

Contents

1.1	Introduction	2
1.2	Context.....	2
1.3	Screening Assessment of material alterations to the draft Ballinasloe LAP	4
2.1	SEA Screening Determination	58

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Ballinasloe Local Area Plan Material Alterations. SEA Screening Report.

1.1 Introduction

The draft Ballinasloe Local Area Plan (LAP), SEA ER and Natura Impact Report were put on public display and issued to statutory consultees in late 2021. This is the Strategic Environmental Assessment (SEA) Screening Report for the Proposed material alterations to the draft LAP arising from the statutory consultation process.

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 Directive requires, *inter alia*, that SEA is undertaken for certain plans, programmes or alterations to these.

The purpose of this report is to inform whether or not to undertake SEA on the material alterations to the draft LAP.

This SEA Screening report should be read in conjunction with the draft LAP, and supporting documents including the SEA Environmental Report of, Appropriate Assessment Natura Impact Report, Strategic Flood Risk Assessment as well as the AA Screening Report of the material alterations to the draft LAP.

An AA screening process has been undertaken on the material alterations to the draft LAP. This process has determined that the proposed changes would not affect the integrity of the Natura 2000 network of sites and therefore that Stage 2 AA for the proposed changes is not required. An AA Screening Report presents the findings of this assessment and has informed this SEA Screening Report.

1.2 Context

The SEA Environmental Report for the draft LAP provides the information as required under Annex I of the SEA Directive and Schedule 2B of the Planning and Development (SEA) Regulations 2004 (S.I. 436 of 2004) as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (S.I. 201 of 2011).

Regulations contained in Schedule 2b of S.I. 436 of 2004(as amended) details the information to be contained in an Environmental Report. **Table 1** lists the information required and details where this information is contained in the Environmental Report.

The approach to this SEA Screening assessment undertaken on the material alterations to the draft LAP (the findings of which are presented later in this document) has used the information contained in the SEA Environmental Report.

TABLE 1 STRUCTURE AND CONTENT OF THIS ENVIRONMENTAL REPORT

Schedule 2B of Statutory Instrument 436 of 2004	Addressed in this SEA ER
(a) an outline of the contents and main objectives of the plan and relationship with other relevant plans	Chapter One Introduction and Chapter Two Methodology outlines contents and main objectives Chapter Three details the relationship with other relevant plans
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Chapter Four Baseline Environment provides this information
(c) the environmental characteristics of areas likely to be significantly affected	Chapter Four Baseline Environment provides this information
(d) any Issues and Threats problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to the Birds Directive or Habitats Directive	Chapter Four Baseline Environment provides this information
(e) the environmental protection objectives, established at international, European Union or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation	Chapter Four Baseline Environment provides this information Chapter Five: SEA Objectives provides this information
(f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors	Chapter Seven, Significant Effects on the Environment provides this information
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan	Chapter Eight, Mitigation Measures provides this information
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Chapter Six, Alternatives Considered provides this information and difficulties encountered are listed at the end of Chapter Two, Baseline Environment.
(i) a description of the measures envisaged concerning monitoring of the significant environmental effects of implementation of the plan	Chapter Nine, Monitoring provides this information
(j) a non-technical summary of the information provided under the above headings	This is provided as a separate document to this Environmental Report but is also available

1.3 Screening Assessment of material alterations to the draft Ballinasloe LAP

The section examines whether each material alteration to the draft LAP 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.

The purpose of the SEA Objectives (SEOs) is to ensure that the assessment process is transparent, robust and that the draft CAP Strategic Plan considers, identifies and addresses potential significant environmental effects. **Table 2** below presents the SEOS that have been developed to test and assess the potential environmental effects of the draft LAP. Following the SEA Scoping consultation process the SEOS were amended to reflect submissions by consultees as appropriate to the scope of the SEA and a footnote below each amendment shows where and what was amended.

SEA Topic	Strategic Environmental Objectives
Biodiversity Flora and Fauna	BFF1: To preserve, protect, maintain and, where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly EU designated sites and protected species
	BFF2: Ensure no adverse effects on the integrity of any European site, with regard to its qualifying interests, associated conservation status, structure and function
	BFF3: Safeguard national, regional and local designated sites and supporting features which function as stepping-stones for migration, dispersal and genetic exchange of wild species
	BFF4: Enhance biodiversity in line with the National Biodiversity Strategy and its targets
	BFF5: To protect, maintain and conserve the <i>plan areas'</i> natural capital
Population, Human Health	PHH1: Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management
	PHH2: Ensure that existing population and planned growth is matched with the required public infrastructure and the required services
	PHH3 Safeguard the <i>Ballinasloe's</i> citizens from environment-related pressures and risks to health and well-being
Air, Climate and Noise	A1: 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
	A2: Maintain and promote continuing improvement in air quality through the reduction of emissions and promotion of renewable energy and energy efficiency
	A3: Promote continuing improvement in air quality
	A4: 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

	A5: Meet Air Quality Directive standards for the protection of human health — Air Quality Directive
	A6: Significantly decrease noise pollution by 2020 and move closer to WHO recommended levels
	C1: To minimise emissions of greenhouse gasses
	C2: Integrate sustainable design solutions into the <i>Ballinasloe's</i> infrastructure (e.g. energy efficient buildings; green infrastructure)
	C3: Contribute towards the reduction of greenhouse gas emissions in line with national targets
	C4: Promote development resilient to the effects of climate change
	C5: Promote the use of renewable energy, energy efficient development and increased use of public transport
Water	W1: Ensure that the status of water bodies is protected, maintained and improved in line with the requirements of the Water Framework Directive
	W2: Ensure water resources are sustainably managed to deliver proposed regional and <i>Ballinasloe</i> growth targets in the context of existing and projected water supply and wastewater capacity constraints ensuring the protection of receiving environments
	W3: Avoid inappropriate development in areas at risk of flooding and areas that are vulnerable to current and future erosion, particularly coastal areas
	W4: Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals
Soil and Geology	S1: Protect soils against pollution and prevent degradation of the soil resource.
	S2: Promote the sustainable use of infill and brownfield sites over the use of greenfield within the <i>plan area</i>
	S3: Safeguard areas of prime agricultural land and designated geological sites ¹ .
Material Assets	MA1: Optimise existing infrastructure and provide new infrastructure to match population distribution proposals in the plan area.
	MA2: 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
	MA3: Promote the circular economy, reduce waste, and increase energy efficiencies
	MA4: Ensure there is adequate sewerage and drainage infrastructure in place to support new development
	MA5: Reduce the energy demand from the transport sector and support moves to electrification of road and rail transport modes
	MA6: 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
Cultural Heritage	CH1: Protect places, features, buildings and landscapes of cultural, archaeological or architectural heritage
	<i>CH2: Promote adaptive reuse of existing buildings that contribute to local character</i>

¹ Inserted following scoping submission by GSI










Landscape	L1: To implement the Plan's framework for identification, assessment, protection, management and planning of landscapes having regard to the European Landscape Convention
	<i>L2 To protect and enhance landscape character and quality within and adjacent to the BLAP area.</i>
Interrelationships	<i>IR 1: Maintain and improve the health of people, ecosystems and natural processes</i>
	<i>IR 2: Actively seek to integrate opportunities for environmental enhancement</i>










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Written Statement










No likely interaction with /insignificant impact with SEOs	0	Potential conflict with SEOs – likely to be mitigated	↕
Likely to improve status of SEOs	↑		
Probable conflict with SEOs – unlikely to be mitigated	↓		

Amendment No.	MA1
Submission Number	Office of Planning Regulator GLW-C15-39
Section / Policy Objective/Policy	Section 2.4 Infill Development
Proposed Material Amendment	
Add the following to Section 2.4 as follows:	
2.4 Infill Development	
	Residential infill sites are located within the existing built-up area of the town. These are 'gap sites' within the plan area that are typically capable of accommodating limited residential units. In general, these sites are serviced and are strategically located within close proximity of the town's local services, such as employment and education facilities. It is considered that these infill residential sites offer a viable and more sustainable alternative to one off rural dwellings

								
0	0	0	0	0	0	0	0	0
Additional text that provides context but does not in and of itself give rise to landuse effects. Neutral interactions with SEOS								










Amendment Number	MA2							
Submission Number	Office of Planning Regulator GLW-C15-39							
Section/Policy Objective	Policy Objective BKT 64 Compact Growth							
Proposed Material Amendment								
Include policy objective BKT 64 as follows: BKT 64 Compact Growth It is a Policy Objective of the Council to support the delivery of new homes in Ballinasloe urban area within the existing built up footprint of the settlement, by developing infill, brownfield, opportunity and regeneration sites and prioritizing underutilized land in preference to greenfield sites.								
								
↑	↑	↑	↑	↑	↑	↑	↑	↑
Positive across all SEOS, this policy objective reflects national and regional policy objectives, and through supporting and promoting town centre, brownfield lands to greenfield lands creates positive interactions with all SEOS.								

Amendment Number	MA3
Submission Number	Office of Planning Regulator GLW-C15-39
Section/Policy Objective	Infrastructure Assessment (Appendix A)










Proposed Material Amendment	
Insert Infrastructure Assessment as Appendix A	
	
	
	
	
	
↑	↑
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↑	↑
↑	↑
↑	↑
↑	↑
↑	↑
Prepared as part of the County Development Plan this provides a high level overview of infrastructure assessment. This assists in strategic planning for infrastructure and is positive across all SEOs.	










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Amendment Number	MA4
Submission Number	Office of Planning Regulator GLW-C15-39
Section/Policy Objective	Policy Objective BKT 65 Social and Community Infrastructure Provision in Ballinasloe
Proposed Material Amendment	
Include policy objective BKT 65 as follows:	
BKT 65 Social and Community Infrastructure Provision in Ballinasloe	
Support the provision of social and community facilities and services within Ballinasloe Key Town which meet the current and future needs of its population.	

								
0	↑	0	0	0	↑	↑	0	0
Positive interactions with PHH, AQ and CH SEOs in particular. By providing for services in the town area reduced need for private vehicles and greenfield development as well as supporting a vibrant community.								





