to greenfield sites.</p> <p>GSST 6 Residential Development Phasing</p> <p>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 Gort. 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:</p> <ol style="list-style-type: none"> Single house developments for local family members on family-owned lands, subject to a 7-year occupancy clause. 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. 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; <ul style="list-style-type: none"> 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. <p>GSST 8 Sequential Development</p> <p>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 and Compact Settlements Guidelines for Planning Authorities, 2024 (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.</p> <p>GSST 9 Town Centre</p> <ol style="list-style-type: none"> It is a policy objective of Galway County Council that Gort 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. This plan will also promote the development of commercial and complementary mixed uses, on suitable lands that can provide a focal point for the provision of services to the town and opportunities for 	<p>interest of the health and safety of the occupiers of the proposed development.</p> <p>MAS 2 Soil Protection Measures. To require that, the siting of new establishments, or modification of existing establishments classified under the Seveso II Directive, and new development in the vicinity of existing establishments shall take into account the need to prevent major accidents involving hazardous substances and safeguard both the public and the environment.</p> <p>MAS 3 SEVESO III Sites. Take into account the provisions of the Major Accidents Directive, relating to the control of major accident hazards involving dangerous substances, and the recommendations of the Health and Safety Authority in the assessment of all planning applications located within the consultation distance of such sites.</p> <p>TI 4 Tourism and Infrastructure Capacity. The potential environmental effects of a likely increase in tourists/tourism-related traffic volumes in particular locations/along particular routes shall be considered and mitigated as appropriate. Such a consideration should include potential impacts on existing infrastructure (including drinking water, wastewater, waste and transport) resulting from tourism proposals. Galway County Council will support Irish Water and Fáilte Ireland to ensure that tourism is serviced by adequate and appropriate water services infrastructure.</p> <p>MCH 2 Marine Based Environment. It is a policy objective of the Local Authority to protect and enhance where appropriate marine biodiversity in accordance with proper planning and sustainable development.</p> <p>MCC 1 Environmental Values of the Coast. Protect the amenity, character, visual, recreational, economic potential and environmental values of the coast. Ensure that natural coastal defences including sand dunes, beaches and coastal wetlands are not compromised by inappropriate development.</p> <p>MCC 2 Protection of Coastal Habitats. To strictly control the nature and pattern of development within coastal areas and ensure that it is designed and landscaped to the highest standards and sited appropriately so as not to detract from the visual amenity of the area.</p> <ol style="list-style-type: none"> Development shall be prohibited where the development poses a significant or potential threat to coastal habitats or features, and/or where the development is likely to result in altered patterns of erosion or deposition elsewhere along the coast; To prohibit development along the coast outside existing towns and villages where such development is not adequately safeguarded over the lifetime of the development without the need to construct additional coastal defences. <p>MCC 3 Protection of Coastal Area.</p> <p>It is a policy objective to protect the Coastal Area through the following measures:</p> <ol style="list-style-type: none"> Ensure that conservation works undertaken in coastal areas are in accordance with best practice and measures to protect the coast, the coastal edge and coastal habitats are supported; Seek to prevent the unauthorised removal of sand and related beach material; Protect, enhance and conserve beaches in the County from inappropriate development and seek to maintain the current status of the designated Blue Flag beaches and Green Coasts and to increase the number of beaches and coasts holding this status in the future; Facilitate an Integrated Coastal Zone Management approach to ensure the conservation, management and protection of man-made and natural resources of the coastal zone; <p>MCC 4 Integrated Framework Management Plan. Support the preparation of an Integrated Galway Bay Framework Management Plan by all relevant stakeholders to provide for the sustainable and integrated development of the Galway Bay Area in a co-ordinated manner</p> <p>GICT 3 Tourism Development within An Gaeltacht and Islands. (a) Encourage and facilitate the development of the tourism potential of the Gaeltacht and Islands in a manner that respects, builds on, protects and enhances the cultural, built and natural heritage and local amenities of the area;</p> <ol style="list-style-type: none"> Provide where feasible, and support the provision of tourism infrastructure and services including, walking, cycling and water-based infrastructure and short-term guest accommodation facilities throughout the Gaeltacht area in appropriate locations. Such infrastructure and services shall seek to manage any increase in visitor numbers in order to avoid significant effects including loss of habitat and disturbance and ensuring that any new projects, such as greenways, are developed at suitable locations. <p>AD1 Sustainable Agriculture Practices. To facilitate the development of sustainable agricultural practices and facilities within the county, subject to complying with best practice guidance, normal planning and environmental criteria and the development management standards in Chapter 15 Development Management and Standards.</p> <p>AD3 Modernisation of Agriculture Buildings. To facilitate the modernisation of agriculture and to encourage best practice in the design and construction of new agricultural buildings and installations to protect the environment, natural and built heritage and residential amenity.</p>
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				<p>commercial enterprises, retail developments and employment creation</p> <p>3) The plan will protect and enhance the vitality and viability of the town centre by ensuring that it remains the primary retail, commercial and mixed use centre of Gort and prohibit a proliferation of any individual use or other uses, which in the opinion of the Planning Authority do not contribute to the vitality and viability of the town centre.</p> <p>GSST 21 Tourism</p> <p>Galway County Council shall encourage and foster appropriate tourism opportunities that capitalise on Gort's tourist potential and better promote itself as a traditional Irish market town, with strong links to its natural, cultural and architectural heritage.</p> <p>Any proposals shall be required to comply with environmental considerations and the relevant DM Standards.</p> <p>GSST 73 Development Management Standards, Guidelines and Other Provisions</p> <p>Ensure that all of the provisions and general development management standards and guidelines set out in this LAP and 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.</p>	
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> Contribution towards protection of ecology (including designated sites, ecological connectivity, habitats) by facilitating development of lands (including those within and adjacent to central/core locations within the Plan area) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the Plan area and beyond. Contribution towards the maintenance of existing green infrastructure and associated ecosystem services, listed species, ecological connectivity and non-designated habitats. Contribution towards protection and/or maintenance of biodiversity and flora and fauna by contributing towards the protection of natural capital including the environmental vectors of air, water and soil. Biodiversity and flora and fauna includes biodiversity in designated sites 	<p>Arising from both construction and operation of development and associated infrastructure:</p> <ul style="list-style-type: none"> Loss of/damage to biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna; Habitat loss, fragmentation and deterioration, including patch size and edge effects; and Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species such as birds and bats. 	<p>Loss of an extent of non-protected habitats and species arising from the replacement of semi-natural land covers with artificial surfaces.</p> <p>Losses or damage to ecology (these would be in compliance with relevant legislation).</p>	<p>GSST 19 Open Space, Recreation and Amenity</p> <p>Promote the sustainable management, use and/or development, as appropriate, of open space/recreation and amenity lands. This will include;</p> <ul style="list-style-type: none"> Development of open spaces and recreational activities, in accordance with best practice and on suitable lands with adequate access to the local community; Existing open space, sport and recreational facilities should be retained unless it can be clearly demonstrated to the satisfaction of Galway County Council that these uses are surplus to requirements of the local community or are to be replaced by an equivalent or better provision; Appropriate management and use of any flood risk areas within the OS zone to avoid, reduce and/or mitigate, as appropriate, the risk and potential impact of flooding; Support the protection of habitats and species listed in the annexes to and/or covered by the EU Habitats Directive (92/43/EEC, as amended) and Birds Directive (2009/147/EC), and species that are protected under the Wildlife Acts, 1976-2000, and stepping stones or ecological corridors in the context of Article 10 of the Habitats Directive Tourism Encourage and assist the development of the tourist potential within Gort in a manner that protects the architectural, archaeological and cultural significance of the town and its environs in a sustainable manner. <p>GSST 21 Tourism</p> <p>Galway County Council shall encourage and foster appropriate tourism opportunities that capitalise on Gort's tourist potential and better promote itself as a traditional Irish market town, with strong links to its natural, cultural and architectural heritage.</p> <p>Any proposals shall be required to comply with environmental considerations and the relevant DM Standards.</p> <p>GSST 22 The River Walk</p> <p>Protect and enhance walkways along the Cannahowna/Gort River including the Kinincha and Pound Road in a sustainable manner where possible. Regard should be had to the protection of Otters and Otter breeding sites and resting places along the river walk.</p> <p>Any proposals shall be required to comply with environmental considerations and the relevant DM Standards.</p> <p>GSST 23 Agriculture</p> <p>To promote the development of agriculture and agriculture-related uses in accordance with proper planning and sustainable development. 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.</p> <p>GSST 35 Green Infrastructure</p> <p>Galway County Council shall promote the benefit of open spaces and</p>	<p>Also refer to detailed measures for settlements contained in Volume 2 of the Plan.</p> <p>LP 1 Lighting Schemes. To require that all developments shall ensure lighting schemes are designed so that excessive light spillage is minimised to ensure light pollution in the surrounding environment including residential amenity, wildlife and near public roads is limited. Such lighting schemes shall be submitted and agreed with the Planning Authority.</p> <p>LP 2 Lighting and Climate Action. To require the use of low energy LED (or equivalent) lighting in support of Climate Action.</p> <p>LP 3 Dark Skies. To encourage the maintenance of dark skies in rural areas and to limit light pollution in urban and rural areas.</p> <p>F2 Sustainable Development. To encourage the development of a well-managed sustainable forestry sector, which is compatible with the protection of the environment including the avoidance of likely significant effects on European sites (SACs and SPAs) and is planted, managed and harvested in accordance with the Forest Service Guidelines for Landscape, Forest Harvesting and Environmental, Archaeology, Biodiversity and Water Quality.</p> <p>F3 Native Woodlands. To ensure that existing native woodlands are protected and enhanced and, where appropriate, encourage the conversion of coniferous forest to native woodlands with a focus on opportunities for habitat linkage and wider eco-services.</p> <p>F4 Forestry Development. To encourage forestry and forestry related development, as a means of diversifying from traditional agriculture activity with a preference for native species.</p> <p>F5 Deforestation. To promote the avoidance of deforestation or commercial afforestation within European sites unless directly relating to the management of the site for its qualifying interests.</p> <p>MEQ2 "Protection of the Environment. The Council shall require the following in relation to the management of authorised aggregate extraction</p> <p>(a) All quarries shall comply with the requirements of the EU Habitats Directive, the Planning and Development (Amendment) Act 2010 and by the guidance as contained within the DoEHLG Quarries and Ancillary Facilities Guidelines 2004, the EPA Guidelines 'Environmental Management in the Extractive Industry: Non Scheduled Minerals 2006 (including any updated/superseding documents) and to DM Standard 21 of this Development Plan;</p> <p>(b) Require development proposals on or in the proximity of quarry sites, to carry out appropriate investigations into the nature and extent of old quarries (where applicable). Such proposals shall also investigate the nature and extent of soil and groundwater contamination and the risks associated with site development works together with appropriate mitigation;</p> <p>(c) Require Development Proposals to assess the potential impact of extraction in areas where geomorphological interest, groundwater and important aquifers, important archaeological features and Natural Heritage Areas are located;</p> <p>d) Have regard to the Landscape Character Assessment of the County and its recommendations;</p> <p>(e) Ensure that any quarry activity has minimal adverse impact on the road network and that the full cost of road improvements, including during operations and at time of closure, which are necessary to facilitate those industries are borne by the industry itself.</p> <p>(f) Ensure that the extraction of minerals or aggregates does not adversely impact on residential or environmental amenity;</p> <p>(g) Protect all known un-worked deposits from development that might limit their scope for extraction."</p> <p>NHB 1 Natural Heritage and Biodiversity of Designated Sites, Habitats and Species. Protect and where possible enhance the natural heritage sites designated under EU Legislation and National Legislation (Habitats Directive, Birds Directive, European Communities (Birds and Natural Habitats)</p>

