



Draft Ballinasloe Local Area Plan 2022~2028

October 2021



Comhairle Chontae na Gaillimhe
Galway County Council

“Ballinasloe Key Town will be the driver of economic growth and inclusive sustainable development in the east of the county. It will provide a variety of housing types and sizes to cater for all needs with access to excellent public transport provision as well as community, leisure and amenity facilities in a healthy and pleasant environment. The town will continue its role as an attractive place to live work and do business”.

1.0 Introduction

The Ballinasloe Local Area Plan (LAP) is a land use plan and overall strategy for the development of Ballinasloe from the period 2022 – 2028. The plan shall have effect from the date of adoption by the Elected Members of Ballinasloe Municipal District and shall cease to have effect at the expiration of 6 years from that date unless the plan period is extended by resolution in accordance with Section 12 (d) to (f) of the Planning and Development Act 2000 (as amended). The successful implementation of the plan will have a positive impact on Ballinasloe, ensuring that it develops in a sustainable manner and complements the implementation of the *Galway County Development Plan (GCDP)*.

1.1 Strategic Context

The Ballinasloe Local Area Plan sets out the overall development strategy and planning policy objectives for the town for the coming years, which seeks to provide for the medium-term planning and development benefit for Ballinasloe as a *Key Town* identified in the Regional Spatial and Economic Strategy (RSES) and which is reflected in *Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy* of the GCDP. The Core Strategy, Settlement Strategy and Housing Need and Demand Assessment sets out the growth agenda for the town of Ballinasloe.

This LAP will also support economic growth including tourism, education service and community related development in line with the principles of proper planning and sustainable development. The plan’s policy objectives, and development management guidelines and standards have also been informed by best practice, national planning guidance and the (GCDP), where appropriate. The Local Transport Plan in Section 3 sets out a clear strategy for sustainable development that is closely aligned with sustainable transportation. The Environmental Reports have also informed the preparation of the Local Area Plan. Cognisance has been taken of Climate Change responsibilities in the preparation of this LAP.

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

National Planning Framework – Ireland 2040
National Development Plan 2018 - 2027
Regional Spatial and Economic Strategy for the Northern and Western Region 2020 - 2032
Galway County Council Local Economic and Community Plan (2017)
Local Area Plans – Guidelines for Planning Authorities (2013)
Climate Action Plan (2019)
Urban Development and Building Height Guidelines for Planning Authorities
Design Standards for new Apartments (2018)
Realising our Rural Potential: Action Plan for Rural Development
Retail Planning Guidelines (2012)
Smarter Travel – A Sustainable Transport Future – A New Transport Policy for Ireland 2009 - 2020
Making Remote Work: National Remote Work Strategy 2021
Strategy for the Future Development of National and Regional Greenways, 2018
The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009)
Appropriate Assessment of Plans and Projects – Guidance for Planning Authorities (2009)

1.1.1 Strategic Aims

This Local Area Plan will continue the vital role as economic driver in east County Galway. The town will fulfil its role as identified in the RSES to provide sustainable compact growth with access to good local services and critical infrastructure.

This can be achieved through the following aims:

- Secure the delivery of compact growth with critical mass in a consolidated plan area;
- Promote the reuse of existing buildings along with a sustainable level of densities as appropriate depending on the character of the receiving environment and access to services and key infrastructure such as sustainable means of mobility;
- Support investment in regeneration and other town centre improvement works to maintain Ballinasloe as an attractive place to live work and visit;
- Focus on the town's historical role as a major employment centre in east Galway by supporting economic potential and investment in appropriately zoned locations;
- Provide future residential and employment development in Ballinasloe with supporting services and infrastructure as appropriate including retail, community and amenity areas;
- Encourage the promotion of sustainable mobility including walking and cycling in accordance with the aspirations of the Local Transport Plan and support the continued provision of investment in public transport;
- Recognises the town's potential as an attractive place for people and locals to enjoy by promoting local amenities such as the Fair Green and the Marina00;
- Maintain the quality of Ballinasloe's environmental assets such as the River Suck along with the town's historic remnants such as Protected Structures and two Architectural Conservation Areas in line with national guidance.