Amendment Number	MA5
Submission Number	Office of Planning Regulator GLW-C15-39
Section/Policy Objective	Policy Objective BKT 66 Provision of Lands for Social and Community Facilities in Ballinasloe
Proposed Material Amendment	
Include policy objective BKT 66 as follows:	
<p>BKT 66 Provision of Lands for Social and Community Facilities in Ballinasloe Support the provision of lands for social and community facilities within Ballinasloe Key Town and encourage the provision of facilities suitable for all community members.</p>	

								
↕	↑	↕	↕	↕	↑	↑	↕	↕
<p>As above, the provision of lands for social and community facilities is positive for PHH, AQ and CH SEOs in particular. Should projects arise on lands identified for community and social facilities these should be addressed through existing mitigation measures in the LAP and the planning and consenting process.</p>								

Amendment Number	MA6							
Submission Number	Office of Planning Regulator GLW-C15-39							
Section/Policy Objective	Policy Objective BKT 67 Educational Facilities in Ballinasloe							
Proposed Material Amendment								
<p>Include policy objective BKT 67 as follows: BKT 67 Educational Facilities in Ballinasloe Facilitate the provision of primary, secondary, third level, vocational, outreach, research, adult and further educational facilities, lifelong learning facilities and digital capacity for distance learning to meet the needs of Ballinasloe. Multi-use facilities which can accommodate both educational and childcare facilities are to be encouraged.</p>								
								
↕	↑	↕	↕	↕	↑	↑	↕	↕
<p>The provision of lands for social and community facilities is positive for PHH, AQ and CH SEOs in particular. Should projects arise on lands identified for community and social facilities these should be addressed through existing mitigation measures in the LAP and the planning and consenting process. Multiuse facilities offer a more efficient use of land and resources also.</p>								

Amendment Number	MA7
Submission Number	Office of Planning Regulator GLW-C15-39
Section/Policy Objective	Land Use Matrix Table
Proposed Material Amendment	Amend text in red below
Amend Land Use Zoning Matrix as follows:	

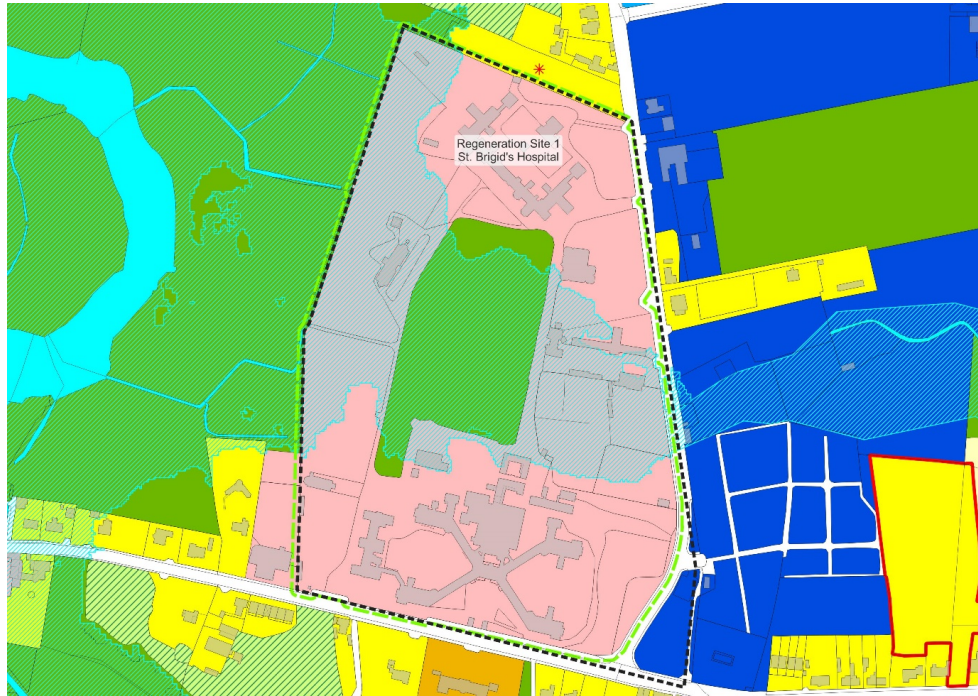
Residential Uses	C1	C2	R	CF	OS	T	I	BE	BT	N	PU	TI
Apartments ¹	P	O	O ¹	N	N	N	N	N	N	N	N	N
Halting Site	N	N	O	O	N	N	N	N	N	N	N	N
Residential (Excluding Apartments) ¹	O	O	P ¹	N	N	N	N	N	N	N*	N	N
Retirement Home Nursing Home/Sheltered Housing/Retirement Home	O	O	P	O	N	N	N	N	N	N	N	N
Short term holiday accommodation	O	O	N	N	N	P	N	N	N	N	N	N

								
0	0	0	0	0	0	0	0	0

Should projects arise on lands identified for community and social facilities these should be addressed through existing mitigation measures in the LAP and the planning and consenting process. Minor amendment to landuse zoning matrix at strategic level.

Amendment Number	MA8
Submission Number	Office of Planning Regulator GLW-C15-39
Section/Policy Objective	Section 2.2 Former Saint Brigid's Hospitals
Proposed Material Amendment	Include text in Red

Amend Regeneration Site 1 St Brigid's Hospital as follows:



2.2 Former Saint Brigid's Hospital (Regeneration Site)

Saint Brigid's Hospital Campus is located on the east side of Ballinasloe town, on the north side of the R446. The site is designated as an ACA, comprising of one main building located to the south of the site which is characterised by its 'X' form, which is a protected structure. The building was designed by Francis Johnson and it dates from 1832. The main building is two storeys with smaller scale two storey buildings surrounding the site. There is also a detached single-cell chapel in the grounds and

later ancillary buildings. The entrance to the site is characterised by the tripartite entrance gateway which abuts the pavement on the southern boundary. The north-western portion of the site is identified as being susceptible to pluvial flooding within Flood Zone B.

The site closed completely, and as a result the building has fallen into disrepair. Its historical significance and prominent position on the eastern edge of Ballinasloe Town merit a concerted effort to regenerate this site through investment and collaboration with a range of public and private agencies. The plan therefore seeks to restore the campus to its former state of the art condition and make a cogent contribution to this former County Town. A specific Policy Objective **BKT 11 Saint Brigid's Campus** has been included below which supports the reuse of the Saint Brigid's campus.

Opportunities

Potential for the site to avail of significant funding or investment such as the Urban Regeneration Development Fund.

Prominent location in the town centre of Ballinasloe

Favourable Mixed Use/Commercial land use zoning which offers a good degree of flexibility for future uses

Immediate access to existing services and key infrastructure










Constraints

Protected status of the site and buildings

Flooding issues of the site

Buildings are in a state of disrepair

Legacy issues

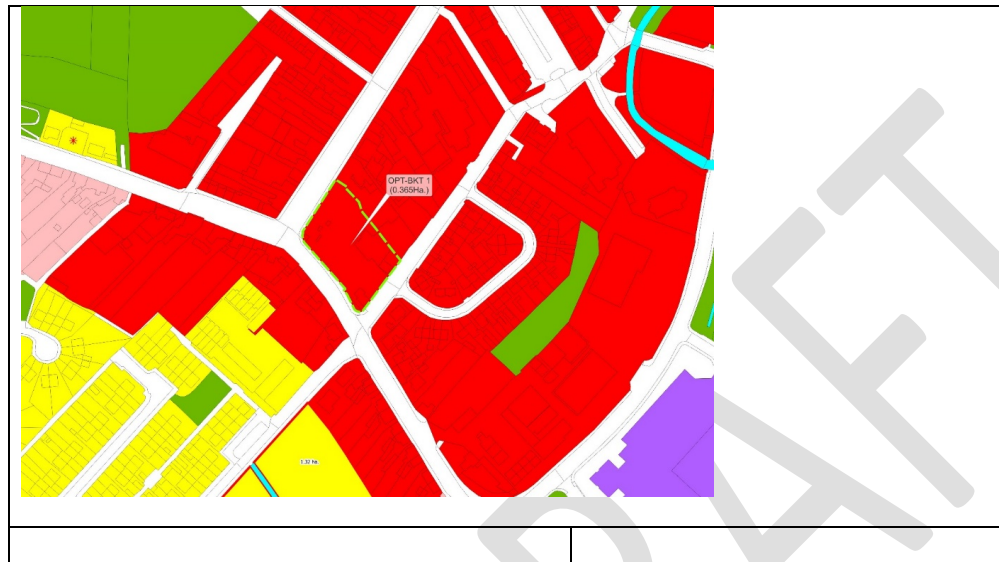
								
↕	↕	↕	↑	↕	↑	↑	↕	↑
<p>The identification of this as an Opportunity site for regeneration is particularly positive in terms of SG, CH and AQ SEOs as it represents a large brownfield site of architectural merit and a reuse/adaptive reuse opportunity close to the core of Ballinasloe.</p> <p>Should it be identified for development bat surveys, trees surveys and nesting bird surveys should be undertaken given its scale, location and absence of human habitation over a number of years.</p> <p>SFRA Section 8.8 discusses this site, but development is constrained by flooding. Flood Relief Scheme is key to development.</p>								

Amendment Number	MA9
Submission Number	Office of Planning Regulator GLW-C15-39
Section/Policy Objective	Ballinasloe – Opportunity Site (OPT-BKT 1 Former Haydens Hotel)
Proposed Material Amendment	
Amend OPT BKT 1 as follows:	
<p>Ballinasloe – Opportunity Site</p> <p>The potential exists for better use of underutilized and vacant sites within the town centre area of Ballinasloe to drive the delivery of quality housing, services and employment opportunities in tandem with supporting social infrastructure. In this regard the former Haydens Hotel on Dunlo Street has been identified as an opportunity site for the town. A detailed analysis of the site is included below to guide developers and stimulate interest in this key town centre site. A specific Policy Objective has been included in the LAP BKT 61 Opportunity Sites which seeks to encourage and support the appropriate and sustainable development or redevelopment where appropriate of lands identified as development opportunity sites within the land use zoning map.</p> <p>Development Strategy</p>	

OPT – BKT 1 Former Haydens Hotel site, Dunlo Street, Ballinasloe.**Brief Description:****Area:** Approximately 0.2 Hectares**Zoning:** Town Centre**Current Land Use:** Vacant Hotel Site

Constraints: The site comprises a substantial vacant and derelict block of buildings which would require considerable investment at the outset. The site addresses three separate street frontages which would require a high-quality design

Opportunity: This is a brownfield, rectangular shaped site in the centre of Ballinasloe. The former Haydens Hotel building, and adjoining buildings occupy a prominent site on the south-east side of Dunlo Street. This site also abuts Dunlo Hill to the south and Jubilee street to the south east. An opportunity presents itself here for a mixed-use development that could contribute positively to this part of Ballinasloe town. The re-development of this prominent site could encourage additional commercial activity to this part of town. This redevelopment of this site could create much needed additional employment within the town centre which would be welcomed. Given the town centre location of this site, it may facilitate a higher density of development given the established scale of development in the surrounding area and the proximity of the site to local services and social infrastructure.












↑	↑	↑	↑	↑	↑	↑	↑	↑
<p>This is a central town centre location of existing buildings that provide an opportunity for town centre/mixed use in a prominent town centre position. Positive across all SEOs</p>								

Amendment Number	MA10
Submission Number	Office of Planning Regulator GLW-C15-39
Section/Policy Objective	Policy Objective BKT 68 Strategic Sites in Ballinasloe
Proposed Material Amendment	

<p>Include policy objective BKT 68 as follows:</p> <p>BKT 68 Strategic Sites in Ballinasloe</p> <p>(a) it is a policy objective of the Council to establish a database of strategic brownfield and infill sites in Ballinasloe so that brownfield land re-use can be managed and co-ordinated across multiple stakeholders as part of an active land management process.</p> <p>(b) Development Briefs for lands identified in the database will be prepared and reviewed accordingly and where required.</p>								
<p>↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑</p> <p>No direct landuse effects identified for this policy but the collection of data and development briefs is positive to inform strategic planning and development. The Design briefs should reflect good /best practice in terms of design, climate change adaptation and mitigation and ecological considerations with opportunities for enhancement of wildlife where possible.</p>								

Amendment Number	MA11
Submission Number	Office of Planning Regulator GLW-C15-39
Section/Policy Objective	Policy Objective BKT 69 Active Land Management in Ballinasloe
Proposed Material Amendment	
<p>Include policy objective BKT 69 as follows:</p> <p>BKT 69 Active Land Management in Ballinasloe</p> <p>To promote and facilitate the re-use of underutilized or vacant lands in Ballinasloe or lands identified for regeneration, through a coordinated approach to active land management between the Council and stakeholders.</p>	

								
↑	↑	↑	↑	↑	↑	↑	↑	↑
<p>The inclusion of this policy objective is positive in terms of reflecting national policy and promotion of town centres and brownfield/vacant land in particular. Should development proposals arise, mitigation is provided by existing measures in the LAP.</p>								