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	<p>(including European Sites and Wildlife Sites) and Annexed habitats and species (including birds and bats), listed/protected species, ecological connectivity and non-designated habitats (including terrestrial and aquatic habitats), and disturbance to biodiversity and flora and fauna – including terrestrial and aquatic biodiversity and flora and fauna.</p> <ul style="list-style-type: none"> Sustains existing sustainable rural management practices – and the communities who support them – to ensure the continuation of long-established managed landscapes and the flora and fauna that they contain. 		<p>implement the integration of green infrastructure/networks (e.g., interconnected network of green spaces (including aquatic ecosystems) and other physical features on land) into new development and regeneration proposals in order to mitigate and adapt to climate change.</p> <p>GSST 55 European Sites</p> <p>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 an Appropriate Assessment where necessary, that:</p> <ol style="list-style-type: none"> 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. <p>GSST 56 Trees, Parkland/Woodland and Hedgerows</p> <ol style="list-style-type: none"> a) Protect important trees, tree clusters and hedgerows in the plan area and ensure that development proposals take cognisance of significant trees/tree stands. Ensure that all planting schemes use suitable native variety of trees. b) Seek to retain natural boundaries, including stone walls, hedgerows and tree boundaries, wherever possible and replace with a boundary type similar to the existing boundary where removal is unavoidable. Discourage the felling of mature trees where possible. All works to be carried out in accordance with the provisions of the Forestry Act, 1946 (as amended); c) Carry out a tree survey on important tree stands within the plan area by suitably qualified personnel (excluding Ash). <p>GSST 57 Biodiversity & Ecological Networks</p> <p>Support the protection of biodiversity and ecological connectivity within the Plan Area including woodlands, trees, hedgerows, rivers, streams, natural springs, peatlands, wetlands, stone walls, and other landscape features, 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.</p> <p>GSST 65 River Basin Management Plan and Protection of Waters</p> <p>Support the implementation of the relevant recommendations and measures as outlined in the National River Basin Management Plan or any other plan that may supersede same during the lifetime of this Local Area Plan. Development shall only be permitted where it can be clearly</p>	<p>Regulations 2011 and Wildlife Acts) and extend to any additions or alterations to sites that may occur during the lifetime of this plan. Protect and, where possible, enhance the plant and animal species and their habitats that have been identified under European legislation (Habitats and Birds Directive) and protected under national Legislation (European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477 of 2011), Wildlife Acts 1976-2010 and the Flora Protection Order (SI 94 of 1999). Support the protection, conservation and enhancement of natural heritage and biodiversity, including the protection of the integrity of European sites, that form part of the Natura 2000 network, the protection of Natural Heritage Areas, proposed Natural Heritage Areas, Ramsar Sites, Nature Reserves, Wild Fowl Sanctuaries (and other designated sites including any future designations) and the promotion of the development of a green/ ecological network."</p> <p>NHB 2 European Sites and Appropriate Assessment. To implement Article 6 of the Habitats Directive and to ensure that Appropriate Assessment is carried out in relation to works, plans and projects likely to impact on European sites (SACs and SPAs), whether directly or indirectly or in combination with any other plan(s) or project(s). All assessments must be in compliance with the European Communities (Birds and Natural Habitats) Regulations 2011. All such projects and plans will also be required to comply with statutory Environmental Impact Assessment requirements where relevant.</p> <p>NHB 3 Protection of European Sites. No plans, programmes, or projects etc. giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans, programmes, etc. or projects.*</p> <p>NHB 4 Ecological Appraisal of Biodiversity. Ensure, where appropriate, the protection and conservation of areas, sites, species and ecological/networks of biodiversity value outside designated sites. Where appropriate require an ecological appraisal, for development not directly connected with or necessary to the management of European Sites, or a proposed European Site and which are likely to have significant effects on that site either individually or cumulatively.</p> <p>NHB 5 Ecological Connectivity and Corridors. Support the protection and enhancement of biodiversity and ecological connectivity in non-designated sites, including woodlands, trees, hedgerows, semi-natural grasslands, rivers, streams, natural springs, wetlands, stone walls, geological and geomorphological systems, other landscape features and associated wildlife areas where these form part of the ecological network and/or may be considered as ecological corridors in the context of Article 10 of the Habitats Directive.</p> <p>NHB 6 Implementation of Plans and Strategies. Support the implementation of any relevant recommendations contained in the National Heritage Plan 2030, the National Biodiversity Plan, the All Ireland Pollinator Plan and the National Peatlands Strategy and any such plans and strategies during the lifetime of this plan.</p> <p>NHB 7 Mitigation Measures. Require mitigating measures in certain cases where it is evident that biodiversity is likely to be affected. These measures may, in association with other specified requirements, include establishment of wildlife areas/corridors/parks, hedgerow, tree planting, wildflower meadows/marshes and other areas. With regard to residential development, in certain cases, these measures may be carried out in conjunction with the provision of open space and/or play areas.</p> <p>NHB 8 Increased Awareness of the County's Biodiversity and Natural Heritage. Facilitate increased awareness of the County's biodiversity and natural heritage through the provision of information to landowners and the community generally, in cooperation with statutory and other partners.</p> <p>NHB 9 Protection of Bats and Bats Habitats. Seek to protect bats and their roosts, their feeding areas, flight paths and commuting routes. Ensure that development proposals in areas which are potentially important for bats, including areas of woodland, linear features such as hedgerows, stone walls, watercourses and associated riparian vegetation which may provide migratory/foraging uses shall be subject to suitable assessment for potential impacts on bats. This will include an assessment of the cumulative loss of habitat or the impact on bat populations and activity in the area and may include a specific bat survey. Assessments shall be carried out by a suitably qualified professional and where development is likely to result in significant adverse effects on bat populations or activity in the area, development will be prohibited or require mitigation and/or compensatory measures, as appropriate. The impact of lighting on bats and their roosts and the lighting up of objects of cultural heritage must be adequately assessed in relation to new developments and the upgrading of existing lighting systems.</p> <p>NHB 10 NPWS & Integrated Management Plans. Article 6(1) of the Habitats Directive requires that Member States establish the necessary conservation measures for European sites involving, if need be, appropriate management plans specifically designed for the sites or integrated into other development plans. The NPWS's current priority is to identify site specific conservation objectives; management plans may be considered after this is done. Where Integrated Management Plans are being prepared by the NPWS for European sites (or parts thereof), the NPWS shall be engaged with in order to ensure that plans are fully integrated with the Plan and other plans and programmes, with the intention that such plans are practical, achievable and sustainable and have regard to all relevant ecological, cultural, social and economic considerations, including those of local communities.</p> <p>NHB 11 Increases in Visitor Numbers to Semi-Natural Areas, Visitor and Habitat Management.</p>
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				<p>demonstrated that the proposal would not have an unacceptable impact on the water environment, including surface water, groundwater quality and quantity, river corridors and associated wetlands. Galway County Council will support the protection and, where appropriate, the restoration of all water bodies in order to reach good status and will seek to prevent deterioration in the status of all water bodies.</p>	<p>Seek to manage any increase in visitor numbers in order to avoid significant effects including loss of habitat and disturbance, including ensuring that any new projects, such as greenways, are a suitable distance from ecological sensitivities, such as riparian zones. Where relevant, the Planning Authority and those receiving permission for development under the Plan shall seek to manage any increase in visitor numbers and/or any change in visitor behaviour in order to avoid significant effects, including loss of habitat and disturbance. Management measures may include ensuring that new projects and activities are a suitable distance from ecological sensitivities. Visitor/Habitat Management Plans will be required for proposed projects as relevant and appropriate.</p> <p>WTWF 1 Wetland Sites Protect and conserve the ecological and biodiversity heritage of the wetland sites in the County. Ensure that an appropriate level of assessment is completed in relation to wetland habitats that are subject to proposals which would involve drainage or reclamation that might destroy, fragment or degrade any wetland in the county. This includes lakes and ponds, turloughs, watercourses, springs and swamps, marshes, fens, heath, peatlands, some woodlands as well as some coastal and marine habitats. Protect Ramsar sites under The Convention on Wetlands of International Importance (especially as Waterfowl Habitat).</p> <p>P 1 Protection of Peatlands. Ensure that peatland areas which are designated (or proposed for designation) as NHAs, SACs or SPAs are conserved for their ecological, climate regulation, education and culture, archaeological potential including any ancient walkways (together) through bogs.</p> <p>P 2 Best Practice in Peatland conservation and management. Work in partnership with relevant stakeholders on all suitable peatland sites to demonstrate best practice in sustainable peatland conservation, management and restoration techniques and to promote their heritage and educational value subject to Ecological Impact Assessment and Appropriate Assessment Screening, as appropriate.</p> <p>P3 Framework Plans. Seek to support relevant agencies such as Bord na Mona in advancing rehabilitation works for the peatlands and related infrastructure, to provide for the future sustainable and environmentally sensitive use of peatlands sites including for amenity purposes.</p> <p>IS 1 Control of Invasive and Alien Invasive Species. It is a policy objective of the Planning Authority to support measures for the prevention and eradication of invasive species.</p> <p>IS 2 Invasive Species Management Plan. Ensure that proposals for development do not lead to the spread or introduction of invasive species. If developments are proposed on sites where invasive species are currently or were previously present, an invasive species management plan will be required. A landscaping plan will be required for developments near water bodies and such plans must not include alien invasive species.</p> <p>PO 1 Delivery of All Ireland Pollinator Plan</p> <p>To facilitate the delivery of the All Ireland Pollinator Plan where possible. In the interest of preserving and enhancing biodiversity and working in conjunction with the All Ireland Pollinator Plan, it shall be the policy objective of the Planning Authority to ensure that at least 20% of the green space on all housing estates being built will have to be dedicated, developed and maintained as a pollinator zone. The area dedicated can be confined to one single lot or various lots around the site providing that the total area of the lots meets the minimum requirement of 20%. The pollinator zones should be planted with a mix of pollinator friendly-bulbs, self-seeding annuals and biennials, perennials, shrubs, trees, fruit trees and fruit bushes and the majority of this planting should consist of native plants.</p> <p>TWHS 1 Trees, Hedgerows, Natural Boundaries and Stone Walls</p> <p>Protect and seek to retain important trees, tree clusters and tree boundaries, ancient woodland, natural boundaries including stonewalls, existing hedgerows particularly species rich roadside and townland boundary hedgerows, where possible and replace with a boundary type similar to the existing boundary. Ensure that new development proposals take cognisance of significant trees/tree stands and that all planting schemes developed are suitable for the specific site and use suitable native variety of trees of Irish provenance and hedgerows of native species. Seek Tree Management Plans to ensure that trees are adequately protected during development and incorporated into the design of new developments.</p> <p>TWHS 2 Planting of Trees and Woodlands</p> <p>Encourage and promote in co-operation with Coillte and the Department of Agriculture, Food and the Marine and other organisations, the planting of trees and woodlands, as an important means of contributing to its objective of sustaining, protecting and enhancing the County's biodiversity, natural resources, amenity, landscape and developing tourism product. Encourage community woodlands in urban/urban fringe areas utilising funding available through schemes such as the NeighbourWood and Native Woodland Schemes.</p> <p>TWHS 3 Protection of Forestry</p> <p>Protect all substantial areas of deciduous forest, other than areas of commercial forestry. Proposals for development in these areas should seek to interact with the landscape character of the forested areas and its limits while also enhancing the forested areas so as to increase biodiversity value.</p> <p>BMSP 8 Jetty/Marina Development.</p> <p>Support the preparation of a feasibility study for a jetty/marina development in the vicinity of Bearna Pier and any necessary marine/foreshore works to facilitate public access to and use of the area around the pier, such as breakwaters. This feasibility study shall take account of the requirements to comply with the European Habitats Directive</p>
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					<p>CT 2 Water Sports To encourage the development of coastal tourism in areas such as water-sports and water-related activities and events subject to normal planning and environmental criteria</p> <p>CT3 Tourism Development To support proposals for tourism development in coastal areas where it can be demonstrated that there will be no negative impacts on the amenities of the area, the integrity of the natural environment or the economic value of the County's coastline and beaches.</p> <p>CT 4 Blue Flags To continue to work with An Taisce, the local community and other relevant stakeholders to retain and increase the number of Blue Flag awards in the County.</p> <p>CT 5 Tourism Products To support the protection and enhancement of our islands, coastline and waterways as tourism products and attractions, subject to community and environmental carrying capacity.</p> <p>HT 3 Sustainable Tourism Industry To support the development of a more sustainable tourism industry which minimises adverse impacts on local communities, the built heritage, landscapes, habitats and species; leaving them undiminished as a resource for future generations, while supporting social and economic prosperity.</p> <p>GICT 3 Tourism Development within An Ghaeltacht and Islands (a) Encourage and facilitate the development of the tourism potential of the Gaeltacht and Islands in a manner that respects, builds on, protects and enhances the cultural, built and natural heritage and local amenities of the area; (b) Provide where feasible and support the provision of tourism infrastructure and services including, walking, cycling and water-based infrastructure and short-term guest accommodation facilities throughout the Gaeltacht area in appropriate locations. Such infrastructure and services shall seek to manage any increase in visitor numbers in order to avoid significant effects including loss of habitat and disturbance and ensuring that any new projects, such as greenways are developed at suitable locations.</p> <p>RE4 Solar Energy Developments. Promote and facilitate solar farm developments in suitable locations, having regard to areas of the County designated for this purpose in the Local Authority Renewable Energy Strategy. The Planning Authority will assess any planning application proposals for solar energy production having due regard to the Habitats Directive and to the detailed policy objectives and Development Standards set out in the Local Authority Renewable Energy Strategy.</p>
<p>Population and Human Health</p>	<ul style="list-style-type: none"> Promotion of economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management. Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands (including those within and adjacent to central/core locations within the Plan area) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the Plan area and beyond Contribution towards the protection of human health by facilitating development of lands (including those within and adjacent to central/core locations 	<ul style="list-style-type: none"> Potential adverse effects arising from flood events. Potential interactions if effects arising from environmental vectors. 	<p>Potential interactions with residual effects on environmental vectors – please refer to residual adverse effects under “Soil”, “Water” and “Air and Climatic Factors” below.</p>	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors.</p> <p>Strategic Aims</p> <ul style="list-style-type: none"> Promote Gort as a Self-Sustaining Town as set out in the GCDP 2022 – 2028 and continue to support a sustainable level of population growth as established in the Core Strategy up to 2028 and beyond. Support the delivery of residential units on appropriately zoned land targeted in the Housing Strategy set out in Chapter 2 of the GCDP 2022 – 2028, encouraging sequential and compact growth in the town. Promote the reuse of existing buildings for residential use, where appropriate, having regard to the receiving environment, access to services, capacity of public infrastructure, and the delivery of a high quality of residential amenity. The strategic location of Gort shall be harnessed to enhance the economic and employment potential of the town, by creating sustainable employment opportunities, supported by investment on appropriately zoned lands. Maintain a strong and vibrant town centre that sustains the ability to attract new businesses, which meets the retail and service needs of the town and surrounding areas. Support the principle of the Gort Inse Guaire Town Centre First Plan (September 2023) which seeks to deliver holistic sustainable regeneration for the current and future needs of the local community through engagement with local business owners, community representatives, and stakeholders. Encourage and foster appropriate tourism opportunities that capitalise on Gort's tourist potential and better promote itself as a traditional Irish market town, with strong links to its natural, cultural and architectural heritage. Provide suitable recreation facilities, amenities and support services that shall promote an inclusive and cohesive local 	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors.</p> <p>AQ 1 Ambient Air Quality To promote the preservation of best ambient air quality compatible with sustainable development in accordance with the EU Ambient Air Quality and Cleaner Air for Europe (CAFÉ) Directive (2008/50/EC) and ensure that all air emissions associated with new developments are within Environmental Quality Standards as set out in the Air Quality Standards Regulations 2011 (SI No. 180 of 2011) (or any updated/superseding documents).</p> <p>AQ 2 Assessment of Air Quality To require developments which would have the potential to have adverse impacts on air quality to carry out assessments of the impact of the development on air quality.</p> <p>AQ 3 Air Quality Mitigation Measures To require the use of appropriate mitigation measures such as dust dampeners to minimise the potential impacts of developments on air quality.</p> <p>AQ 4 Air Purification Galway County Council shall encourage landscaping and deciduous tree planting in an environmentally sensitive manner within towns and villages as a means of air purification, the filtering of suspended particles and the improvement of their micro-climate.</p> <p>AQ 5 Radon Galway County Council shall have regard, to the specific guidance on radon prevention measures for new homes as contained within the existing Building Regulations (including any updated/superseding Regulations that may be published within the lifetime of this Development Plan).</p> <p>NP 1 Galway County Council Noise Action Plan 2019-2023 To implement the Galway County Council Noise Action Plan 2019-2023 (and any subsequent Plan) in order to avoid, prevent and reduce the harmful effects, including annoyance, due to environmental noise exposure.</p> <p>NP 2 Developments within Noise Maps (Noise Action Plan 2019-2023) To require that where new developments are proposed within the noise limits of the noise maps for the designated sections of roads in the County, appropriate mitigation measures are undertaken so as to prevent harmful effects from environmental noise.</p> <p>NP3 Noise Impact Assessments To require an assessment of impact of the development on noise levels, having regard to the provisions of the Environmental Protection Agency Acts 1992 and 2003 and the EPA Noise Regulations 1994 when assessing planning application.</p> <p>NP 4 Noise Pollution and Regulation Restrict development proposals causing noise pollution in excess of best practice standards and</p>