Document Structure

There are three key components of this Local area plan, which are outlined below:

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

1.1.2 National Planning Framework

Ballinasloe has been defined as an Urban Settlement by the CSO and this reference has been mentioned in the in the National Planning Framework (NPF). National Policy Objective (NPO) 9 states that settlements such as Ballinasloe may be identified for significant (i.e. 30% or more above 2016 population levels) rates of population growth.

The resident workforce total as set out in the NPF is 2,205 in Ballinasloe with jobs of approximately 3,045. This equates to a jobs ratio of 1.381 which is above average in the Northwest Region which is currently 1.13. A primary focus of the NPF is to deliver an increased level of population, jobs and activity generally within existing urban areas, which include towns such as Ballinasloe, rather than solely relying on the development of green field sites which is less sustainable. This approach now requires an imaginative approach to planning for the future. High quality architectural, bespoke

solutions should now be developed to provide for high-quality desirable places that can attract more people and generate new employment opportunities within the existing footprint of towns such as Ballinasloe.

1.1.3 Regional Spatial and Economic Strategy (RSES)

Ballinasloe is designated as one of eight Key Towns located in the Northwest Region. This designation is set out in the RSES which requires balanced growth within the Key Towns with consideration of the level of vacant properties. Regional Policy Objective (RPO) 3.1 of the RSES seeks to develop urban places of regional scale through delivering significant compact growth in Key Towns including Ballinasloe. The RPO also sets out an agenda to develop derelict and underutilised sites, within an initial focus within the town core. The RSES also states that delivery can only be achieved with the delivery of critical enabling infrastructure and services, thus ensuring that Ballinasloe grows as a successful place with employment and sustainable housing opportunities.

RPO 3.2 requires the delivery of at least 30% of all new homes that are targeted in settlements with a population of at least 1,500 within the existing, CSO defined built up footprints. RPO 3.5 identifies the concept of quality green infrastructure within and adjacent to Key Towns such as Ballinasloe. The plan has been prepared with a focus on consolidated sustainable growth where access to employment opportunities and key infrastructure support is provided to enhance quality of life.

1.1.4 Galway County Development Plan

The core strategy sets out a significant level of growth in population within Ballinasloe. Specifically, Chapter 2 *Core Strategy, Settlement Strategy and Housing Strategy* of the (GCDP) provides for an increase in population of 1,999 over the plan period of 2022 – 2028. This additional population will be accommodated with an additional 799 dwelling units. In addition, as per the requirements of RPO 3.2 there is circa 350 residential units to be delivered on infill/brownfield sites.

Settlement Typology	CSO 2016	Core Strategy Allocation	Residential Units to be Delivered on Greenfield Sites	Density	Quantum of Greenfield Land Required for Residential Development	Residential Units to be Delivered on Infill/Brownfield Sites
Ballinasloe Key Town	6,662	1,999	805	35	23	345

Table 1: Core Strategy

This plan accords with the Core Strategy as set out in Chapter 2 of the County Development Plan as appropriate lands have been identified and reserved to accommodate the forecasted growth within the plan period.

1.2 Profile of Ballinasloe

Ballinasloe is located approximately 60km east of Galway City, just 30km southwest of the Regional Growth Centre of Athlone. The town is strategically located on the M6 motorway network with immediate access from the northern edge of the town to the Galway-Dublin Rail Line. Ballinasloe has been designated as a *Key Town* in the RSES along with the historic designation of County Town status. Cognisance is attributed to the strategic location of Ballinasloe and the importance of cross boundary

collaboration with adjoining Local Authorities and other relevant stakeholders as necessary. These include, for example, Roscommon and Westmeath County Council's.

The town also benefits from key energy and telecommunications infrastructure which are considered key for the location of industrial and technological companies for example. Ballinasloe is connected to An Bord Gáis gas pipeline network, to ENet and BT fibre network.