Amendment Number	MA12
Submission Number	Office of Planning Regulator GLW-C15-39
Section/Policy Objective	Local Transport Plan
Proposed Material Amendment	
<p>Include key actions within the Local Transport Plan into Section 2.10 Transportation and Movement of the Written Statement as follows:</p>	

ID	Link	Measure Name	Type	Timeframe	LAP Objectives	Comments
1	St Michael's Square	Town Square Enhancements	Town Square Enhancements	Medium	BKT8, 28, 30	Measures include: widening of existing paved areas providing additional space for walking and cycle parking; rationalisation of existing parking to allow greater flexibility of activity; examination of potential to provide additional outdoor facilities such as power outlets for temporary uses; and a review of current lighting within the square and on key approaches
2	River Street	New Bus Stops	Public Transport Improvements	Short - Medium	BKT28, 29, 31	Measures could include some or all of the following: expansion of facilities serving bus passengers (seating, shelter upgrades), provision of cycle parking (designed for longer stays and connections to bus services); public information / tourist boards; and wayfinding information (including route to/from Train Station)
3	Town Centre Roundabout	Removal of Footway Railings	Pedestrian Improvements	Short	BKT8, 21, 28, 30	The roundabout is considered to be relatively wide given its central location. A more compacted roundabout or signalised junction with accompanying footway build-out would benefit pedestrian connectivity
4	Town Centre Roundabout	Compacted Junction with Footway Build-Out	Pedestrian Improvements	Short-Medium	BKT8, 21, 28, 30	The roundabout is considered to be relatively wide given its central location. A more compacted roundabout or signalised junction with accompanying footway build-out would benefit pedestrian connectivity
5	Main Street	Additional Pedestrian Crossing	Pedestrian Improvements	Short	BKT8, 21, 28, 30	
6	Main Street	"Gateway" Road Surfacing	Vehicular Improvements	Short-Medium	BKT8, 28	A change in road paving style to create a sense of entry to the town centre and naturally encouraging slower vehicle speeds would improve safety
7	Society Street	Additional Pedestrian Crossing	Pedestrian Improvements	Short	BKT8, 21, 28, 30	
8	Society Street	"Gateway" Road Surfacing	Vehicular Improvements	Short-Medium	BKT8, 28	A change in road paving style to create a sense of entry to the town centre and naturally encouraging slower vehicle speeds would improve safety

9	Society Street	Traffic Calming Measures	Vehicular Improvements	Short	BKT28	The layout of this link is relatively wide and straight, naturally encouraging higher vehicle speeds. Implementing traffic calming measures such as narrowing road space or traffic islands would improve safety
10	Dunlo Street	Additional Pedestrian Crossing	Pedestrian Improvements	Short	BKT8, 21, 28, 30, 35	
11	Dunlo Street	"Gateway" Road Surfacing	Vehicular Improvements	Short-Medium	BKT8, 28	A change in road paving style to create a sense of entry to the town centre and naturally encouraging slower vehicle speeds would improve safety
12	Bolger's Lane	Footway Build-Out	Pedestrian Improvements	Short	BKT8, 21, 28, 30	
13	River Street	Footway Build-Out	Pedestrian Improvements	Short	BKT21, 28, 30	
14	River Street	Additional Pedestrian Crossing	Pedestrian Improvements	Short	BKT21, 28, 30	
15	River Street	Additional Pedestrian Crossing	Pedestrian Improvements	Short	BKT21, 28, 30	
16	Hymany Street	Provision of Dropped Kerbs	Pedestrian Improvements	Short	BKT21, 28, 30	
17	Dunlo Hill	Traffic Calming Measures	Vehicular Improvements	Short	BKT28	The layout of this link is relatively wide and straight, naturally encouraging higher vehicle speeds. Implementing traffic calming measures such as narrowing road space or traffic islands would improve safety
18	Dunlo Hill	Rationalisation of Parking Bays	Vehicular Improvements	Short	BKT28	Clearly marking parking bays would reduce informal parking and improve the use of space for pedestrians
19	Harris Road	Additional Pedestrian Crossing	Pedestrian Improvements	Short	BKT21, 28, 30	
20	Harris Road	Traffic Calming Measures	Vehicular Improvements	Short	BKT28	The layout of this link is relatively wide and straight, naturally encouraging higher vehicle speeds. Implementing traffic calming

						measures such as narrowing road space or traffic islands would improve safety
21	Dunlo Hill/Harris Road Junction	Compacted Junction with Footway Build-Out	Pedestrian Improvements	Short-Medium	BKT21, 28, 30, 35	
22	Brackernagh	Provision of Dropped Kerbs	Pedestrian Improvements	Short	BKT21, 28, 30	
23	Brackernagh	Traffic Calming Measures	Vehicular Improvements	Short	BKT28	The layout of this link is relatively wide and straight, naturally encouraging higher vehicle speeds. Implementing traffic calming measures such as narrowing road space or traffic islands would improve safety
24	Brackernagh	Rationalisation of Parking Bays	Vehicular Improvements	Short	BKT28	Clearly marking parking bays would reduce informal parking and improve the use of space for pedestrians
25	Bridge Street	Traffic Calming Measures	Vehicular Improvements	Short	BKT28	The layout of this link is relatively wide and straight, naturally encouraging higher vehicle speeds. Implementing traffic calming measures such as narrowing road space or traffic islands would improve safety
26	Bridge Street	Pedestrian/Cycle Bridge	Pedestrian & Cycle Improvements	Short - medium	BKT21, 28, 29, 30	Provision of a cantilevered structure crossing the River Suck to provide a high quality walking and cycle route
27	Ballinasloe Station	Rationalisation of Parking Bays	Vehicular Improvements	Short	BKT28	Clearly marking parking bays would reduce informal parking and improve the use of space for pedestrians
28	Ballinasloe Station	Additional Pedestrian Crossing	Pedestrian Improvements	Short	BKT21, 28, 30, 31	
29	Ballinasloe Station	Footway Build-Out	Pedestrian Improvements	Short	BKT21, 28, 30, 31	
30	Ballinasloe Station	Footway Build-Out	Pedestrian Improvements	Short	BKT21, 28, 30, 31	
31	Bridge Street	New Bus Stops	Public Transport Improvements	Short	BKT28, 29, 31	Additional bus stops to serve the eastern areas of the town will increase accessibility to public transport services.

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The 31 measures identified above are relatively minor in scale, nature and location and relate to enhancing pedestrian safety, permeability and public realm measures.









Measure 26 Cantilevered Structure across River Suck at Bridge Street would require Flood Risk Assessment, and Section 50 Consent from OPW. In addition as this would comprise works close to the River Suck SPA AA screening and if determined Stage 2 Appropriate Assessment would be required. Detailed design would require assessment of effects on wildlife in terms of lighting, disturbance, shadow effects etc. Full application of mitigation measures in LAP.

Individually and in combination given the scale, nature and location of these measures no significant adverse effects are identified with positive interactions in relation to PHH, AQ, MA, CH and L SEOS

Commented [rm1]: AA measures/ commentary may be added for this measure.

Amendment Number		MA13				
Submission Number		Elected Members Amendment as a Result of Notice of Motion				
Section/Policy Objective		Local Transport Plan				
Proposed Material Amendment						
Insert Points 32 and 33 to LTP table as per Councillor motion						
32	Brackernagh	Additional Pedestrian Crossing	Pedestrian Improvements	Short-Medium	BKT 21, 28 and 30	To be sited between St. Joseph's Walkway and Former Quinn's Shop area.
33	Bridge St West	Additional pedestrian & cycle bridge	Pedestrian Improvements	Short-Medium	BKT 21, 28 and 30	To be sited at adjacent bridge to west of Bridge St.

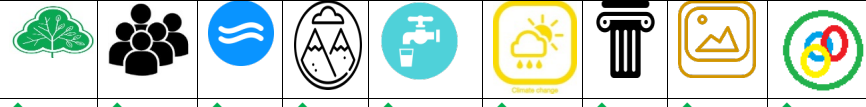
Commented [rm2]: Unclear re location of this?

								
	↑				↑	↑	↑	↑
As above for MA12. Re Measure 33, as an existing bridge exists, flood risk assessment and consent will be required, in addition to Appropriate Assessment requirements. The reuse of existing bridge is preferable to new bridge and delivery of any new bridge very difficult to deliver in line with Section 50 Guidelines.								

Amendment Number	MA14
Submission Number	Office of Planning Regulator GLW-C15-39
Section/Policy Objective	Policy Objective BKT 42
Proposed Material Amendment	
<p>Insert amended Policy Objective BKT 42 as follows:</p> <p>Constrained Land Use</p> <p>To facilitate the appropriate management and sustainable use of flood risk within zoning plan areas. This zoning indicates where the Plan Making Justification Test may need to be applied and as such can limits new development, while recognising that existing development uses within these zones may require small scale development, as outlined below, over the life of the Local Area Plan, which would contribute towards the compact and sustainable urban development of the town. The underlying zoning or the existing permitted uses are may be deemed to be acceptable in principle, for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. however within Flood Zone A/B development is typically limited to extensions, renovations and change of use. Infill highly vulnerable development and demolition and reconstruction can only take place in Flood Zone C. Less vulnerable development in Flood Zone B will also need to be considered carefully. Significant redevelopment prior to the Flood Relief Scheme being in place will also be limited. These aspects are assessed on a case by case basis under the application of the Plan Making Justification Test and as supported by specific objectives in the written statement.</p> <p>Since such applications concern existing buildings or developed areas, the sequential approach cannot be used to locate them in lower risk areas and the Justification Test will not apply. Development proposals within this zone shall be accompanied by Where the Justification Test is passed there is also a requirement for a detailed Flood Risk Assessment at Development Management stage. The FRA should be carried out in accordance with The Planning System and Flood Risk Assessment Guidelines and Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.</p> <p>Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non structural flood risk management measures required for development in such areas will also be required to be demonstrated, to ensure that flood hazard and risk will not be increased. Measures</p>	

~~proposed shall follow best practice in the management of health and safety for users and residents of the development.~~

Specifications for developments in flood vulnerable areas set out in this plan shall be complied with as appropriate. (Please refer also to Policy Objective BKT 40).



The re-wording of BKT-42 strengthens the the approach on application of the sequential approach and Justification Test in relation to Flood Risk Assessment and is positive across all SEOs.