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	<p>within the Plan area) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the Plan area and beyond.</p> <ul style="list-style-type: none"> Contributes towards protection of human health as a result of contributing towards the protection of natural capital including environmental vectors, such as air and water. 			<ul style="list-style-type: none"> environment and serve the needs of the whole community. Support the redevelopment of underutilised buildings within the town centre to accommodate multi-functional community and cultural spaces, to facilitate the growth of remote-working, cultural, creative and community sectors in the town centre. Protect and enhance the heritage and character of Gort, including the natural assets, environment, built heritage, public realm, local character, and amenity for the benefit of current and future generations. Actively encourage sustainable mobility, including walking and cycling, in accordance with the aspirations of the LTP and support the continued provision of investment in public transport and active travel infrastructure. 	<p>regulate and control activities likely to give rise to excessive noise, other than those activities which are regulated by the EPA</p> <p>NP 5 Noise Mitigation Measures</p> <p>Require activities likely to give rise to excessive noise to install noise mitigation measures and monitors. The provision of a noise audit may be required where appropriate.</p> <p>SQ 3 Soil Protection, Contamination and Remediation</p> <p>Adequate and appropriate investigations shall be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work, where brownfield development is proposed. All undeveloped, contaminated sites shall be remediated to internationally accepted standards prior to redevelopment. All applications shall be accompanied by a report from a qualified, expert consultant remediation incorporating international best practice and expertise on innovative ecological restoration techniques including specialist planting and green initiatives that create aesthetically improved sites, healthy environments and contribute to the provision of new green open spaces as integral parts of newly created areas. Treatment/management of any contaminated material shall comply as appropriate with the Waste Management Act 1996 (waste licence, waste facility permit), as amended, and under the EPA Act 1992 (Industrial Emissions licensing, in particular the First Schedule, Class 11 Waste), as amended. These measures will ensure that contaminated material will be managed in a manner that removes any risk to human health and ensures that the end use will be compatible with any risk.</p> <p>MAS 1 Separation Distances from SEVESO Sites</p> <p>To ensure that appropriate distances are maintained between any proposed development and any existing Seveso II establishment, in the interest of the health and safety of the occupiers of the proposed development.</p> <p>MAS 2 Soil Protection Measures</p> <p>To require that, the siting of new establishments, or modification of existing establishments classified under the Seveso II Directive, and new development in the vicinity of existing establishments shall take into account the need to prevent major accidents involving hazardous substances and safeguard both the public and the environment.</p> <p>MAS 3 SEVESO III Sites</p> <p>Take into account the provisions of the Major Accidents Directive, relating to the control of major accident hazards involving dangerous substances, and the recommendations of the Health and Safety Authority in the assessment of all planning applications located within the consultation distance of such sites.</p>
Soil	<ul style="list-style-type: none"> Contribution towards the protection of soils and designated sites of geological heritage by facilitating development of lands (including those within and adjacent to central/core locations within the Plan area) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the Plan area and beyond. Contribution towards the protection of the environment from contamination. 	<ul style="list-style-type: none"> Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands. Potential for riverbank erosion. 	<p>Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces.</p> <p>Coastal and riverbank erosion will continue to occur naturally over time and is likely to be enhanced by climate change.</p>	<p>Also refer to measures under other environmental components including Biodiversity, Flora and Fauna and Water.</p> <p>GSST 4 Compact Growth</p> <p>Galway County Council shall support the delivery of new homes within the existing built-up footprint of Gort, by sites such as infill or opportunity sites in the settlement and prioritising underutilised land in preference to greenfield sites.</p> <p>GSST 8 Sequential Development</p> <p>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 and Compact Settlements Guidelines for Planning Authorities, 2024 (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.</p>	<p>Also refer to measures under other environmental components including Water.</p> <p>SQ 1 Soil Impact Assessments</p> <p>Ensure good soil quality throughout the county by requiring developments of a certain nature (as specified in the relevant environmental legislation) to carry out assessments of the impact of the development on soil quality.</p> <p>SQ 2 Soil Protection Measures</p> <p>To ensure that adequate soil protection measures are undertaken where appropriate.</p> <p>SQ 3 Soil Protection, Contamination and Remediation</p> <p>Adequate and appropriate investigations shall be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work, where brownfield development is proposed. All undeveloped, contaminated sites shall be remediated to internationally accepted standards prior to redevelopment. All applications shall be accompanied by a report from a qualified, expert consultant remediation incorporating international best practice and expertise on innovative ecological restoration techniques including specialist planting and green initiatives that create aesthetically improved sites, healthy environments and contribute to the provision of new green open spaces as integral parts of newly created areas. Treatment/management of any contaminated material shall comply as appropriate with the Waste Management Act 1996 (waste licence, waste facility permit), as amended, and under the EPA Act 1992 (Industrial Emissions licensing, in particular the First Schedule, Class 11 Waste), as amended. These measures will ensure that contaminated material will be managed in a manner that removes any risk to human health and ensures that the end use will be compatible with any risk.</p> <p>PG 1 Geological and Geo-Morphological Systems</p> <p>Protect and conserve geological and geo-morphological systems, county geological heritage sites and features from inappropriate development that would detract from their heritage value and interpretation and ensure that any plan or project affecting karst formations, eskers or other important geological and geo-morphological systems are adequately assessed with regard to their potential geophysical, hydrological or ecological impacts on the environment.</p> <p>PG 2 Geological Heritage of County Galway</p> <p>Support the implementation of recommendations made in the Geological Heritage of County Galway – An Audit of County Geological Sites in County Galway (2019). Consult with the Geological Survey of Ireland when undertaking, approving or authorising developments which are likely to impact on County Geological Sites or involve significant ground excavations including sites identified as part of the Geological Heritage of County Galway – An Audit of County Geological Sites in County Galway (2019).</p> <p>PG 3 Promotion of and Access to Geological Sites</p> <p>Encourage greater awareness of the geological heritage sites of the county and promote, where</p>