The town has an important sub-regional role in delivering 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. Distinct natural amenities, particularly the River Suck also have important economic benefits for the town.

The town provides higher order important services such as Portiuncula Hospital. The town is well serviced with educational facilities, however there will be a requirement for extra school place provision at both primary and post primary levels should population increases materialise. Proximity to Athlone and Galway City for third level facilities is also a major advantage. In particular the proximity of Athlone Institute of Technology a constituent institute of the Technological University of the Shannon presents an opportunity for the town of Ballinasloe to be explored further.

In terms of population trends, according to the most recent 2016 CSO figures, the total population of Ballinasloe was recorded as 6,662 persons, which represents a slight increase on the 2011 recorded population of 6,659.

1.3 Plan Issues Considerations and Challenges

Delivering planning and sustainable development in Ballinasloe encompasses a broad range of issues, considerations and challenges. This plan seeks to balance the wide ranging, and sometimes competing needs of the local community, businesses, landowners and the environment along with promoting the role of Ballinasloe and its Key Town status as embedded in the RSES and (GCDP).

The following are a number of the plan's key issues, considerations and challenges:

- **Common vision** – A common vision needs to be developed that provides sustainable compact growth, regeneration and enhancement in Ballinasloe town in accordance with the principles of proper planning and sustainable development.
- **Adherence to the County Development Plan** – This includes aligning this LAP to the targets set out in the core strategy, associated Settlement Strategy and Housing Need and Demand Assessment (HNDA).
- **Strategic Location and Role** – Ballinasloe is strategically located with immediate access to the M6 motorway and national rail network. It can therefore accommodate considerable growth in residential development and employment over the coming years.
- **Economic Activity** – Ensuring the enhancement of Ballinasloe's role as one of the primary centres for industry, technology, and business/commerce in the east of the County through maximising any opportunities presented by the town's location.

- **Historic County Town Status** - Ballinasloe has a vibrant historic town centre with a range of improved streetscapes and ornate buildings. Improvement works have recently been carried out to the network of footpaths serving the town.
- **Connectivity** – Ballinasloe benefits from good layout and urban form, with a local road network that circumnavigates the town. This provides ease of access within and around the town.
- **Tourism Potential** – The Marina and presence of the River Suck along with other sites of interests adjacent to the plan area such as the Kellysgrove bog are attractive amenities for both local residents and visitors to the area alike.
- **Flooding** – Flood risk issues are an important consideration in the preparation of the Local Area Plan, particularly in zoning lands for appropriate uses in flood risk areas
- **Environment** – Delivery of sustainable growth and preserving the environmental assets of the surrounding area is a key consideration of the LAP which includes the network of designated sites around the town and the principles of environmental justice.

1.4 Climate Change

Climate change and its associated challenges has been covered throughout the Development Plan as an embedded theme. In particular, Chapter 14 *Climate Change, Energy and Renewable Resource* details the nature and extent of climate change and how it impacts on people's lives, society and the wider economy. In accordance with the County Plan this LAP seeks to create and develop well planned sustainable communities, where sustainable modes of travel are encouraged to local facilities such as education, work and commercial activity for example.

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

The Ballinasloe LAP is subject to a Stage 2 Strategic Flood Risk Assessment. Cognisance has been taken on the Offices of Public Works planned flood relief work within the plan area over the coming years. A Local Transport Plan (LTP) has also been prepared as part of this LAP which is based on the Area Based Transport Assessment (ABTA) which has been produced by the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII).

1.5 Universal Access

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

Policy Objective BKT 24 sets out the requirements that must be reached for new development in Ballinasloe. This will ensure that due consideration is given to the needs to those with impaired mobility or disabled persons as required by the Disability Act 2005 (as amended). It will also assist in ensuring that Ballinasloe becomes an accessibility friendly town.