Amendment Number	MA15
Submission Number	Office of Planning Regulator GLW-C15-39
Section/Policy Objective	Land Use Matrix Table
Proposed Material Amendment	
Insert amended Land Use Matrix Table as follows:	










Land Uses	C1	C2	R	I	BT	BE	T	CF	OS*	A	PU	TI
Commercial and Industrial Uses	C1	C2	R	I	BT	BE	T	CF	OS*	A	PU	TI
Amusement	O	O	N	N	N	N	O	N	N	N	N	N
ATM	P	P	O	O	O*	O	O	O	N	N	N	N
Bank/Building Society	P	O	N	N	N	N	N	N	N	N	N	N
Bar/Restaurant	P	O	O	N	N	N	O	N	N	N	N	N
B&B (Bed & Breakfast) ^{P1}	O	O	OP _i	N	N	N	P	N	N	OP _i	N	N
Betting Office	O	O	N	N	N	N	N	N	N	N	N	N
Boarding Kennel	N	N	N	N	N	N	N	N	N	O	N	N
Café ^{P2}	P	P	O	O	O*	OP ²	P	O	N	N	N	N
Caravan Park – Holiday	N	N	N	N	N	N	O	N	N	N	N	N
Cash & Carry	N	O	N	N	N	O	N	N	N	N	N	N
Casual Trading/Market	O	O	N	N	N	N	O	N	N	N	N	N
Cinema	P	O	N	N	N	O	O	O	N	N	N	N
Conference Centre	P	P	N	N	O	O	O	O	N	N	N	N
Data-Centres/Web-Hosting Centres	P	P	N	O	P	P	N	N	N	N	O	N

Land Uses													
Drive-through Restaurant	O	O	N	N	N	N	N	N	N	N	N	N	N
Enterprise Centre	O	O	N	O	O	P	N	N	N	N	O	N	
Extractive Industry	N	N	N	N	N	N	N	N	N	O	N	N	
Garden Centre	O	P	N	N	N	O	N	N	O*±	N	N	N	
GP & Medical related Services	P	P	O	N	N	N	N	O	N	N	N	N	
GuesthouseP ¹	P	O	OP ₁	N	N	N	P	N	N	OP ₁	N	N	
Hair Dressing Salon/Personal/Grooming	P	P	O	N	N	N	N	N	N	N	N	N	
Home-based Economic ActivityP ¹	O	O	OP ₁	N	N	N	N	N	N	OP ₁	N	N	
Hostel	P	O	O	N	N	N	P	O	N	N	N	N	
Hotel	P	O	O	N	N	N	P	N	N	N	N	N	
Household Fuel Depot	N	P	N	O	N	O	N	N	N	N	N	N	
Industrial – Light Use	N	O	N	P	N	O	N	N	N	N	N	N	
Logistic, Storage & Distribution Units	N	O	N	P	O	O	N	N	N	N	N	N	
Media Recording & general Media associated uses	O	O	O	O	O	O	N	N	N	N	N	N	
Motor Sales Showroom	O	O	N	N	N	O	N	N	N	N	N	N	
Night-club	O	O	N	N	N	N	O	N	N	N	N	N	
Office (<100m ² P)	P	O	O	N	N	N	N	O	N	O	O	N	
Office (100m ² P to 1000m ² P)	O	P	N	N	P	O	N	N	N	N	O	N	
Office Park (>1000m ² P)	N	O	N	O	P	P	N	N	N	N	O	N	
Petrol Station	O	O	O	O	N	O	N	N	N	N	N	N	
Professional /Other Services	P	P	O	N	N	N	N	N	N	N	N	N	
RestaurantP ²	P	P	O	O	N	OP ²	P	N	N	N	N	N	
Science & Technology based Business	O	O	N	P	P	P	N	N	N	N	N	N	
Scrap Yard	N	N	N	O	N	N	N	N	N	N	N	N	
Service Garage	N	O	N	N	N	O	N	N	N	N	N	N	

Land Uses													
Shop – Comparison	P	P	N	N	N	N	N	N	N	N	N	N	N
Shop – Convenience	P	O	O	N	N	N	O	N	N	N	N	N	N
Shops – Large Scale Convenience/ Comparison Centre	P	O	N	N	N	N	N	N	N	N	N	N	N
Small Scale Manufacturing	N	O	N	P	N	O	N	N	N	N	N	N	N
Storage Depot	N	N	N	P	O	O	N	N	N	N	N	N	N
Take-away	O	O	N	N	N	N	O	N	N	N	N	N	N
Transport Depot	N	O	N	O	N	P	N	N	N	N	O	N	N
Veterinary Surgery	O	O	O	O	N	N	N	N	N	N	O	N	N
Warehousing (incl. wholesale)	N	N	N	P	N	O	N	N	N	N	N	N	N
Warehousing (retail/non-food <700m ² P) ³	O	O	N	N	N	N	N	N	N	N	N	N	N
Warehousing (retail/non- food/bulky household goods 700m ² P – 5,000m ² P) ³	N	O	N	N	N	O	N	N	N	N	N	N	N
Residential Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI	
Apartments ^{P1}	P	O	OP _i	N	N	N	N	N	N	N	N	N	N
Halting Site	N	N	O	N	N	N	N	O	N	O	N	N	N
Residential (excluding Apartments) ^{P1}	O	O	pp ¹	N	N	N	N	N	N	OP _i	N	N	N
Retirement Home – Nursing Home/Sheltered Housing/Retirement Home	O	O	P	N	N	N	N	O	N	N	N	N	N
Public, Community and Institutional Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI	
Buildings for the health, safety & welfare of the Public	P	P	O	N	N	O	O	P	O*±	N	O	N	N
Cemetery	N	N	N	N	N	N	N	P	O*±	P	N	N	N










Land Uses													
Childcare Facilities (Crèche/Nursery)	P	P	O	O	O*	P	N	P	N	N	O	N	
Club House & associated Facilities	O	O	O	N	N	N	O	P	O**	O	N	N	
Community Facility	P	O	O	N	N	O	O	P	O**	O	O	N	
Crematorium	N	O	O	O	N	O	N	O	N	O	N	N	
Cultural/Recreational Building	P	N	O	N	N	O	P	O	O**	N	O	N	
Education – Primary/Secondary	O	O	O	O	N	O	N	P	O**	O	O	N	
Education – Other Education/Training	P	O	O	O	O	O	N	P	N	O	O	N	
Funeral Home	O	P	O	N	N	O	N	O	N	N	N	N	
Leisure	P	O	O	N	N	O	O	P	O**	O	N	N	
Library	P	P	O	N	N	N	O	P	N	N	N	N	
Place of Public Worship	O	O	O	N	N	O	N	O	N	N	N	N	
Open Space, Recreation and Amenity Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI	
Golf Course	N	N	N	N	N	N	P	N	O**	O	N	N	
Recreational/Cultural Activities	O	N	O	O	N	O	P	O	O**	O	O	N	
Agricultural Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI	
Abattoir	N	N	N	O	N	N	N	N	N	O	N	N	
Agricultural Building	N	N	O	N	N	O	N	N	N	P	N	N	
Mart/Co-op	N	N	N	P	N	O	N	N	N	P	N	N	
General/Services and Infrastructure Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI	
Advertisements – Freestanding	O	O	N	O	O	O	N	O	N	N	O	O	
Car Park (excluding Multi-storey)	P	P	O	P	O*	O	O	O	N	N	O	O	
Park & Ride Facility	O	O	O	P	O*	P	O	P	O**	O	O	O	
Recycling/Bring Bank Facilities	N	O	N	O	N	O	N	N	N	O	O	N	
Utilities & Public Service Installations	O	N	O	O	O	O	O	O	O**	O	P	O	

Land Uses																
Wind/Renewable Energy	O	O	O	O	O*	O	O	O	O	O**	O	O	O	O	O	N

								
⇅	⇅	⇅	⇅	⇅	⇅	⇅	⇅	⇅

Amendments to the landuse matrix are minor overall and do not give rise to significant environmental effects across SEOS. Projects arising in relation to the above matrix will be subject to provisions of the LAP including mitigation measures and the statutory consent process.

Amendment Number	MA16
Submission Number	Elected Members Amendment as a Result of Notice of Motion
Section/Policy Objective	Policy Objective BKT 5 Collaboration
Proposed Material Amendment	
Amend Policy Objective BKT 5 Collaboration as follows:	
BKT 5 Collaboration	
A. It is a Policy Objective of Galway County Council to engage with adjoining local authorities and collaborate with relevant stakeholders in relation to strategic planning and sustainable development of adjoining areas and the town of Ballinasloe.	
B. Galway County Council will collaborate with Roscommon County Council as necessary to deliver an appropriate tourism product to the Suck Valley Way in accordance with proper planning and sustainable development and associated environmental considerations.	

								
⇅	⇅	⇅	⇅	⇅	⇅	⇅	⇅	⇅










Additional text in relation to collaboration is important to ensure cross boundary environmental effects and opportunities are identified and a shared approach to this existing walking trail. Should additional landuse projects or tourism products be proposed the full mitigation measures of the LAP and relevant County CDPS would apply.

Amendment Number	MA17
Submission Number	Irish Water GLW-C15-38
Section/Policy Objective	Section 2.11 Water Supply and Waste Water Treatment and SEA 4.10
Proposed Material Amendment	
Insert amended text to Written Statement and SEA as follows:	
2.11 Water Supply and Waste Water Treatment	
Suggested amendment: A treatment plant upgrade with a focus on water quality has recently been carried out. However, there is limited water supply capacity for Ballinasloe and it is envisaged that a Water Treatment Plan upgrade will be completed within the lifetime of the plan, which will cater for the projected growth. In its Annual Environmental Report , Irish Water have confirmed stated	

that the Ballinasloe Waste Water Treatment Plant had a population equivalent of 8,553 pe in 2020 with headroom of **approximately 5,000pe** 4,950pe.

SEA4.10.1 Water and Wastewater










As a result of this €650,000 investment, over 8,000 people **served by the scheme** in the Ballinasloe and surrounding area will benefit from a safer and more reliable water supply. **A further upgrade at the plant to increase capacity is planned to ensure the level of growth projected over the lifetime of the Development Plan can be facilitated.** In terms of wastewater capacity is envisaged in the GCDP 2022-2028 that there is adequate capacity (to WWDL ELV capability) to meet the 2028 Draft CDP population targets. ~~Pumping station upgrades in Ballinasloe (Dunloe P.S.) to resolve capacity constraints are under consideration.~~ **Upgrade works at Dunloe PS to resolve capacity constraints are planned and will be carried out in the next 1-2 years**

								
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Noted, the additional text will be provided in Section 4.10 of the final SEA ER. No direct landuse effects identified in relation to this additional text.

Amendment Number	MA18
Submission Number	Dept of Housing Local Government and Heritage GLW-C15-23
Section/Policy Objective	Policy Objective BKT 41 European Sites
Proposed Material Amendment	
<p>Amend BKT 41 European Sites as follows:</p> <p>BKT 41 European Sites</p> <p>Protect European sites that form part of the Natura 2000 Network (including Special Protection Areas and Special Areas of Conservation) in accordance with the requirements in the EU <i>Habitats Directive (92/43/EEC)</i>, EU <i>Birds Directive (2009/147/EC)</i>, the <i>Environmental Liability Directive</i>, the Wildlife Acts 1976-2021 the designated Suck River Callows NHA and the Ballinasloe Esker the <i>Planning and Development (Amendment) Act 2010</i>, the <i>European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011)</i> (and any subsequent amendments or updated legislation) and having due regard to the guidance in the <i>Appropriate Assessment Guidelines 2010</i> (and any subsequent or updated guidance). A plan or project (e.g. proposed development) within the plan area</p> <p>will only be authorised after the competent authority (Galway County Council) has ascertained, based on scientific evidence, including a Screening for Appropriate Assessment, and 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 effects on the integrity of any European site (either individually or in combination with other plans or projects); or 2. The plan or project will have significant adverse effects on the integrity of any European site (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 Natura 2000;
 or
 3. The plan or project will have significant adverse effects on the integrity of any European site (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 Natura 2000.

								
↑	0	↑	↑	↑	0	0	0	↑

This additional text clarifies and strengthens wildlife protection via inclusion of reference to Wildlife Acts and relevant NHA.
 Positive for BFF, SG and W SEOS

Amendment Number	MA19
Submission Number	Office of Public Works GLW-C15-10
Section/Policy Objective	Policy Objective BKT 47 Flood Relief Scheme
Proposed Material Amendment	

Amend Policy Objective BKT 47 Flood Relief Scheme as follows:
BKT 47 Flood Relief Scheme
 The Council shall support and co-operate with the Office of Public Works (OPW) in the delivery of the forthcoming Flood Relief Scheme for Ballinasloe. Appropriate measures to accommodate the delivery of the Flood Risk Scheme should be facilitated where possible, in accordance with proper planning and sustainable development. **Zoning or development proposals will be assessed to ensure they do not impede or prevent the progression of these relief measures.**

								
↕	↕	↕	↕	↕	↕	↕	↕	↕

Strengthens consideration of flood risk and flood relief scheme measures.