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					<p>appropriate, public access to geological and geomorphological sites and avoid inappropriate development.</p> <p>ESK 1 Protection of Eskers Systems</p> <p>Protect and conserve the landscape, natural heritage and biodiversity value of esker systems in the county. Assess applications for quarrying and other proposed developments with reference to their status or relative importance, for example, amenity, landscape and scientific value in the context of the overall esker system.</p> <p>ESK 2 Esker Areas</p> <p>Have regard to the Landscape Character Assessment of the County of Galway and its recommendations relating to the Esker areas and any other subsequent relevant reports/ data.</p> <p>UGG 1 UNESCO Global Geopark Status.</p> <p>To continue to work in partnership with all relevant stakeholders to facilitate and support the ongoing work of the Joyce Country and Western Lakes aspiring Geopark and its application for full UNESCO Global Geopark status. Support initiatives in relation to the Burren Lowlands, The Burren and Cliffs of Moher UNESCO Global Geopark that relate to the county.</p>
Water	<ul style="list-style-type: none"> Contribution towards the protection of water by facilitating development of lands (including those within and adjacent to central/core locations within the Plan area) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the Plan area and beyond. Contributions towards the protection of water resources including the status of surface and groundwaters and water-based designations. Contribution towards flood risk management and appropriate drainage. 	<ul style="list-style-type: none"> Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology. Increase in flood risk and associated effects associated with flood events. 	<p>Any increased loadings as a result of development to comply with the River Basin Management Plan.</p> <p>Flood related risks remain due to uncertainty with regard to extreme weather events – however such risks will be mitigated by measures that have been integrated into the Plan.</p>	<p>Also refer to measures under other environmental components including Biodiversity, Flora and Fauna, Soil and Material Assets.</p> <p>GSST 22 The River Walk</p> <p>Protect and enhance walkways along the Cannahowna/Gort River including the Kinincha and Pound Road in a sustainable manner where possible. Regard should be had to the protection of Otters and Otter breeding sites and resting places along the river walk.</p> <p>Any proposals shall be required to comply with environmental considerations and the relevant DM Standards.</p> <p>GSST 25 Constrained Land Use</p> <p>To facilitate the appropriate management and sustainable use of land within Flood Zones A and B.</p> <p>New development in these areas will generally be limited (apart from where the Plan-level Justification Test outlined in the accompanying SFRA has been passed or where the uses comprise minor developments in existing developed areas, as outlined in Section 5.28 of the Guidelines as amended by Circular PL 2/2014) 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.</p> <p>This limitation shall take primacy over any other provision relating to land use zoning objectives.</p> <p>The Plan-level Justification Test has been passed for all lands zoned Town Centre overlapping within Flood Zone A or B.</p> <p>GSST 35 Green Infrastructure</p> <p>Galway County Council shall promote the benefit of open spaces and implement the integration of green infrastructure/networks (e.g., interconnected network of green spaces (including aquatic ecosystems) and other physical features on land) into new development and regeneration proposals in order to mitigate and adapt to climate change.</p> <p>GSST 57 Biodiversity & Ecological Networks</p> <p>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, 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.</p> <p>GSST 58 Flood Risk Management Guidelines</p> <p>It is the policy objective of Galway County Council to support, in co-operation with the OPW, the implementation of the EU Flood Risk Directive (2007/60/EC), the Flood Risk Regulations (SI No. 122 of 2010) and the DEHLG/OPW publication The Planning System and Flood Risk Management Guidelines (2009) (and any updated/superseding legislation or policy guidance) and Department Circular PL2/2014 or any updated / superseding version.</p> <p>GSST 59 Flood Risk Management and Assessment</p> <p>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:</p> <p>a) Avoid, reduce and/or mitigate, as appropriate in accordance with the Guidelines;</p>	<p>Also refer to measures under other environmental components including Soil and Material Assets.</p> <p>RH 11 Waste Water Treatment provision.</p> <p>Provide for sustainable rural housing in the county in accordance with the EPA Code of Practice: Wastewater Treatment Systems for Single Houses (2009).</p> <p>AD4 Agriculture Waste.</p> <p>To ensure agricultural waste is managed and disposed of in a safe, efficient and sustainable manner having regard to the environment and in full compliance with the European Communities Good Agricultural Practice for the Protection of Waters Regulations (2014) and relevant best practice guidelines.</p> <p>WS 1 Enhancement of Water Supply Infrastructure</p> <p>Liaise with Irish Water, to maximise the potential of existing capacity and to facilitate the timely delivery of new water services infrastructure, to facilitate existing and future growth.</p> <p>WS 2 Protection of Water Supplies</p> <p>Collaborate with Irish Water and the Group Water Federation Scheme to protect, conserve and enhance all existing and potential water resources in the County to ensure compliance with the European Union (Drinking Water) Regulations 2014 (as amended) and compliance of water supplies with the parameters identified in these Regulations.</p> <p>WS 3 River Basin Management Plan for Ireland 2018-2021</p> <p>Support the implementation of the relevant recommendations and measures as outlined in the relevant River Basin Management Plan 2018-2021, and associated Programme of Measures, or any such plan that may supersede same during the lifetime of this plan.</p> <p>WS 4 Requirement to Liaise with Irish Water – Water Supply</p> <p>Ensure that new developments are adequately serviced with a suitable quantity and quality of drinking water supply and require that all new developments intending to connect to a public water supply liaise with Irish Water with regard to the water (and wastewater) infrastructure required.</p> <p>WS 5 Private Water Supply</p> <p>Support the provision of a private water supply in instances where there is no public water supply or where the existing supply does not have sufficient capacity to serve the proposed development. This will only be considered where it can be demonstrated that the proposed water supply meets the standards set out in the EU and national legislation and guidance including adherence to Article 6 of the EU Habitats Directive, and would not be prejudicial to public health or would not significantly impact negatively on the source or yield of an existing supply."</p> <p>WS 6 Water Framework Directive</p> <p>Support the preparation of Drinking Water Safety Plans and Source Protection Plans to protect sources of public water supply, in accordance with the requirements of the Water Framework Directive.</p> <p>WS 7 Water Quality</p> <p>Require that new development proposals would ensure that there would not be an unacceptable impact on water quality and quantity including surface water, ground water, designated source protection areas, river corridors and associated wetlands.</p> <p>WS 8 Proliferation of Septic Tanks</p> <p>Encourage the use of high standard treatment plants to minimise the risk of groundwater pollution.</p> <p>CWS 1 Water Conservation with all Developments</p> <p>To ensure all developments incorporate water conservation measures such as rainwater harvesting to minimise wastage of water supply.</p> <p>CWS 2 Water Mains Rehabilitation</p> <p>To assist Irish Water in their commitment to water conservation and support efforts to tackle leakage through find and fix (active leakage control) and water mains rehabilitation.</p> <p>CWS 3 Promotion of Water Conservation</p> <p>To support Irish Water in promoting public awareness and involvement in water conservation measures by households, business and industry.</p> <p>WW 1 Enhancement of Wastewater Supply Infrastructure</p> <p>Work in conjunction with Irish Water to maximise the potential of existing capacity and to facilitate the delivery of new wastewater services infrastructure, to facilitate future growth in the county.</p>

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			<p>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;</p> <p>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;</p> <p>d) Galway County Council shall work with other bodies and organisations, as appropriate, to help protect critical infrastructure, including water and wastewater, within the County, from risk of flooding.</p> <p>GSST 60 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:</p> <p>a) Avoid development that will be at risk of flooding or that will increase the flooding risk elsewhere, where possible;</p> <p>b) Substitute less vulnerable uses, where avoidance is not possible; and,</p> <p>c) Mitigate and manage the risk, where avoidance and substitution are not possible.</p> <p>Development should only be permitted in areas at risk of flooding when there are no alternative reasonable sites available in areas at lower risk that also meet the objectives of proper planning and sustainable development. Vulnerable development in areas which have the highest flood risk should be avoided and/or only considered in exceptional circumstances (through a prescribed Justification Test) if adequate land or sites are not available in areas which have lower flood risk.</p> <p>GSST 61 Surface Water Drainage and Sustainable Drainage Systems (SuDs) Maintain and enhance, as appropriate, the existing surface water drainage system in Gort. 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".</p> <p>GSST 62 Protection of Waterbodies and Watercourses Protect waterbodies and watercourses within the County from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in the riverine, wetland and coastal areas as appropriate. To contribute towards protection and improvement of the status of surface and ground waters in accordance with the Water Framework Directive. Applications for development under the Plan must demonstrate that the proposed development would not adversely affect a water body's ability to meet its objectives under the Water Framework Directive, individually as a result of the proposed development or cumulatively, in combination with other developments.</p> <p>GSST 63 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</p>	<p>WW 2 Delivery of Wastewater Infrastructure Liaise and co-operate with Irish Water in the implementation and delivery of the Water Services Strategic Plan (2015) and the Irish Water Investment Plan 2020-2024 and other relevant investment works programmes of Irish Water in the delivery of infrastructure within the county.</p> <p>WW 3 The Greater Galway Area Strategic Drainage Study To seek to accelerate and support the delivery of the Greater Galway Area Strategic Drainage Study and the associated solutions as identified in the RSES as an essential infrastructure requirement in conjunction with the Department of the Environment, Climate and Communications, Irish Water and Galway City Council.</p> <p>WW 4 Requirement to Liaise with Irish Water – Wastewater Ensure that new developments will only be permitted which are adequately serviced with sufficient capacity for appropriate collection, treatment and disposal (in compliance with the Water Framework Directive and River Basin Management Plan) to the public sewer unless provided for otherwise by the plan. Developers shall liaise with Irish Water with regard to the wastewater (and water) infrastructure to ensure sufficient capacity is available prior to the submission of a planning application. "</p> <p>WW 5 Serviced Sites Support the servicing of small towns and villages including initiatives to provide an alternative to one-off housing in the countryside, in accordance with the National Planning Framework.</p> <p>WW 6 Private Wastewater Treatment Plants Ensure that private wastewater treatment plants, where permitted, are operated in compliance with Environmental Protection Agency (EPA) Code of Practice for Domestic Waste Water Treatment System 2021 (Population Equivalent ≤10).</p> <p>WW 7 Sustainable Drainage Systems To require the use of Sustainable Drainage Systems to minimise and limit the extent of hard surfacing and paving and require the use of SuDS measures be incorporated in all new development (including extensions to existing developments). All development proposals shall be accompanied by a comprehensive SuDS assessment including run-off quantity, run off quality and impacts on habitat and water quality.</p> <p>WW 8 Storm Water Infrastructure To support the improvement of storm water infrastructure and to increase the use of sustainable drainage and reduce the risk of flooding in urban environments.</p> <p>WW 9 Integrated Wetland Wastewater Treatment Systems Galway County Council will encourage the use of integrated wetland wastewater treatment systems for both one off and multi-unit housing developments that accord with the prevailing regulations and standards including the relevant EPA Code of Practice.</p> <p>WW10 Surface Water Drainage To require all new developments to provide a separate foul and surface water drainage system and to incorporate sustainable urban drainage systems where appropriate in new development and the public realm.</p> <p>WW11 Protection of Irish Water Collection Systems To prohibit the discharge of additional surface water to combined (foul and surface water) sewers in order to maximise the capacity of existing collection systems for foul water.</p> <p>AF 1 Marine Aquaculture To support the sustainable development of marine aquaculture and fishing industries, so as to maximise their contribution to jobs and growth in coastal communities where it can be demonstrated that the development will not have significant adverse effects on the environment.</p> <p>SF 1 Shellfish Waters Directive To continue to work with local communities, relevant stakeholders and with the Department of Agriculture, Food and Marine to ensure the proper and successful implementation of the Shellfish Waters Directive along County Galway's coastline.</p> <p>SF 2 Protection of Shellfish Waters To seek to protect the quality of designated shellfish waters off the County Galway coast.</p> <p>WR 1 Water Resources Protect the water resources in the plan area, including rivers, streams, lakes, wetlands, springs, turloughs, surface water and groundwater quality, as well as surface waters, aquatic and wetland habitats and freshwater and water dependant species in accordance with the requirements and guidance in the EU Water Framework Directive 2000 (2000/60/EC), the European Union (Water Policy) Regulations 2003 (as amended), the River Basin District Management Plan 2018 – 2021 and other relevant EU Directives, including associated national legislation and policy guidance (including any superseding versions of same) and also have regard to the Freshwater Pearl Mussel Sub-Basin Management Plans.</p> <p>WR 2 River Basin Management Plans It is a policy objective of the Planning Authority to implement the programme of measures developed by the River Basin District Projects under the Water Framework Directive in relation to: Surface and groundwater interaction, Dangerous substances, Hydro-morphology, Forestry, On site wastewater treatment systems, Municipal and industrial discharges, Urban pressures, Abstractions.</p> <p>WTWF 1 Wetland Sites Protect and conserve the ecological and biodiversity heritage of the wetland sites in the County.</p>
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			<p>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.</p> <p>GSST 64 Flood Risk Assessment and Climate Change Flood Risk Assessment in Gort shall provide information on the implications of climate change with regards to flood risk in relevant locations. The Flood Risk Management – Climate Change Sectoral Adaptation Plan 2019 (or any superseding document) shall be consulted with to this effect.</p> <p>GSST 65 River Basin Management Plan and Protection of Waters Support the implementation of the relevant recommendations and measures as outlined in the National River Basin Management Plan or any other plan that may supersede same during the lifetime of this Local Area Plan. Development shall only be permitted where it can be clearly demonstrated that the proposal would not have an unacceptable impact on the water environment, including surface water, groundwater quality and quantity, river corridors and associated wetlands. Galway County Council will support the protection and, where appropriate, the restoration of all water bodies in order to reach good status and will seek to prevent deterioration in the status of all water bodies.</p> <p>GSST 66 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.</p> <p>GSST 67 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.</p>	<p>Ensure that an appropriate level of assessment is completed in relation to wetland habitats that are subject to proposals which would involve drainage or reclamation that might destroy, fragment or degrade any wetland in the county. This includes lakes and ponds, turloughs, watercourses, springs and swamps, marshes, fens, heath, peatlands, some woodlands as well as some coastal and marine habitats. Protect Ramsar sites under The Convention on Wetlands of International Importance (especially as Waterfowl Habitat).</p> <p>IW 1 Inland Waterways (a) Protect and conserve the quality, character and features of inland waterways by controlling developments close to navigable and non-navigable waterways in accordance with best practice guidelines. (b) Preserve, protect and enhance Galway's inland lakes and waterways for their amenity and recreational resource amenity. (c) Protect the riparian zones of watercourse systems throughout the County, recognising the benefits they provide in relation to flood risk management and their protection of the ecological integrity of watercourse systems and ensure they are considered in the land use zoning in Local Area Plans. (d) The Planning Authority will support in principle the development and upgrading of the Inland Waterways and their associated facilities in accordance with legislation, best practice and relevant management strategies, key stakeholders and bodies including Waterways Ireland. (e) Ensure all abstractions of water will be subject to assessment for compliance with the requirements of Article 6 of the Habitats Directive. (f) Seek to provide additional accesses to lake shores and rivers for public rights of way, parking and layby facilities, where appropriate. (g) Developments shall ensure that adequate soil protection measures are undertaken, where appropriate, including investigations into the nature and extent of any soil/groundwater contamination.</p> <p>FL 1 Flood Risk Management Guidelines It is the policy objective of Galway County Council to support, in co-operation with the OPW, the implementation of the EU Flood Risk Directive (2007/60/EC), the Flood Risk Regulations (SI No. 122 of 2010) and the DEHLG/OPW publication The Planning System and Flood Risk Management Guidelines (2009) (and any updated/superseding legislation or policy guidance) and Department Circular PL2/2014 or any updated / superseding version.</p> <p>FL 2 Flood Risk Management and Assessment Comply with the requirements of the DoEHLG/OPW The Planning System and Flood Risk Management Guidelines for Planning Authorities and its accompanying Technical Appendices Document 2009 (including any updated/superseding documents). This will include the following: (a) Avoid, reduce and/or mitigate, as appropriate in accordance with the Guidelines; (b) Development proposals in areas where there is an identified or potential risk of flooding or that could give rise to a risk of flooding elsewhere will be required to carry out a Site-Specific Flood Risk Assessment, and justification test where appropriate, in accordance with the provisions of The Planning System and Flood Risk Management Guidelines 2009 (or any superseding document); Any flood risk assessment should include an assessment of the potential impacts of climate change, such as an increase in the extent or probability of flooding, and any associated measures necessary to address these impacts; (c) Development that would be subject to an inappropriate risk of flooding or that would cause or exacerbate such a risk at other locations shall not normally be permitted; (d) Galway County Council shall work with other bodies and organisations, as appropriate, to help protect critical infrastructure, including water and wastewater, within the County, from risk of flooding.</p> <p>FL 3 Principles of the Flood Risk Management Guidelines The Planning Authority shall implement the key principles of flood risk management set out in the Flood Risk Management Guidelines as follows: (a) Avoid development that will be at risk of flooding or that will increase the flooding risk elsewhere, where possible; (b) Substitute less vulnerable uses, where avoidance is not possible; and (c) Mitigate and manage the risk, where avoidance and substitution are not possible. Development should only be permitted in areas at risk of flooding when there are no alternative, reasonable sites available in areas at lower risk that also meet the objectives of proper planning and sustainable development. Vulnerable development in areas which have the highest flood risk should be avoided and/or only considered in exceptional circumstances (through a prescribed Justification Test) if adequate land or sites are not available in areas which have lower flood risk</p> <p>FL 4 Flood Relief Schemes The Planning Authority shall support and co-operate with the Office of Public Works (OPW) in the delivery of Flood Relief Schemes.</p> <p>FL 5 Catchment Planning The Planning Authority will support the OPW'S CFRAM Programme and catchment-based Flood Planning Groups, especially where catchments go beyond the Council's administrative boundary, in the development and implementation of catchment-based strategies for the management of flood</p>
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					<p>risk - including those relating to storage and conveyance.</p> <p>FL 6 Surface Water Drainage and Sustainable Drainage Systems (SuDs) Maintain and enhance, as appropriate, the existing surface water drainage system in the County. 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 run-off 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.</p> <p>FL 7 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 riverine, wetland and coastal areas as appropriate.</p> <p>FL 8 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 Standard 69. 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 Planning Authority shall have regard to the results of any CFRAM Studies in the assessment of planning applications. Development proposal will need to be accompanied by a Development Management Justification Test in addition to the site-specific Flood Risk Assessment. Where only a small proportion of a site is at risk of flooding, the sequential approach shall be applied in site planning, in order to seek to ensure that no encroachment onto or loss of the flood plain occurs and/or that only water compatible development such as Open Space would be permitted for the lands which are identified as being at risk of flooding within that site. 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.</p> <p>In addition to the County Plan SFRA datasets (including the Flood Zones, CFRAMS mapping, historical and predictive groundwater mapping, predictive pluvial mapping and historical flood risk indicator mapping, such as the Benefitting Lands mapping), new and emerging datasets (such as the OPW's National Fluvial Mapping that will supersede existing PFRA fluvial mapping for catchments greater than 5km2) must be consulted by prospective applicants for developments and will be made available to lower-tier Development Management processed in the Council. Applications for developments in coastal areas and associated assessments shall also consider wave overtopping and coastal erosion.</p> <p>FL 9 SFRA of Lower Tier Plans Lower tier plans shall undertake SFRA (Strategic Flood Risk Assessment) in compliance with the Flood Risk Management Guidelines.</p> <p>FL 10 SFRA/FRA and Climate Change SFRAs and site-specific FRAs shall provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (or any superseding document) shall be consulted with to this effect.</p> <p>FL 11 FRA 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 the County.</p> <p>FL 12 Inland Fisheries It is a policy objective of the Planning Authority to consult, where necessary, with Inland Fisheries Ireland, the National Parks and Wildlife Service and other relevant agencies in the construction of flood alleviation measures in County Galway.</p> <p>FL 13 CFRAM It is a policy objective of the Planning Authority to take account of and incorporate into local planning policy and decision making, including possible future variations to this plan, CFRAM measures that may be published in the future, including planned investment measures for managing and reducing flood risk.</p> <p>FL 14 Flood Vulnerable Zones It is a policy objective of the Planning Authority 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.</p> <p>FL 15 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.</p>
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					<p>FL 16 Benefitting Land Applications for development on land identified as benefitting land may be prone to flooding, and as such site-specific flood risk assessments may be required in these areas.</p> <p>FL 17 Consultation with OPW Consult with the OPW in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are responsible and retain a strip on either side of such channels where required, to facilitate maintenance access thereto. In addition, promote the sustainable management and uses of water bodies and avoid culverting or realignment of these features.</p> <p>FL 18 Inappropriate Development on Flood Zones Where a development/land use is proposed within any area subject to this objective the development proposal will need to be accompanied by a detailed hydrological assessment and robust SUDS design which demonstrates the capacity to withstand potential flood events to maintain water quality and avoid potential effects to ecological features.</p> <ul style="list-style-type: none"> Any development proposals should be considered with caution and will be required to comply with The Planning System and Flood Risk Management Guidelines for Planning Authorities/Circular PL2/2014 & the associated Development Management Justification Test. Climate Change should be duly considered in any development proposal. Protect the riparian zones of watercourse systems throughout the plan area through a general 10 metre protection buffer from rivers within the plan area as measured from the near riverbank, (this distance may be increased and decreased on a site by site basis, as appropriate). Any development proposals submitted for this site will require a detailed ecological report (s), carried out by suitably qualified personnel for the purposes of informing Appropriate Assessment Screening by Galway County Council, the competent authority. The relevant lands will be outlined and flagged with a symbol on the land use zoning map and on the GIS system of Galway County Council so that staff and the public are aware of the special conditions/constraints attached. A briefing will be provided to relevant staff within Galway County Council on the special conditions and constraints on relevant lands. <p>DM Standard 67 DM Standard 68</p>
Material Assets	<ul style="list-style-type: none"> Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands (including those within and adjacent to central/core locations within the Plan area) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the Plan area and beyond. Contribution towards compliance with national and regional water services and waste management policies. Contribution towards increase in renewable energy use by facilitating renewable energy and electricity transmission infrastructure developments. Contribution towards limits in increases in energy demand from the transport sector by facilitating sustainable 	<ul style="list-style-type: none"> Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures the mitigation of potential conflicts). Increases in waste levels. Potential impacts upon public assets and infrastructure. Interactions between agricultural waste and soil, water, biodiversity and human health – including as a result of emissions of ammonia from agricultural activities (e.g. manure handling, storage and spreading) and the production of secondary inorganic particulate matter. 	<p>Exceedance of capacity in critical infrastructure risks remain, including due to uncertainty with regard to climate – however, such risks will be mitigated by: measures, including those requiring the timely provision of critical infrastructure, and compliance with the Water Framework Directive and associated River Basin Management Plan.</p> <p>Residual wastes to be disposed of in line with higher-level waste management policies.</p>	<p>Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air, various Land Use and Phasing provisions.</p> <p>GSST 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.</p> <p>GSST 5 Opportunity Sites To encourage and support the appropriate and sustainable development or redevelopment of lands identified as development opportunity sites within the Land Use Zoning Map. See Section 3.0 in respect of individual sites.</p> <p>GSST 23 Agriculture To promote the development of agriculture and agriculture-related uses in accordance with proper planning and sustainable development. 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.</p> <p>GSST 24 Public Utilities Facilitate the provision and maintenance of essential public utility infrastructure, together with the necessary ancillary facilities and uses, as appropriate. Development proposals in the vicinity of public utilities infrastructure will be assessed on a case-by-case basis in accordance with proper planning and sustainable development.</p> <p>GSST 31 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.</p> <p>GSST 35 Green Infrastructure Galway County Council shall promote the benefit of open spaces and implement the integration of green infrastructure/networks (e.g., interconnected network of green spaces (including aquatic ecosystems) and other physical features on land) into new development and</p>	<p>Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air, various Land Use and Phasing provisions.</p> <p>RH 11 Waste Water Treatment provision Provide for sustainable rural housing in the county in accordance with the EPA Code of Practice: Wastewater Treatment Systems for Single Houses (2009).</p> <p>AD4 Agriculture Waste To ensure agricultural waste is managed and disposed of in a safe, efficient and sustainable manner having regard to the environment and in full compliance with the European Communities Good Agricultural Practice for the Protection of Waters Regulations (2014) and relevant best practice guidelines.</p> <p>WS 1 Enhancement of Water Supply Infrastructure Liaise with Irish Water, to maximise the potential of existing capacity and to facilitate the timely delivery of new water services infrastructure, to facilitate existing and future growth.</p> <p>WS 2 Protection of Water Supplies Collaborate with Irish Water and the Group Water Federation Scheme to protect, conserve and enhance all existing and potential water resources in the County to ensure compliance with the European Union (Drinking Water) Regulations 2014 (as amended) and compliance of water supplies with the parameters identified in these Regulations.</p> <p>WS 3 River Basin Management Plan for Ireland 2018-2021 Support the implementation of the relevant recommendations and measures as outlined in the relevant River Basin Management Plan 2018-2021, and associated Programme of Measures, or any such plan that may supersede same during the lifetime of this plan.</p> <p>WS 4 Requirement to Liaise with Irish Water – Water Supply Ensure that new developments are adequately serviced with a suitable quantity and quality of drinking water supply and require that all new developments intending to connect to a public water supply liaise with Irish Water with regard to the water (and wastewater) infrastructure required.</p> <p>WS 5 Private Water Supply Support the provision of a private water supply in instances where there is no public water supply or where the existing supply does not have sufficient capacity to serve the proposed development. This will only be considered where it can be demonstrated that the proposed water supply meets the standards set out in the EU and national legislation and guidance including adherence to Article 6 of the EU Habitats Directive, and would not be prejudicial to public health or would not significantly impact negatively on the source or yield of an existing supply.</p> <p>WS 6 Water Framework Directive Support the preparation of Drinking Water Safety Plans and Source Protection Plans to protect sources of public water supply, in accordance with the requirements of the Water Framework Directive.</p> <p>WS 7 Water Quality Require that new development proposals would ensure that there would not be an unacceptable</p>