Amendment Number	MA20
Submission Number	Elected Member Submission GLW-C15-35
Section/Policy Objective	Policy Objective BKT 12 Community Facilities
Proposed Material Amendment	

Amend BKT 12 Community Facilities as follows:

BKT 12 Community Facilities










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

B. Portiuncula Hospital

It is a Policy Objective of the Council to support the future growth and expansion of services at Portiuncula University Hospital in accordance with proper planning and Sustainable Development.

C. Garbally Sports :Pitches

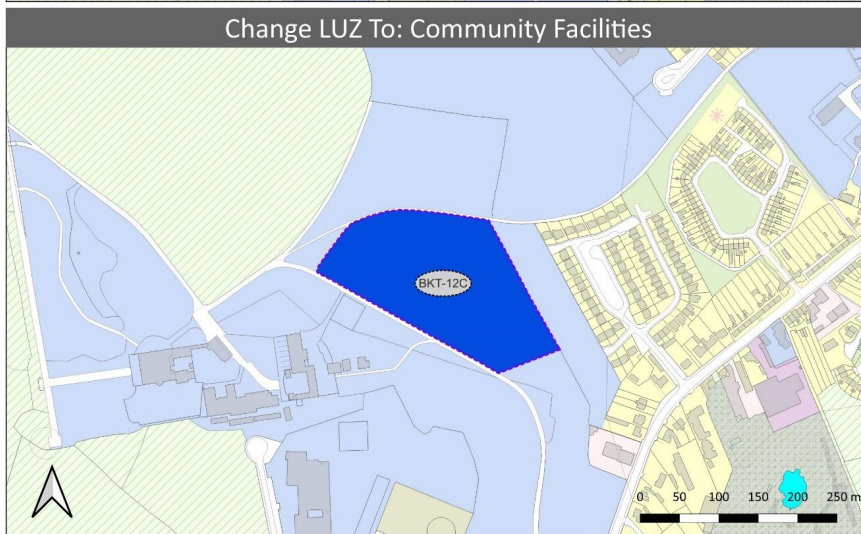
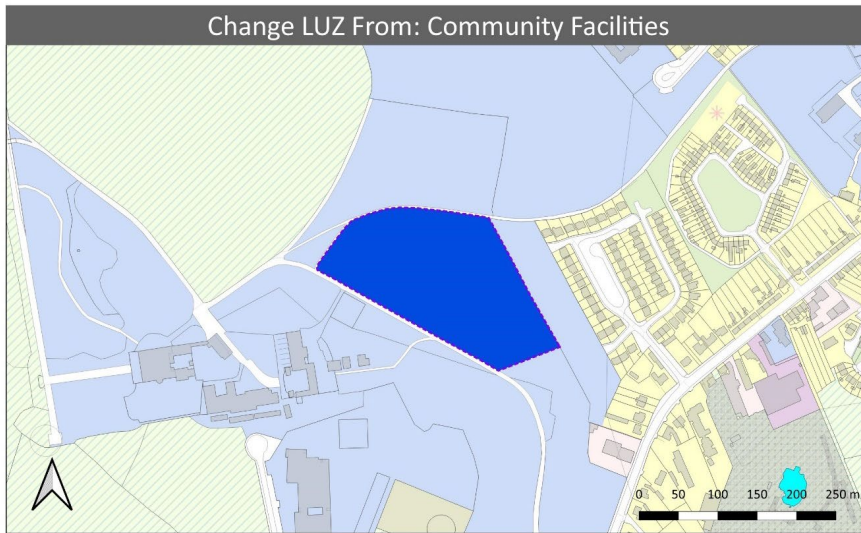
It will be a policy objective of the Council to preserve the lands identified at Garbally as playing fields in accordance with proper planning and sustainable development.

								
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Largely neutral interactions with SEOS as these amendment seek to retain existing uses.










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Change Zoning From: Community Facilities
 Change Zoning to: Community Facilities
 Other Notes: Policy Objective - BKT-12C Garbally Sports Pitches
 Area: 3.62Ha.












Amendment Number	MA21
Submission Number	Elected Member Motion
Section/Policy Objective	Policy Objective BKT 39 Inner Relief Road
Proposed Material Amendment	

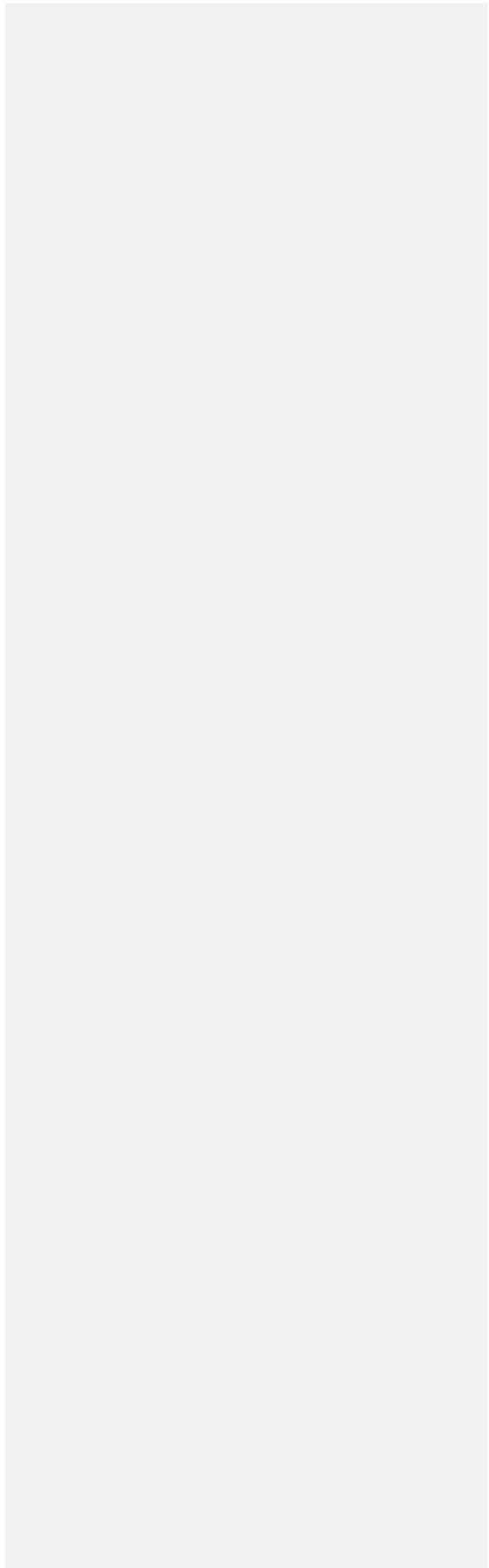
<p>BKT 39 Ballinasloe Townparks Inner Relief Road It will be a Policy Objective of the Council to</p> <ol style="list-style-type: none"> To support the delivery of the Ballinasloe Townparks Inner Relief Road To explore options for identification of appropriate uses to compliment and support the lands adjoining the Townparks Inner Relief Road To explore appropriate land uses adjacent to the Townparks Inner Relief Road and River Suck harnessing the potential for recreation/amenity and related activities in association with the River. These concepts will accord with proper planning and sustainable development and environmental considerations 								
								
↕	↕	↕	↕	↕	↕	↕	↕	↕
<p>Given the location and proximity of the potential route of the Townparks Inner Relief road to the River Suck SPA and wetland habitats on site this would require full ecological surveys over an appropriate time period to understand baseline ecological resources, use of the habitats by birds and other species as well as groundwater and hydrological considerations. It is further unclear as to the need and requirement for such an infrastructural development and should be assessed against any future Infrastructure Needs Assessment.</p>								

Amendment Number	MA22							
Submission Number	Elected Member Motion							
Section/Policy Objective	Section 1.2							
Proposed Material Amendment								
<p>The town has an important sub-regional role in delivering retail provision, employment and community facilities in particular education, and healthcare including the provision of a domestic violence refuge.</p>								
								
0	↑	0	0	0	0	0	0	0
<p>Provision of domestic violence refuge would provide safer refuge for victims and would be consistent with PHH SEOs in particular. Should new building be provided mitigation measures and statutory planning and consent process would apply.</p>								

Amendment Number	MA23							
Submission Number	Elected Member Motion							
Section/Policy Objective	Section 1.3							
Proposed Material Amendment								
<p>Tourism Potential – The Marina and presence of the River Suck along with other sites of interest adjacent to the plan area such as the Kellysgrove bog, Aughrim and Kilconnell Friary are attractive amenities for both local residents and visitors to the area alike</p>								

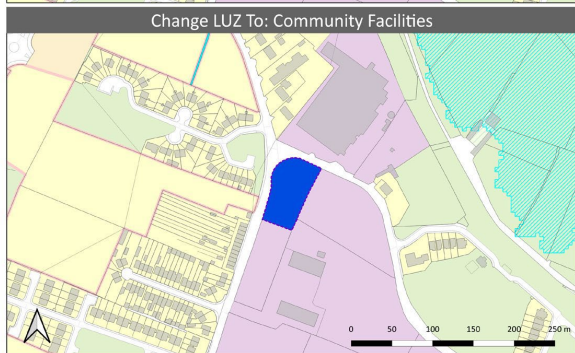
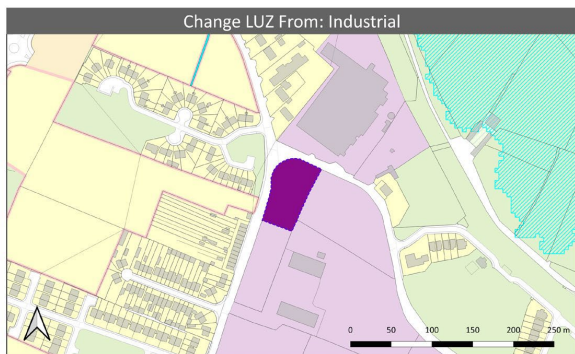
					 Climate Change			
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Minor amendment no interactions with SEOs								

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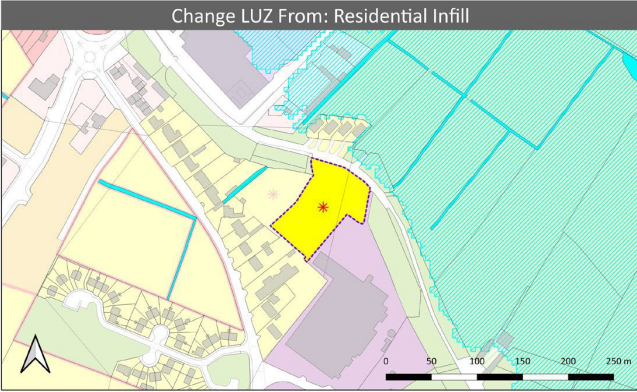
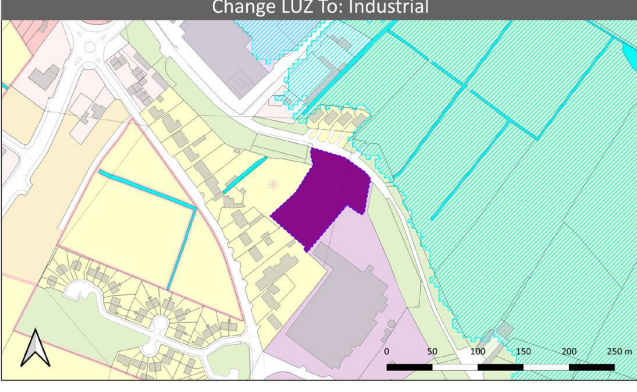









Amendment Number	MA24
Submission Number	GLW-C15-1 Brothers of Charity
Section/Policy Objective	Zoning Industrial to Community Facilities
Proposed Material Amendment	

Name: Brothers of Charity Services Ireland West Region
 Change Zoning From: Industrial
 Change Zoning to: Community Facilities
 Other Notes:
 Area: 0.38 Ha.