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	<p>compact growth.</p> <ul style="list-style-type: none"> Contribution towards reductions in average energy consumption per capita including promoting sustainable compact growth, sustainable mobility, sustainable design and energy efficiency. 		<p>Any impacts upon public assets and infrastructure to comply with statutory planning/consent-granting framework.</p> <p>regeneration proposals in order to mitigate and adapt to climate change.</p> <p>GSST 44 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.</p> <p>GSST 45 Transportation Infrastructure Facilitate the provision and maintenance of essential transportation infrastructure. This shall include the reservation of lands to facilitate public roads, footpaths, cycle ways, bus stops and landscaping together with any necessary associated works, as appropriate.</p> <p>GSST 68 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.</p> <p>GSST 69 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.</p> <p>GSST 70 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).</p> <p>GSST 71 Electricity Supply Support the provision of an adequate supply of electricity and gas to developments in the Plan Area, to the requirements of the relevant service provider.</p> <p>GSST 72 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.</p>	<p>impact on water quality and quantity including surface water, ground water, designated source protection areas, river corridors and associated wetlands.</p> <p>WS 8 Proliferation of Septic Tanks Encourage the use of high standard treatment plants to minimise the risk of groundwater pollution.</p> <p>CWS 1 Water Conservation with all Developments To ensure all developments incorporate water conservation measures such as rainwater harvesting to minimise wastage of water supply.</p> <p>CWS 2 Water Mains Rehabilitation To assist Irish Water in their commitment to water conservation and support efforts to tackle leakage through find and fix (active leakage control) and water mains rehabilitation.</p> <p>CWS 3 Promotion of Water Conservation To support Irish Water in promoting public awareness and involvement in water conservation measures by households, business and industry.</p> <p>WW 1 Enhancement of Wastewater Supply Infrastructure Work in conjunction with Irish Water to maximise the potential of existing capacity and to facilitate the delivery of new wastewater services infrastructure, to facilitate future growth in the county.</p> <p>WW 2 Delivery of Wastewater Infrastructure "Liaise and co-operate with Irish Water in the implementation and delivery of the Water Services Strategic Plan (2015) and the Irish Water Investment Plan 2020-2024 and other relevant investment works programmes of Irish Water in the delivery of infrastructure within the county.</p> <p>WW 3 The Greater Galway Area Strategic Drainage Study To seek to accelerate and support the delivery of the Greater Galway Area Strategic Drainage Study and the associated solutions as identified in the RSES as an essential infrastructure requirement in conjunction with the Department of the Environment, Climate and Communications, Irish Water and Galway City Council.</p> <p>WW 4 Requirement to Liaise with Irish Water – Wastewater Ensure that new developments will only be permitted which are adequately serviced with sufficient capacity for appropriate collection, treatment and disposal (in compliance with the Water Framework Directive and River Basin Management Plan) to the public sewer unless provided for otherwise by the plan. Developers shall liaise with Irish Water with regard to the wastewater (and water) infrastructure to ensure sufficient capacity is available prior to the submission of a planning application. "</p> <p>WW 5 Serviced Sites Support the servicing of small towns and villages including initiatives to provide an alternative to one-off housing in the countryside, in accordance with the National Planning Framework.</p> <p>WW 6 Private Wastewater Treatment Plants Ensure that private wastewater treatment plants, where permitted, are operated in compliance with Environmental Protection Agency (EPA) Code of Practice for Domestic Waste Water Treatment System 2021 (Population Equivalent ≤10).</p> <p>WW 7 Sustainable Drainage Systems To require the use of Sustainable Drainage Systems to minimise and limit the extent of hard surfacing and paving and require the use of SuDS measures be incorporated in all new development (including extensions to existing developments). All development proposals shall be accompanied by a comprehensive SuDS assessment including run-off quantity, run off quality and impacts on habitat and water quality.</p> <p>WW 8 Storm Water Infrastructure To support the improvement of storm water infrastructure and to increase the use of sustainable drainage and reduce the risk of flooding in urban environments.</p> <p>WW 9 Integrated Wetland Wastewater Treatment Systems Galway County Council will encourage the use of integrated wetland wastewater treatment systems for both one off and multi-unit housing developments that accord with the prevailing regulations and standards including the relevant EPA Code of Practice.</p> <p>WW10 Surface Water Drainage To require all new developments to provide a separate foul and surface water drainage system and to incorporate sustainable urban drainage systems where appropriate in new development and the public realm.</p> <p>WW11 Protection of Irish Water Collection Systems To prohibit the discharge of additional surface water to combined (foul and surface water) sewers in order to maximise the capacity of existing collection systems for foul water.</p> <p>WM 1 Connacht and Ulster Waste Management Plan 2015-2021 Support the implementation of the Connacht and Ulster Waste Management Plan 2015-2021 or any updated version of this document within the lifetime of the plan.</p> <p>WM 2 Requirements for Waste Management Support and promote the circular economy principles, prioritising prevention, reuse, recycling and recovery, and to sustainably manage residual waste. New developments will be expected to take account of the provisions of the Waste Management Plan for the Region and observe those elements of it that relate to waste prevention and minimisation, waste recycling facilities, and the capacity for source segregation.</p>
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					<p>WM 3 Waste Recovery and Disposal Facilities Support and facilitate the provision of adequate waste recovery and disposal facilities for the County.</p> <p>WM 4 Waste Legalisation To require that all waste disposal shall be undertaken in compliance with the requirements of the Environmental Protection Agency and relevant Waste Management Legislation.</p>
<p>Air and Climatic Factors</p>	<ul style="list-style-type: none"> Contribution towards climate mitigation and adaptation by facilitating compact development of lands (including those within and adjacent to central/core locations within the Plan area) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the Plan area and beyond. In combination with other plans, programmes etc., contribution towards the objectives of the wide policy framework relating to climate mitigation and adaptation, and associated contribution towards maintaining and improving air quality and managing noise levels, including through measures relating to: <ul style="list-style-type: none"> Sustainable compact growth; Sustainable mobility, including walking, cycling and public transport; Drainage, flood risk management and resilience; Sectors including agriculture, residential heating and infrastructure; Sustainable design, energy efficiency and green 	<ul style="list-style-type: none"> Potential conflict between development under the Plan and aiming to reduce carbon emissions in line with local, national and European environmental objectives. Potential conflicts between transport emissions, including those from cars, and air quality⁸. Potential conflicts between increased frequency of noise emissions and protection of sensitive receptors⁹. Potential conflicts with climate adaptation measures including those relating to flood risk management. 	<p>An extent of travel related greenhouse gas and other emissions to air. This has been mitigated by provisions which have been integrated into the Plan, including those relating to sustainable compact growth and sustainable mobility.</p> <p>Interactions between noise emissions and sensitive receptors. Various provisions have been integrated into the Plan to ensure that noise levels at sensitive receptors will be minimised.</p>	<p>GSST 44 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.</p> <p>GSST 45 Transportation Infrastructure Facilitate the provision and maintenance of essential transportation infrastructure. This shall include the reservation of lands to facilitate public roads, footpaths, cycle ways, bus stops and landscaping together with any necessary associated works, as appropriate.</p> <p>GSST 46 Sustainable Transportation Facilitate any Smarter Travel initiatives that will improve sustainable transportation within the plan area and facilitate sustainable transportation options including public transportation, rail freight, electric vehicles rentals, car clubs, public bike schemes, cycle parking as appropriate.</p> <p>GSST 47 Pedestrian and Cycle Network Facilitate the improvement of the pedestrian and cycling environment and network so that it is safe and accessible to all, through the provision of the necessary infrastructure. New development shall promote and prioritise walking and cycling, shall be permeable, adequately linked and connected to neighbouring areas, the town centre, recreational, educational, residential and employment destinations and shall adhere to the principles contained within the national policy document Smarter Travel – A Sustainable Transport Future 2009 – 2020, the Design Manual for Urban Roads and Streets (DMURS) and NTA document Permeability: Best Practice Guide.</p> <p>GSST 48 Pedestrian Crossings Facilitate the provision of pedestrian crossings adjacent to schools and at other appropriate locations within the plan area.</p> <p>GSST 49 Traffic and Transport Assessment (TTA) and Road Safety Audits (RSA) Require all significant development proposals to be accompanied by a Road Safety Audit and Traffic & Transport Assessment carried out by suitably competent consultants, which are assessed in association with their cumulative impact with neighbouring developments on the road network, in accordance with the requirements contained within the TII's Traffic & Transport Assessment Guidelines (PE-PDV-02045) 2014 (including any updated/superseding document) and 'Road Safety Audit' (GE-STY-01024) December 2017.</p> <p>GSST 50 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.</p> <p>GSST 51 Reservation of Access Points Reserve access points for future development and the development of backlands that may be identified for reservation by the Planning Authority during the plan period, to ensure adequate vehicular, pedestrian and cycle access to backlands, in order to facilitate efficient development of these lands and to ensure connectivity and accessibility to lands with limited road frontage.</p> <p>GSST 52 Road Junction Improvements Continue to carry out road junction improvements where improvements to traffic flow and safety can be achieved, subject to normal planning and environment considerations.</p>	<p>WM 3 Waste Recovery and Disposal Facilities Support and facilitate the provision of adequate waste recovery and disposal facilities for the County.</p> <p>WM 4 Waste Legalisation To require that all waste disposal shall be undertaken in compliance with the requirements of the Environmental Protection Agency and relevant Waste Management Legislation.</p> <p>AQ 1 Ambient Air Quality To promote the preservation of best ambient air quality compatible with sustainable development in accordance with the EU Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) and ensure that all air emissions associated with new developments are within Environmental Quality Standards as set out in the Air Quality Standards Regulations 2011 (SI No. 180 of 2011) (or any updated/superseding documents).</p> <p>AQ 2 Assessment of Air Quality To require developments which would have the potential to have adverse impacts on air quality to carry out assessments of the impact of the development on air quality.</p> <p>AQ 3 Air Quality Mitigation Measures To require the use of appropriate mitigation measures such as dust dampeners to minimise the potential impacts of developments on air quality.</p> <p>AQ 4 Air Purification Galway County Council shall encourage landscaping and deciduous tree planting in an environmentally sensitive manner within towns and villages as a means of air purification, the filtering of suspended particles and the improvement of their micro-climate.</p> <p>AQ 5 Radon Galway County Council shall have regard, to the specific guidance on radon prevention measures for new homes as contained within the existing Building Regulations (including any updated/superseding Regulations that may be published within the lifetime of this Development Plan).</p> <p>NP 1 Galway County Council Noise Action Plan 2019-2023 To implement the Galway County Council Noise Action Plan 2019-2023 (and any subsequent Plan) in order to avoid, prevent and reduce the harmful effects, including annoyance, due to environmental noise exposure.</p> <p>NP 2 Developments within Noise Maps (Noise Action Plan 2019-2023) To require that where new developments are proposed within the noise limits of the noise maps for the designated sections of roads in the County, appropriate mitigation measures are undertaken so as to prevent harmful effects from environmental noise.</p> <p>NP3 Noise Impact Assessments To require an assessment of impact of the development on noise levels, having regard to the provisions of the Environmental Protection Agency Acts 1992 and 2003 and the EPA Noise Regulations 1994 when assessing planning application.</p> <p>NP 4 Noise Pollution and Regulation Restrict development proposals causing noise pollution in excess of best practice standards and regulate and control activities likely to give rise to excessive noise, other than those activities which are regulated by the EPA</p> <p>NP 5 Noise Mitigation Measures Require activities likely to give rise to excessive noise to install noise mitigation measures and monitors. The provision of a noise audit may be required where appropriate.</p> <p>CC 1 Climate Change Support and facilitate the implementation of European, National and Regional objectives for climate adaptation and mitigation taking into account other provisions of the Plan (including those relating to land use planning, energy, sustainable mobility, flood risk management and drainage) and having regard to the Climate mitigation and adaptation measures.</p> <p>CC 2 Transition to a low carbon, climate-resilient society It is a policy objective of the Planning Authority to support the transition to a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050, by way of reducing greenhouse gases, increasing renewable energy, and improving energy efficiency.</p> <p>CC 3 County Galway Climate Adaptation Strategy 2019-2024 To implement the County Galway Climate Adaptation Strategy 2019-2024 as appropriate.</p> <p>CC 4 Local Authority Climate Action Plan Support the preparation of a Climate Action Plan for County Galway.</p> <p>CC 5 Climate Adaptation and Mitigation To promote, support and direct effective climate action policies and objectives that seek to improve climate outcomes across County Galway through the encouragement and integration of appropriate mitigation and adaptation considerations and measures into all development and decision-making processes.</p>

⁸ Although road transport interventions would be likely to result in an overall reduction in traffic flows and associated interactions with air, noise and human health, there would be potential for displacement of traffic to lead to localised increases traffic flows and associated localised potential impacts in terms of increased population exposure to air pollutants and/or elevated noise levels, both within the Plan area and beyond.

⁹ Although road transport interventions would be likely to result in an overall reduction in traffic flows and associated interactions with air, noise and human health, there would be potential for displacement of traffic to lead to localised increases traffic flows and associated localised potential impacts in terms of increased population exposure to air pollutants and/or elevated noise levels, both within the Plan area and beyond.

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	infrastructure.			<p>GSST 53 Climate Change Support and encourage sustainable compact growth and settlement patterns, integrated land use and low carbon transportation, and maximise opportunities through development location, form, layout and design to secure climate resilience and reduce carbon emissions.</p> <p>GSST 54 Climate Change and Local Renewable Energy Sources Support and facilitate the implementation of European, National and Regional objectives for climate adaptation and mitigation taking into account other provisions of the Plan (including those relating to land use planning, energy, sustainable mobility, flood risk management and drainage) and having regard to the Climate mitigation and adaptation measures.</p>	<p>CC 6 Local Authority Renewable Energy Strategy (LARES) To support the implementation of the Renewable Energy Strategy contained in Appendix 1 of the Galway County Development Plan to facilitate the transition to a low carbon county.</p> <p>CC 7 Climate Action Fund Support the delivery of sustainable development projects under the European Green Deal and utilise the Climate Action Fund/ Just Transition Fund established under the National Development Plan to encourage public and private climate mitigation and adaptation projects in line with criteria set out by the Fund at that time.</p> <p>CC 8 Climate Action and Development Location To implement, through the plan and future local areas plans, policies 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.</p> <p>CC 9 Mainstreaming Climate Change Adaptation Galway County Council shall incorporate climate change adaptation into land use planning, building layouts, energy, transport, natural resource management, forestry, agriculture and marine waters.</p> <p>CC 10 Green Infrastructure Galway County Council shall promote the benefit of open spaces and implement the integration of green infrastructure/networks (e.g., interconnected network of green spaces (including aquatic ecosystems) and other physical features on land) into new development and regeneration proposals in order to mitigate and adapt to climate change.</p>
Cultural Heritage	<ul style="list-style-type: none"> Contributes towards protection of cultural heritage elsewhere by facilitating development within the Plan area. Contributes towards protection of cultural heritage within the Plan area by facilitating brownfield development and regeneration. 	<ul style="list-style-type: none"> Potential effects on protected and unknown archaeology and protected archaeology arising from construction and operation activities. 	<p>Potential effects on known architectural and archaeological heritage and unknown archaeology however, these will occur in compliance with legislation.</p>	<p>GSST 21 Tourism Galway County Council shall encourage and foster appropriate tourism opportunities that capitalise on Gort's tourist potential and better promote itself as a traditional Irish market town, with strong links to its natural, cultural and architectural heritage.</p> <p>Any proposals shall be required to comply with environmental considerations and the relevant DM Standards.</p> <p>GSST 32 High Quality and 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.</p> <p>GSST 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.</p> <p>GSST 40 Architectural Conservation Areas Protect, conserve and enhance the essential character of the Gort Architectural Conservation Area (ACA) 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.</p> <p>GSST 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</p>	<p>AH 1 Architectural Heritage Ensure the protection of the architectural heritage of County Galway, which is a unique and special resource, having regard to the policy guidance contained in the Architectural Heritage Protection Guidelines 2011 (and any updated/superseding document).</p> <p>AH 2 Protected Structures (Refer to Appendix 6) (a) Ensure the protection and sympathetic enhancement of structures including their curtilage and attendant grounds included and proposed for inclusion 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. (b) Review the Record of Protected Structures in order to provide a comprehensive schedule for the protection of structures of special importance in the County during the lifetime of the plan. (c) Ensure that development proposals are appropriate in terms of architectural treatment, character, scale and form to the existing protected structure and not detrimental to the special character and integrity of the protected structure and its setting. (d) Ensure high quality architectural design of all new developments relating to or which may impact on structures (and their settings) included in the Record of Protected Structures. (e) Promote and ensure best conservation practice through the use of specialist conservation professionals and craft persons. (f) Prohibit development proposals, either in whole or in part, for the demolition of protected structures, save in exceptional circumstances.</p> <p>AH 3 Protection of Structure on the NIAH Give regard to and consideration of all structures which are included in the NIAH for County Galway, which are not currently included in the Record of Protected Structures, in development management functions.</p> <p>AH 4 Architectural Conservation Areas (Refer to Appendix 7) Protect, conserve and enhance the special character of the Architectural Conservation Areas (ACA) included in this plan through the appropriate management and control of the design, location and layout of new development, modifications, alterations or extensions to existing structures, surviving historic plots and street patterns and/or modifications to the character or setting of the Architectural Conservation Area. Works within the ACA shall ensure the conservation of traditional features and building elements that contribute to the character of the area. The special character of an area includes its traditional building stock and material finishes, spaces, streetscape, shop fronts, landscape and setting. New proposals shall have appropriate regard to scale, plot, form, mass, design, materials, colours and function.</p> <p>This will be achieved by; (a) Protecting all buildings, structures, groups of structures, sites, landscapes and all features which contribute to the special character of the ACA from demolition and non-sympathetic alterations. (b) Promote appropriate and sensitive reuse and rehabilitation of buildings and sites within the ACA. (c) Ensure new development within or adjacent to an ACA respects the established character of the area and contributes positively in terms of design, scale, setting and material finishes to the ACA. (d) Promote high quality architectural design within ACAs. (e) Seek the repair and reuse of traditional shopfronts and where appropriate, encourage new shopfronts of a high quality architectural design. (f) Ensure that all new signage, lighting, advertising and utilities to buildings within ACA are designed, constructed, and located in such a manner that they do not detract from the character of the ACA. (g) Protect and enhance the quality of open spaces within ACAs and ensure the protection and where necessary reuse of street furniture and use of appropriate materials during the course of public infrastructure schemes within ACAs. (h) Prohibit development proposals, either in whole or in part for the demolition of a structure within an Architectural Conservation Area that contributes to the special character of the area. (i) Protect structures in ACAs from non-sympathetic alterations and encourage appropriate in-fill developments. (j) Works materially affecting the character of a</p>

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			<p>the following:</p> <p>Works materially affecting the character of a Protected Structure or the exterior of a building/structure within an ACA will require planning permission.</p> <p>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.</p> <p>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.</p> <p>GSST 42 Zones of Archaeological Notification</p> <p>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 Gort Town as defined in Map 2 or at or in relation to other recorded archaeological sites and monuments (i.e. within the areas indicated on the SMR Database/Historic Environment Viewer – www.archaeology.ie) or in proximity to any National Monuments, including the historic town walls (both upstanding and sub-surface remains), shall take account of the archaeological heritage of the area and the need for archaeological assessments and possible mitigation measures.</p> <p>GSST 43 Archaeology and Infrastructure Schemes</p> <p>It is a policy objective of the planning authority to have regard to archaeological heritage 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.</p>	<p>protected structure or the exterior of a building/ structure within an ACA will require planning permission; (k) Any works 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. (l) Ensure that any development, modifications, alterations, or extensions materially affecting the character of a protected structure, or a structure adjoining a protected structure, or a 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 of the ACA.</p> <p>AH 5 Maintenance and Re-use of existing Building Stock</p> <p>Promote the maintenance and appropriate re-use of the existing stock of buildings with architectural merit as a more sustainable option to their demolition and redevelopment.</p> <p>AH 6 Vernacular Architecture</p> <p>Recognise the importance of the contribution of vernacular architecture to the character of a place and ensure the protection, retention and appropriate revitalisation and reuse of the vernacular built heritage including structures that contribute to landscape and townscape character and resist the demolition of these structures.</p> <p>AH 7 Local Place Names</p> <p>Protect local place names as an important part of the cultural heritage and unique character of an area. Support the use of appropriate names for new developments that reflect the character and heritage of the area and that contribute to the local distinctiveness of a place.</p> <p>AH 8 Energy Efficiency and Traditionally Built Structures</p> <p>Ensure that measures to upgrade the energy efficiency of protected structures and traditionally built historic structures are sensitive to traditional construction methods, employ best practice and use appropriate materials and methods that will not have a detrimental impact on the material, functioning or character of the building.</p> <p>AH 9 Local Landscape and Place Assessment</p> <p>To support proposals from local communities including Tidy Town Committees, Chambers of Commerce and residents' groups in analysing the character of their place and promoting its regeneration for their own use and enjoyment and that of visitors to the area.</p> <p>AH 10 Designed Landscapes</p> <p>Protect the surviving historic designed landscapes in the County and promote the conservation of their essential character, both built and natural. Consider protection of the designed landscape by inclusion in an Architectural Conservation Area. Development proposals in designed landscape shall be accompanied by an appraisal of the contributing elements and an impact assessment.</p> <p>AH 11 Custodianship</p> <p>Promote an inter-disciplinary approach demonstrating best practice with regard to the custodianship of protected structures, recorded monuments and elements of built heritage.</p> <p>AH 12 Placemaking for Towns and villages</p> <p>Promote the value of placemaking in cooperation with communities in their towns, villages and local areas.</p> <p>AH 13 Traditional Building Skills</p> <p>Support and promote traditional building skills, training and awareness of the use of appropriate materials and skills within the Local Authority, community groups, owners and occupiers of traditionally built structures.</p> <p>AH 14 Design and Landscaping in New Buildings</p> <p>Encourage new buildings that foster an innovative approach to design and acknowledges the diversity of suitable design solutions in appropriate locations while promoting the added economic, amenity and environmental value of good design.</p> <p>ARC 1 Legislative Context</p> <p>Support and promote the preservation, conservation and appropriate management and enhancement of the County's archaeological sites and monuments, together with the settings of these monuments, having regard to the legislative, statutory and policy provisions relevant to the conservation of the archaeological heritage.</p> <p>ARC 2 Archaeological Sites</p> <p>Seek to encourage and promote awareness of and access to archaeological heritage of the County for all, through the provision of information to landowners and the community generally, in co-operation with statutory and other partners.</p> <p>ARC 3 Archaeological Landscapes</p> <p>To facilitate where possible the identification of important archaeological landscapes in the County</p> <p>ARC 4 Protection of Archaeological Sites All planning applications for new development, redevelopment, any ground works, refurbishment, and restoration, etc. within areas of archaeological potential or within close proximity to Recorded Monuments or within the historic towns of County Galway will take account of the archaeological heritage of the area and the need for archaeological mitigation.</p> <p>ARC 6 Burial Grounds</p> <p>Protect the burial grounds, identified in the Record of Monuments and Places, in co-operation with the National Monuments Service of the Department of Housing, Local Government and Heritage. Encourage the local community to manage burial grounds in accordance with best conservation and heritage principles.</p>
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Landscape	<ul style="list-style-type: none"> Contributes towards protection of wider landscape and landscape designations by facilitating development within the Plan area. 	<ul style="list-style-type: none"> Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape. 	<p>Landscapes will change overtime as a result of natural changes in vegetation cover combined with new developments that will occur in compliance with the Plan's landscape protection measures.</p>	<p>Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage</p> <p>GSST 32 High Quality and 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.</p> <p>GSST 37 Views and Prospects Preserve the protected views and scenic routes as detailed in Maps 8.3 and 8.4 in the GCDP 2022-2028 from development that in the view of the Planning Authority would negatively impact on said protected views and scenic routes. This shall be balanced against the need to develop key infrastructure to meet the strategic aims of the plan.</p> <p>GSST 38 Design Statements Significant proposals will be required to submit Design Statements which</p>	<p>Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage.</p> <p>Policy Objectives Landscape Conservation and Management</p> <p>LCM 1 Preservation of Landscape Character Preserve and enhance the character of the landscape where, and to the extent that, in the opinion of the Planning Authority, the proper planning and sustainable development of the area requires it, including the preservation and enhancement, where possible of views and prospects and the amenities of places and features of natural beauty or interest.</p> <p>LCM 2 Landscape Sensitivity Classification The Planning Authority shall have regard to the landscape sensitivity classification of sites in the consideration of any significant development proposals and, where necessary, require a Landscape/Visual Impact Assessment to accompany such proposals. This shall be balanced against the need to develop key strategic infrastructure to meet the strategic aims of the plan.</p> <p>LCM 3 Landscape Sensitivity Ratings Consideration of landscape sensitivity ratings shall be an important factor in determining development uses in areas of the County. In areas of high landscape sensitivity, the design and the choice of location of proposed development in the landscape will also be critical considerations.</p> <p>LCM 4 Open/Unfenced Landscape Preserve the status of traditionally open/unfenced landscape. The merits of each case will be considered in light of landscape sensitivity ratings and views of amenity importance.</p>