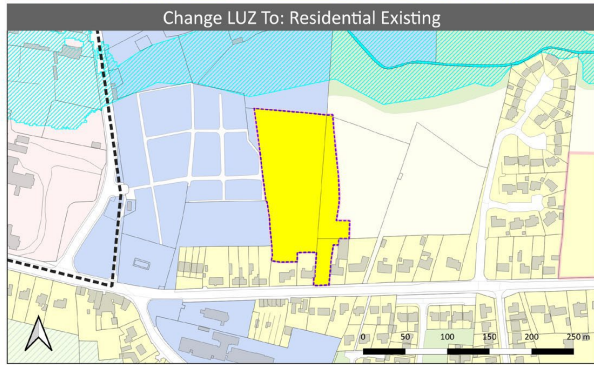
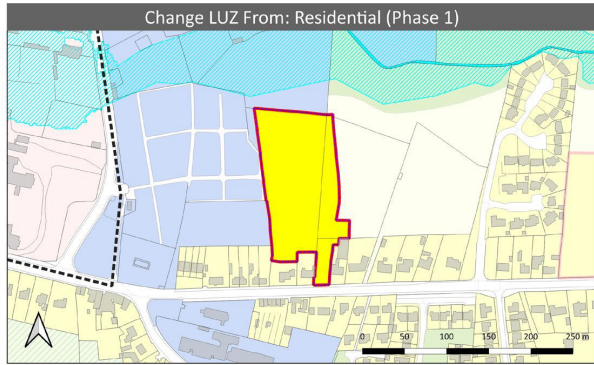
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Change in landuse zoning from industrial to community reduces potential for more intensive landuse activities permitted/ open to consideration under the landuse matrix. The location of this land is further supported by a change in landuse zoning. Should projects arise from this change in zoning full implementation of the mitigation measures in the LAP will apply

Amendment Number					MA25			
Submission Number					GLW-C15-3 Spelfra Limited			
Section/Policy Objective					Zoning			
Proposed Material Amendment								
								
⇅	⇅	⇅	⇅	⇅	⇅	⇅	⇅	⇅
<p>Name: Spelfra Ltd Change Zoning From: Residential Infill Change Zoning to: Industrial Other Notes: Area: 0.611 Ha.</p>								
<p>Change LUZ From: Residential Infill</p> 								
<p>Change LUZ To: Industrial</p> 								
								
<p>Based on review of aerial photography, this is a greenfield site comprising grassland habitat and a hedgerow/treeline on the northwestern boundary. It is adjacent to the existing hotel and medical centre. The uses permitted under Industrial landuse may not be appropriate for this location given adjacent landuses. Full application of existing mitigation measures would apply.</p>								

Amendment Number	MA26
Submission Number	GLW-C15-20 White Cedar Development Limited
Section/Policy Objective	Zoning Residential Phase 1 to Existing Residential
Proposed Material Amendment	

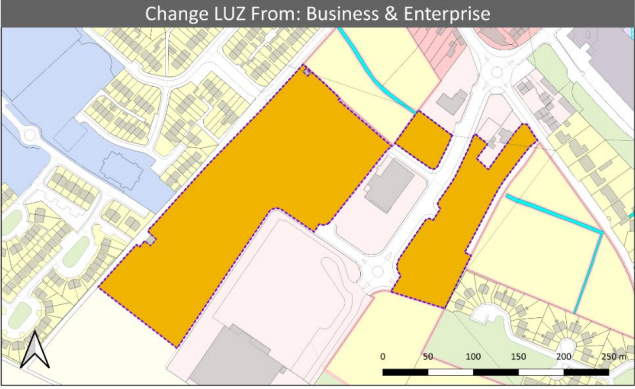
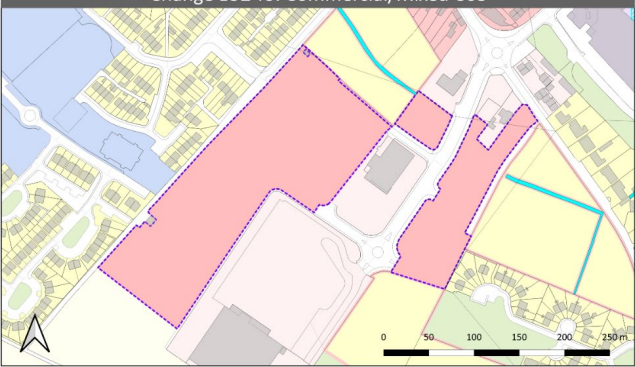



























Name: White Cedar Developments Ltd
 Change Zoning From: Residential (Phase 1)
 Change Zoning to: Residential Existing
 Other Notes:
 Area: 1.576 Ha.

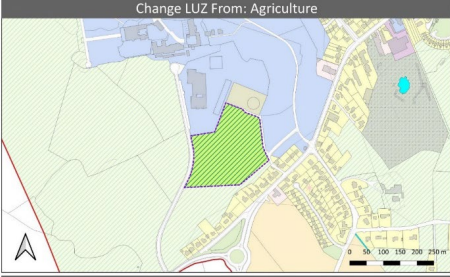






























↑	↑	↑	↑	↑	↑	↑	↑	↑

Minor change subject to adherence to requirements of Core Strategy, no significant effects and projects will be subject to full implementation of mitigation measures in LAP. Ecological buffer through native tree and shrub planting at northern boundary would be positive for SEOS.

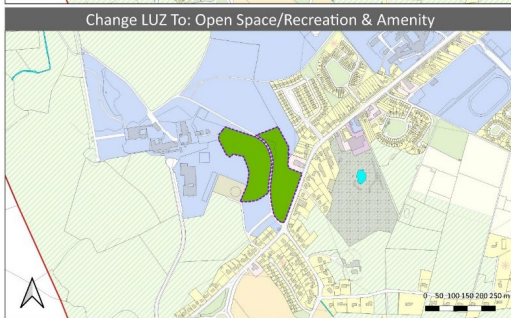
Amendment Number	MA27																		
Submission Number	GLW-C15-20																		
Section/Policy Objective	Zoning Residential Phase 2 to Residential Phase 1																		
Proposed Material Amendment																			
<p>Name: White Cedar Developments Ltd Change Zoning From: Residential (Phase 2) Change Zoning to: Residential (Phase 1) Other Notes: Area: 1.668 Ha.</p>																			
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<p>This identified as a greenfield infill development but is also located close to the floodplain. Subject to adhering to core strategy requirements and application of all appropriate mitigation measures in the LAP no significant adverse effects identified. Provision of a natural buffer such as native species planting would be positive at the norther part of the subject lands.</p>																			

Amendment Number	MA28																		
Submission Number	Elected Member Motion/GLW-C15-22																		
Section/Policy Objective	Rezoning Business and Enterprise to Commercial/Mixed Use																		
Proposed Material Amendment																			
<p>Name: Limehill Esker Ltd Change Zoning From: Business & Enterprise Change Zoning to: Commercial/Mixed Use Other Notes: Area: 5.032 Ha.</p>																			
<p>Change LUZ From: Business & Enterprise</p>  <p>Change LUZ To: Commercial/Mixed Use</p> 																			
<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> </tr> </table>											⇅	⇅	⇅	⇅	⇅	⇅	⇅	⇅	⇅
																			
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<p>The change in proposed landuse does not give rise to significant environmental effects at strategic level. Subject to adhering to application of all appropriate mitigation measures in the LAP no significant adverse effects identified</p>																			

Amendment Number	MA29																		
Submission Number	Elected Member Motion																		
Section/Policy Objective	Rezone land from Agriculture to Open Space/Recreation and Amenity																		
Proposed Material Amendment																			
<p>Change Zoning From: Agriculture Change Zoning to: Open Space/Recreation & Amenity Other Notes: Area: 4.002Ha.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Change LUZ From: Agriculture</p>  </div> <div style="text-align: center;"> <p>Change LUZ To: Open Space/Recreation & Amenity</p>  </div> </div>																			
<table border="1" style="width: 100%; text-align: center;"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> </tr> </table> <p>The change in proposed landuse does not give rise to significant environmental effects at strategic level. Subject to adhering to landuse matrix requirements and application of all appropriate mitigation measures in the LAP no significant adverse effects identified</p>											⇅	⇅	⇅	⇅	⇅	⇅	⇅	⇅	⇅
																			
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Amendment Number	MA30
Submission Number	Elected Member Submission
Section/Policy Objective	Rezone lands from Community Facilities to Open Space Recreation and Amenity
Proposed Material Amendment	

Change Zoning From: Community Facilities
 Change Zoning to: Open Space/Recreation & Amenity
 Other Notes: Natural Habitat
 Area: 4.946Ha.

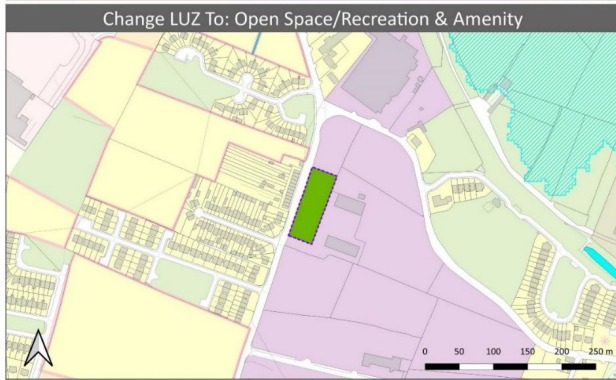
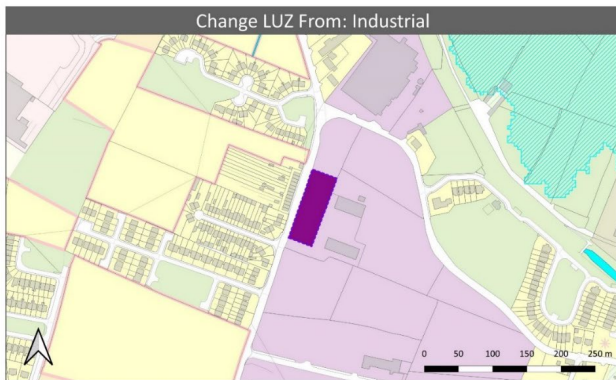


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The change in proposed landuse does not give rise to significant environmental effects at strategic level. Subject to adhering to landuse matrix requirements and application of all appropriate mitigation measures in the LAP no significant adverse effects identified

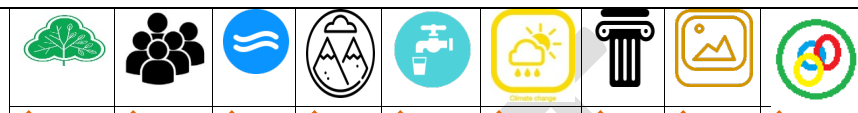
Amendment Number	MA31
Submission Number	Elected Member Motion
Section/Policy Objective	Rezone lands from Industrial to Open Space/Recreation and Amenity
Proposed Material Amendment	

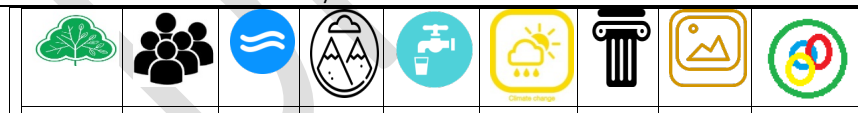
Change Zoning From: Industrial
 Change Zoning to: Open Space/Recreation & Amenity
 Other Notes:
 Area: 0.397Ha.