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				<p>will be determined by scale and impact the latter of which will vary depending on the development location and the pertinent sensitivities. The design statement must demonstrate the suitability of the proposed design solution to the site context in accordance with the relevant urban design criteria. They should include a detailed explanation with illustrations where necessary the design principles and design concept. This should refer to the development layout, landscape, scale and mix, details of materials should also be included. The statement should show how the development will contribute to the process of placemaking. Particular reference should also include;</p> <ul style="list-style-type: none"> • A site analysis; • A concept plan or masterplan as deemed appropriate; • A statement demonstrating the 12 urban design criteria set out in the Sustainable Residential Guidelines for Planning Authorities; • Quality Audit addressing street design as outlined in the Design Manual for Urban Roads and Streets; • Reference to the contribution of the development of the quality of public realm surrounding the development; • Demonstrate compliance with the Policy Objectives set out in this LAP and the GCDP. <p>A degree of flexibility will apply to the requirements of Design Statements and other DM standards. Gort has its own set of circumstances which require flexible tailored design solutions where a proposal accords with specific planning standards and requirements.</p> <p>GSST 57 Biodiversity & Ecological Networks</p> <p>Support the protection of biodiversity and ecological connectivity within the Plan Area including woodlands, trees, hedgerows, rivers, streams, natural springs, peatlands, wetlands, stone walls, and other landscape features, 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.</p>	<p>PVSR 1 – Protected Views and Scenic Routes</p> <p>Preserve the protected views and scenic routes as detailed in Maps 8.3 and 8.4 from development that in the view of the Planning Authority would negatively impact on said protected views and scenic routes. This shall be balanced against the need to develop key infrastructure to meet the strategic aims of the plan.</p> <p>TWHS 1 Tentative World Heritage Sites.</p> <p>Protect the Outstanding Universal Value of the tentative World Heritage Sites in County Galway namely the Western Stone Forts and the Burren that are included in the UNESCO Tentative List and engage with other national and international initiatives which promote the special built, natural and cultural heritage of places in the County. Collaborate with landowners, local communities and other relevant stakeholders to achieve World Heritage Site status for the sites identified in County Galway.</p>
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2.5 Schedule 2A

PART 1

1. *The characteristics of the plan having regard, in particular, to: the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources*

The Gort Draft Local Area Plan 2025-2031 will provide a six-year framework for the sustainable development of Gort, while considering the conservation and protection of the built and natural environment. It sets out an overall strategy for the proper planning and sustainable development of the town in terms of its social, cultural, economic and physical development and consists of a written statement supported by mapping and other appendices. The Alterations propose a number of text and map-based changes to the Draft Plan.

Proposed Material Alteration Nos. MA36, MA37 and MA38 are identified as requiring full SEA (refer to Table 2.2) and will be considered in a SEA Environmental Report.

Taking the above and the examination of the Proposed Material Alterations provided under Sections 2.2 to 2.4 into account, arising from the degree to which the Proposed Material Alterations and the Draft Local Area Plan set a framework for projects and other activities, the other Proposed Material Alterations would not be likely to result in significant environmental effects.

2. *The characteristics of the plan having regard, in particular, to: the degree to which the plan influences other plans, including those in a hierarchy*

The Gort Draft Local Area Plan 2025-2031 has been guided by the National Planning Framework, the Regional Spatial and Economic Strategy for the Western Region and the Development Plan. In turn, the Plan will guide any lower-tier plans and future proposals for land use developments and activities. The Alterations are being proposed to the Draft Plan.

Proposed Material Alteration Nos. MA36, MA37 and MA38 are identified as requiring full SEA (refer to Table 2.2) and will be considered in a SEA Environmental Report.

Taking the above and the examination of the Proposed Material Alterations provided under Sections 2.2 to 2.4 into account, arising from the degree to which the Proposed Material Alterations and the Draft Plan influence other plans, the other Proposed Material Alterations would not be likely to result in significant environmental effects.

3. *The characteristics of the plan having regard, in particular, to: the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development*

The Gort Draft Local Area Plan 2025-2031, to which the Proposed Material Alterations relate, has undergone SEA. This process integrated environmental considerations into the Plan and found that the Plan contributes to environmental protection and management and sustainable development.

Proposed Material Alteration Nos. MA36, MA37 and MA38 are identified as requiring full SEA (refer to Table 2.2) and will be considered in a SEA Environmental Report.

Taking the above and the examination of the Proposed Material Alterations provided under Sections 2.2 to 2.4 into account, arising from the degree to which the Proposed Material Alterations and the Draft Plan are relevant for the integration of environmental considerations

with a view to promoting sustainable development, the other Proposed Material Alterations would not be likely to result in significant environmental effects.

4. The characteristics of the plan having regard, in particular, to: environmental problems relevant to the plan

Environmental problems arise where there is a conflict between current environmental conditions and legislative targets. Through its provisions relating to environmental protection and management, the Gort Draft Local Area Plan 2025-2031 contributes towards ensuring that environmental conditions do not get worse and, where possible, they contribute towards its amelioration.

Proposed Material Alteration Nos. MA36, MA37 and MA38 are identified as requiring full SEA (refer to Table 2.2) and will be considered in a SEA Environmental Report.

Taking the above and the examination of the Proposed Material Alterations provided under Sections 2.2 to 2.4 into account, arising from environmental problems relevant to the Proposed Material Alterations and the Draft Plan, the other Proposed Material Alterations would not be likely to result in significant environmental effects.

5. The characteristics of the plan having regard, in particular, to: the relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection)

The Gort Draft Local Area Plan 2025-2031 relates to the land use and town planning sector and has fulfilled requirements in relation to SEA. This process integrated considerations with regard to EU and national legislation on the environment, including those relating to the waste management and the Water Framework Directive.

Proposed Material Alteration Nos. MA36, MA37 and MA38 are identified as requiring full SEA (refer to Table 2.2) and will be considered in a SEA Environmental Report.

Taking the above and the examination of the Proposed Material Alterations provided under Sections 2.2 to 2.4 into account, arising from the relevance of the Proposed Material Alterations and the Draft Plan for the implementation of European Union legislation on the environment, the other Proposed Material Alterations would not be likely to result in significant environmental effects.

PART 2

1. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the probability, duration, frequency and reversibility of the effects

Proposed Material Alteration Nos. MA36, MA37 and MA38 are identified as requiring full SEA (refer to Table 2.2) and will be considered in a SEA Environmental Report. Other Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the cumulative nature of the effects

Proposed Material Alteration Nos. MA36, MA37 and MA38 are identified as requiring full SEA (refer to Table 2.2) and will be considered in a SEA Environmental Report. Other Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant

environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

3. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the transboundary nature of the effects

Proposed Material Alteration Nos. MA36, MA37 and MA38 are identified as requiring full SEA (refer to Table 2.2) and will be considered in a SEA Environmental Report. Other Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

4. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the risks to human health or the environment (e.g. due to accidents)

Proposed Material Alteration Nos. MA36, MA37 and MA38 are identified as requiring full SEA (refer to Table 2.2) and will be considered in a SEA Environmental Report. Other Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

5. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)

Proposed Material Alteration Nos. MA36, MA37 and MA38 are identified as requiring full SEA (refer to Table 2.2) and will be considered in a SEA Environmental Report. Other Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

6. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the value and vulnerability of the area likely to be affected due to:

a) special natural characteristics or cultural heritage;

Proposed Material Alteration Nos. MA36, MA37 and MA38 are identified as requiring full SEA (refer to Table 2.2) and will be considered in a SEA Environmental Report. Other Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

b) exceeded environmental quality standards or limit values, and;

Proposed Material Alteration Nos. MA36, MA37 and MA38 are identified as requiring full SEA (refer to Table 2.2) and will be considered in a SEA Environmental Report. Other Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

c) intensive land-use.

Proposed Material Alteration Nos. MA36, MA37 and MA38 are identified as requiring full SEA (refer to Table 2.2) and will be considered in a SEA Environmental Report. Other Proposed Material Alterations would not necessitate SEA as they would not be likely to

result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

7. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the effects on areas or landscapes which have a recognised national, European Union or international protection status

Proposed Material Alteration Nos. MA36, MA37 and MA38 are identified as requiring full SEA (refer to Table 2.2) and will be considered in a SEA Environmental Report. Other Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

Section 3 Conclusion

This Screening for SEA Report for Proposed Material Alterations demonstrates that most Proposed Material Alterations will not result in likely significant effects. Taking into account the measures that have been already integrated into the Draft Plan and the existing Galway County Development Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that all potential effects arising from most Proposed Material Alterations: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely added clarifications or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the Proposed Material Alterations are advised as not requiring SEA.

This report also demonstrates that Proposed Material Alteration Nos. MA36, MA37 and MA38 require SEA and consideration in an SEA Environmental Report.

An SEA Statement will be prepared following adoption of the Plan, which will detail how environmental considerations were integrated into the Plan and how consultations on the SEA and associated Plan-preparation process were considered.