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Change in landuse zoning from industrial to Open Space/Recreation & Amenity reduces potential for more intensive landuse activities permitted/ open to consideration under the landuse matrix. Should projects arise from this change in zoning full implementation of the mitigation measures in the LAP will apply. Given the small scale, size and location no significant effects are identified at strategic level.

Amendment Number	MA32
Submission Number	Elected Member Motion
Section/Policy Objective	Insert text in red to end of Section 2.10
Proposed Material Amendment	
2.10 Transportation and Movement – Local Transport Plan The Ballinasloe Local Area Plan will promote a walking and cycling from Derrymullen and surrounding area contiguous to the plan area in accordance with proper planning and sustainable development.	
	
Any design of walking/cycling route would require to be underpinned by BKT 41 and other environmental protection measures. Subject to full implementation and adherence including baseline ecological surveys and mitigation informing the detailed design at strategic level no significant effects identified.	

Amendment Number	MA33
Submission Number	Elected Member Motion
Section/Policy Objective	Insert text in red to Section 2.1
Proposed Material Amendment	
2.1 Town Centre and Regeneration Ballinasloe has an important sub-regional role regarding retail provision, employment and community facilities in particular education and healthcare. An important part of the town’s social events calendar is the annual October Horse Fair which contributes significantly to the local economy. In addition, the Council will endeavour to explore options in support the creation of a bridleway as set out in the County Development Plan. The town centre plays an important role in this historic market town and County Town.	
	
Additional text does not in and of itself give rise to landuse effects. Neutral interactions with SEOs.	

Amendment Number	MA34
Submission Number	Elected Member Motion
Section/Policy Objective	Insert text in red to Section 2.1
Proposed Material Amendment	
2.1 Town Centre and Regeneration The town has a compact commercial core where high quality shop front design and associated signage will be promoted.	

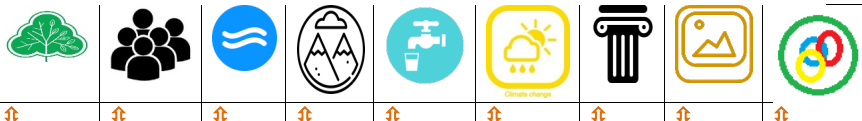
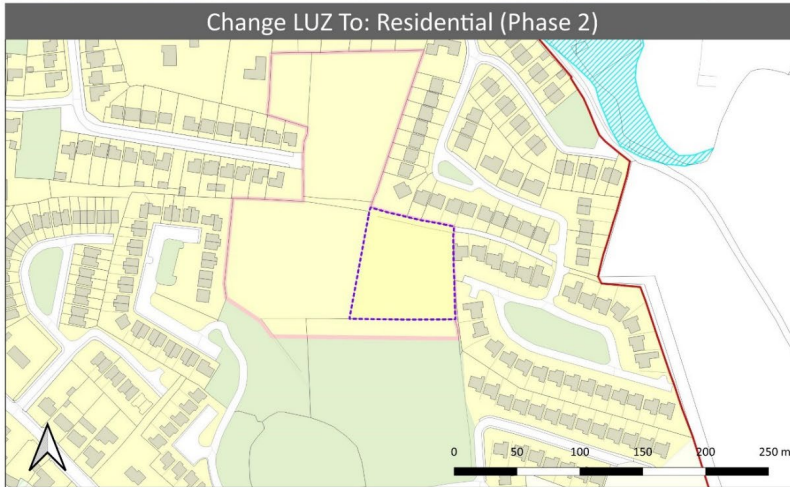
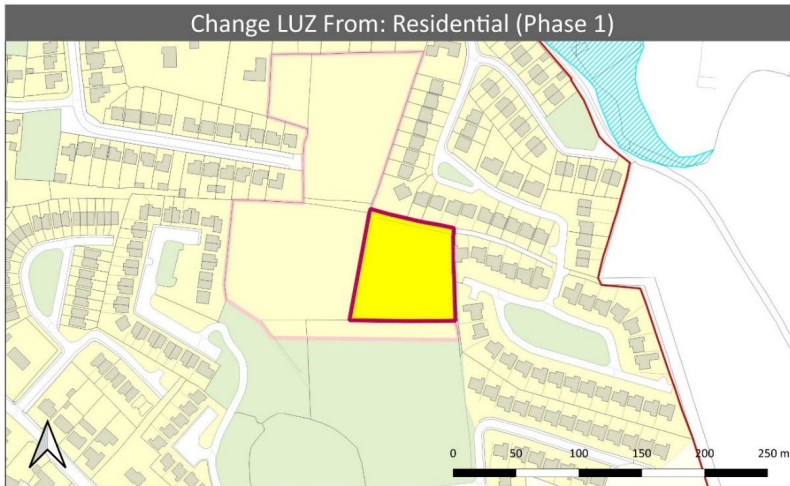
								
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Additional text does not in and of itself give rise to landuse effects. Neutral interactions with SEOs.

Amendment Number	MA35
Submission Number	Elected Member Motion
Section/Policy Objective	Rezone lands from R1 to R2
Proposed Material Amendment	

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Change Zoning From: Residential (Phase 1)
 Change Zoning to: Residential (Phase 2)
 Other Notes:
 Area: 0.614Ha.



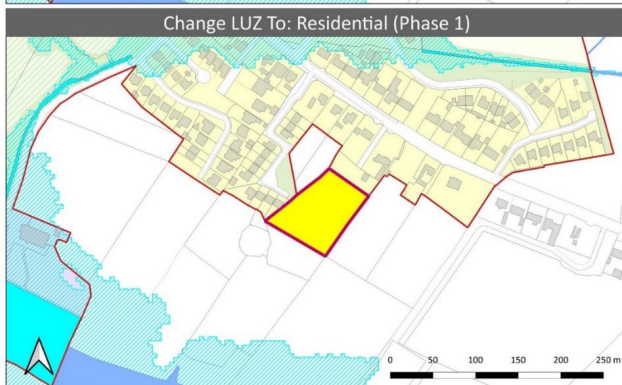
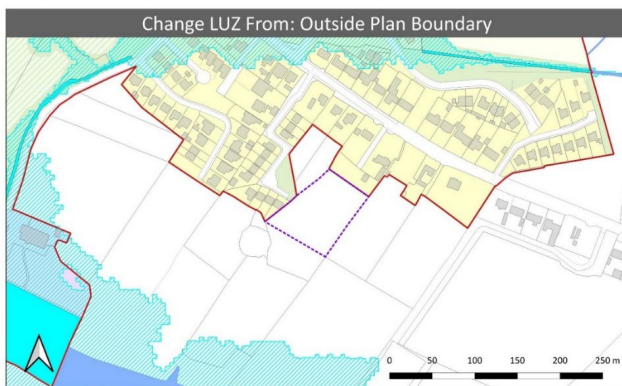
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The change in proposed landuse does not give rise to significant environmental effects at strategic level. Subject to adhering to landuse matrix requirements and application of all appropriate mitigation measures in the LAP no significant adverse effects identified

Amendment Number	MA36																		
Submission Number	Elected Member Motion																		
Section/Policy Objective																			
Proposed Material Amendment																			
<p>Ref: MA7c Name: Cllr. Dermot Connolly & Cllr. Evelyn Parsons Change Zoning From: Residential Existing Change Zoning to: Residential (Phase 1) Other Notes: Area: 0.051Ha.</p>																			
<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> </tr> </table>											⇅	⇅	⇅	⇅	⇅	⇅	⇅	⇅	⇅
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<p>The change in proposed landuse does not give rise to significant environmental effects at strategic level. This land parcel is very small in scale. Subject to adhering to landuse matrix requirements and application of all appropriate mitigation measures in the LAP no significant adverse effects identified</p>																			

Amendment Number	MA37
Submission Number	Elected Member Motion
Section/Policy Objective	Zone lands from outside the plan boundary to R1
Proposed Material Amendment	

Change Zoning From: Outside Plan Boundary
 Change Zoning to: Residential (Phase 1)
 Other Notes:
 Area: 0.612Ha.

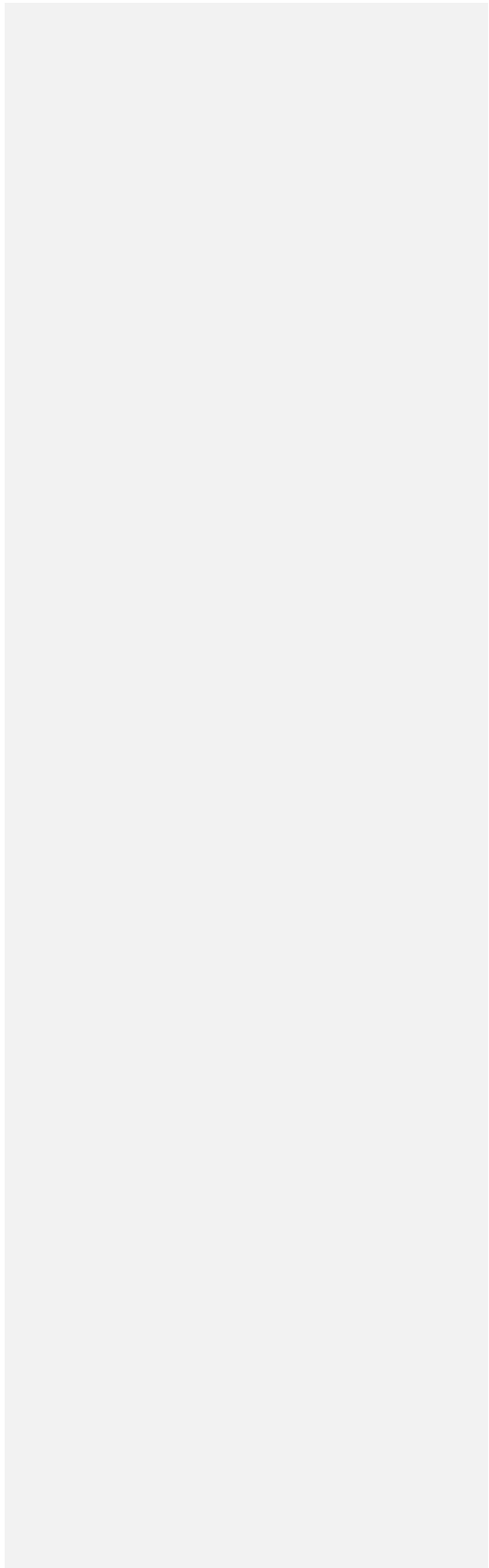


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The change in proposed landuse does not give rise to significant environmental effects at strategic level.. Subject to adhering to landuse matrix requirements and application of all appropriate mitigation measures in the LAP no significant adverse effects identified, however it is noted that the Core Strategy requirements in relation to phased residential lands is required to be adhered to.

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Amendment Number	MA38
Submission Number	Elected Member Motion
Section/Policy Objective	Insert additional Opportunity Site
Proposed Material Amendment	





























Ballinasloe – Opportunity Site
OPT – BKT 2 Lands South West of Former Haydens Hotel, Dunlo Hill, Ballinasloe
Brief Description:
Area: Approximately 0.5 Hectares
Zoning: Town Centre
Current Land Use: Derelict Dwelling
Opportunity: This is a brownfield, rectangular shaped site in the centre of Ballinasloe. The site contains a pair of derelict single storey dwellings with an associated curtilage to the south. The buildings abut the pavement and the site is just outside of the ACA. There is also a disused carpark to the rear of the building. The rear of the site is also heavily vegetated with a number of larger trees. The re-development of this site would make a positive contribution to this part of the town, which is located on the R 446

Change Zoning From: Town Centre
 Change Zoning to: Town Centre
 Other Notes: Opportunity Site - OPT-BKT2
 Area: 0.049Ha.



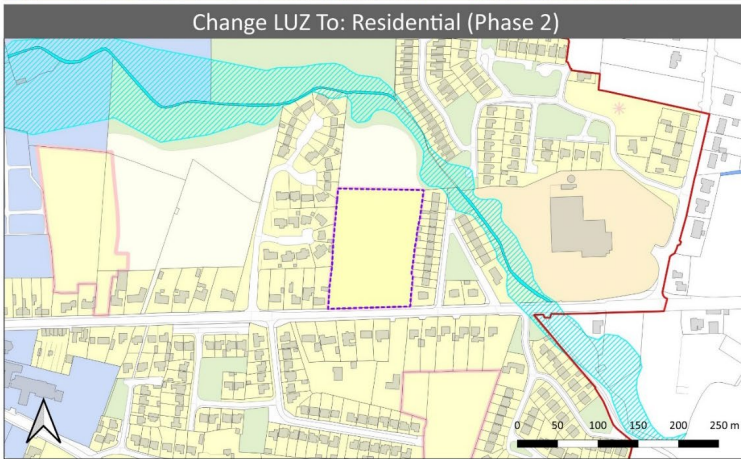
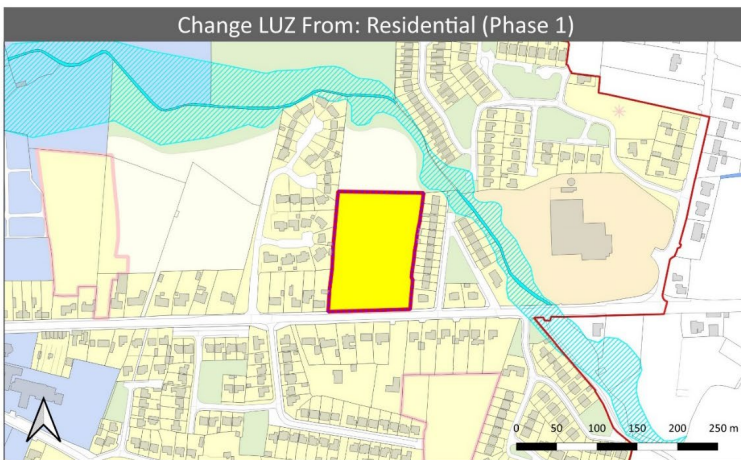
								
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<p>Given the mature vegetation present any development proposals should be informed by tree survey and bat survey of trees and derelict buildings. The retention of the mature trees and if suitable part of the derelict buildings if of vernacular merit should be considered.</p>								










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Amendment Number	MA39																		
Submission Number	Elected Member Motion																		
Section/Policy Objective	Insert additional Opportunity Site																		
Proposed Material Amendment																			
<p>Ballinasloe – Opportunity Site OPT – BKT 3 Lands located at Society Street, Ballinasloe Brief Description: Area: Approximately 0.06 Hectares Zoning: Town Centre Current Land Use: Derelict Buildings</p> <p>Opportunity: this is a brownfield Town Centre zoned site, located on the south side of Society Street. The site contains a derelict town storey building that is in a dilapidated state. The site is located within the ACA. Its re-development for commercial use could make a positive contribution to this part of Society Street.</p> <p>Change Zoning From: Town Centre Change Zoning to: Town Centre Other Notes: Opportunity Site – OPT-BKT3 Area: 0.0634Ha</p> 																			
<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> <td>⇅</td> </tr> </table> <p>Reuse of the building if possible is positive in relation to SG and AQ SEOs in particular and the promotion of brownfield site in town centre is positive for CH, PHH and L SEOs also.</p>											⇅	⇅	⇅	⇅	⇅	⇅	⇅	⇅	⇅
																			
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Amendment Number	MA40
Submission Number	Elected Member Motion
Section/Policy Objective	Rezone land from R1 to R2
Proposed Material Amendment	

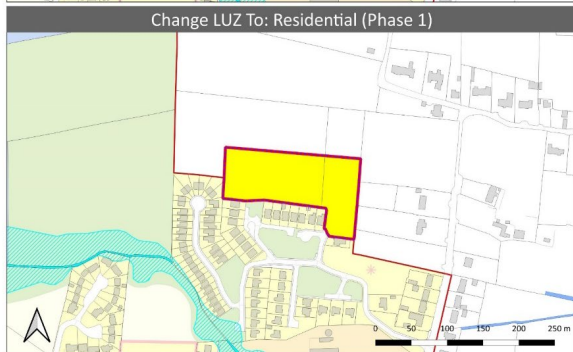
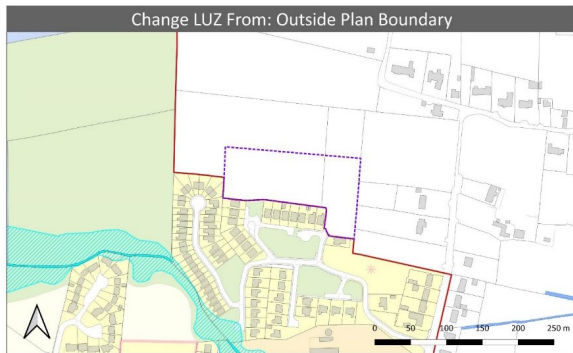
Change Zoning From: Residential (Phase 1)
 Change Zoning to: Residential (Phase 2)
 Other Notes:
 Area: 1.506Ha.












								
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<p>The change in proposed landuse does not give rise to significant environmental effects at strategic level. Subject to adhering to landuse matrix requirements and application of all appropriate mitigation measures in the LAP no significant adverse effects identified</p>								

Amendment Number	MA41
Submission Number	Elected Member Motion
Section/Policy Objective	Extend the plan boundary and zone R1
Proposed Material Amendment	

Change Zoning From: Outside Plan Boundary
 Change Zoning to: Residential (Phase 1)
 Other Notes:
 Area: 1.508Ha.



								
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The change in proposed landuse does not give rise to significant environmental effects at strategic level.. Subject to adhering to landuse matrix requirements and application of all appropriate mitigation measures in the LAP no significant adverse effects identified, however it is noted that the Core Strategy requirements in relation to phased residential lands is required to be adhered to.

LOCAL TRANSPORT PLAN
INFRASTRUCTURE AUDIT

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2 SEA Schedule 2a Screening

The following table 3-1 presents the SEA screening assessment of the **proposed material alterations to the Ballinasloe Local Area Plan 2022-2028** against the criteria provided in Schedule 2a of the Planning and Development (Strategic Environmental Assessment) Regulations 2001-2011 which details the criteria for determining whether a plan or programme is likely to have significant effects on the environment. The Screening assessment should be read in conjunction with the Habitats Directive Screening report.

TABLE SCHEDULE 2A SCREENING ASSESSMENT

<p>Criteria for determining whether the proposed changes to the CAP Strategic Plan 2023-2027 is likely to have significant effects on the environment</p>
<p>1. The characteristics of the Plan having regard, in particular, to:</p>
<p><i>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,</i></p>
<p>The Material Alterations propose a number of text and map-based changes to the Draft Ballinasloe Local Area Plan. Assessing the material alterations and the degree to which these set a framework for projects and other activities, the Galway CDP remains the primary county statutory landuse plan and the proposed material alterations would not be likely to result in significant environmental effects</p>
<p><i>the degree to which the changes to the Plan influences other plans, including those in a hierarchy,</i></p>
<p>Assessing the material alterations and the degree to which these set a framework for projects and other activities, the Galway CDP remains the primary county statutory landuse plan and the proposed material alterations would not be likely to result in significant environmental effects</p>
<p><i>the relevance of the Plan in the integration of environmental considerations in particular with a view to promoting sustainable development,</i></p>
<p>The draft Ballinasloe LAP has been subject to full SEA. This, in tandem with the Appropriate Assessment and Strategic Flood Risk Assessment process has integrated environmental considerations to the LAP.</p>
<p><i>Environmental problems relevant to the Plan</i></p>
<p>Environmental problems and issues have been identified through the environmental assessment process, please see SEA ER and AA Natura Impact Report. Assessing the material alterations and the degree to which these set a framework for projects and other activities, the Galway CDP remains the primary county statutory landuse plan and the proposed material alterations would not be likely to result in significant environmental effects. .</p>
<p><i>the relevance of the Plan in the implementation of European Union legislation on the environment (e.g., plans linked to waste-management or water protection).</i></p>
<p>The Draft LAP relates to the land use and town planning sector and have fulfilled requirements in relation to SEA. These processes integrated considerations with regard to EU and national legislation on the environment, including those relating to the waste management and the Water Framework Directive, Habitats Directive and Flood Directive. This is further supported by the Galway County Development Plan. Assessing the material alterations and the degree to which these set a framework for projects and other activities, the Galway CDP remains the primary county statutory landuse plan</p>

and the proposed material alterations would not be likely to result in significant environmental effects. .
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:
<i>the probability, duration, frequency and reversibility of the effects,</i>
Assessing the material alterations, the proposed material alterations would not be likely to result in significant environmental effects
<i>the cumulative nature of the effects,</i>
Assessing the material alterations, the proposed material alterations would not be likely to result in significant cumulative environmental effects
<i>the trans boundary nature of the effects</i>
Assessing the material alterations, the proposed material alterations would not be likely to result in significant trans boundary environmental effects
<i>the risks to human health or the environment (e.g., due to accidents),</i>
No risks to human health or the environment are identified in relation to the proposed material alterations to the draft LAP.
<i>the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).</i>
The proposed material alterations to the draft LAP are not identified as giving rise to significant environmental effects as shown in Section 1.
<i>the value and vulnerability of the area likely to be affected due to:</i>
(a) special natural characteristics or cultural heritage
The proposed changes to the draft LAP are not identified as giving rise to significant environmental effects as shown in Section 1
(b) exceeded environmental quality standards or limit values,
The proposed changes to the draft LAP are not identified as giving rise to significant environmental effects as shown in Section 1
(c) intensive land-use,
The proposed changes to the draft LAP not identified as giving rise to significant environmental effects regarding intensive landuse as shown in Section 1
(d) the effects on areas or landscapes which have a recognised national, European Union or
The proposed changes to the draft LAP are not identified as giving rise to significant environmental effects as shown in Section 1 with the AA Screening of the MA stating the following:

Please also see the Screening Report for Appropriate Assessment of the proposed material alternations to the draft Ballinasloe LAP.

2 SEA Screening Determination

Section 9 (1) of the (2004) Regulations (S.I. No. 435) (as amended) states “*subject to sub-article (2), an environmental assessment shall be carried out for all plans and programmes*

(a) which are prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism and town and country planning or land use, and which set the framework for future development consent of projects listed in Annexes I and II to the Environmental Impact Assessment Directive, or”

(b) which are not directly connected with or necessary to the management of a European site but, either individually or in combination with other plans, are likely to have a significant effect on any such site.”.

Following detailed review and assessment it is considered that the proposed material alterations to the draft Ballinasloe Local Area Plan 2022-2028 will not result in significant adverse environmental effects and therefore, does not require further assessment of the likely effect on the environment of the implementation of the proposed material alterations of the draft LAP through SEA.

This determination will be finalised upon consultation with the environmental authorities.

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