1.6 Land Use Zones

Zoning	Policy Objective	Description
Existing Residential & Infill Residential	To protect and improve residential amenities of existing residential areas.	To provide for house improvements alterations, extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity.
Residential Phase 1	To protect, provide and improve residential amenity areas within the lifetime of this plan.	To facilitate the provision of high quality new residential developments at appropriate densities with layout and design well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
Residential Phase 2	To protect, provide and improve residential amenity areas.	To facilitate the provision of high quality new residential developments at appropriate densities with layout and design well linked to the town centre and community facilities. Phase 2 residential is generally not developable during the lifetime of this plan subject to the provisions below. (*Single House developments for family members on family-owned lands: *Non-residential developments that are appropriate to the site context, any existing residential amenity and the existing pattern of development in the area; *Where it is apparent that R-Residential (Phase 1) lands cannot or will not be developed within the plan

Town
Centre/Commercial

To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic/community uses and to provide for “Living over the Shop” scheme Residential accommodation, or other ancillary residential accommodation.

period, residential development maybe considered in a phased manner on some residential (Phase 2 lands).

To develop and consolidate the existing town centre to improve its vibrancy and vitality with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreation and civic uses.

Commercial/Mixed Use

To provide for the development of commercial and complementary mixed uses, on suitable lands that can provide focal points for the provision of services to surrounding neighbourhoods/areas and opportunities for commercial enterprises, retail developments and employment creation and which do not undermine the vitality and viability of the town centre.

To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high quality commercial/mixed use developments in a good quality physical environment.

Industrial

Promote the sustainable development of industrial and industrial related uses, including manufacturing, processing of materials, warehousing and distribution on suitable lands, with adequate services and facilities and a high level of access to the major road networks and public transport facilities.

To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high quality industrial developments in a good quality physical environment.

Agriculture

To promote the development of agriculture and agriculture related uses in accordance with proper planning and sustainable development.

To facilitate the further development of agriculture and facilitate opportunities for farm diversification with agriculture related uses.

Business and Enterprise

To provide for the development of business and enterprise.

To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development

Community Facilities

To provide for civic, community and educational facilities.

of new high-quality business and enterprise developments in a good quality physical environment.

To facilitate the development of necessary community, health, religious educational social and civic infrastructure.

Open Space/Recreation and Amenity

To protect and enhance existing open space and provide for recreational and amenity space.

To facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, playing fields.

Tourism

To promote and encourage cultural, historic and tourism potential for Ballinasloe as a Key Town.

To facilitate the development and improvement of tourism facilities that exists in Ballinasloe. Encourage new tourism development and investment where appropriate.

Public Utility

To maintain lands providing service infrastructure.

To allow for lands to be designated for public utilities such as waste water treatment plants.

Transport Infrastructure

Facilitate the provision and maintenance of essential transportation infrastructure.

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

1.6.1 Land use Matrix Table

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) ¹	O	O	O ¹	N	N	N	P	N	N	O ¹	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 ²	P	P	O	O	O*	O 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
Drive-through Restaurant	O	O	N	N	N	N	N	N	N	N	N	N
Enterprise Centre	O	O	N	O	O	P	N	N	N	N	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
Guesthouse ¹	P	O	O ¹	N	N	N	P	N	N	O ¹	N	N
Hair Dressing Salon/Personal/Grooming	P	P	O	N	N	N	N	N	N	N	N	N
Home-based Economic Activity ¹	O	O	O ¹	N	N	N	N	N	N	O ¹	N	N
Hostel	P	O	O	N	N	N	P	O	N	N	N	N
Hotel	P	O	O	N	N	N	P	N	N	N	N	N

Land Uses												
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	O	O	N	N	N	N	O	N	O	O	N
Office (100m ² to 1000m ²)	O	P	N	N	P	O	N	N	N	N	O	N
Office Park (>1000m ²)	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
Restaurant ²	P	P	O	O	N	O 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
Shop – Comparison	P	P	N	N	N	N	N	N	N	N	N	N
Shop – Convenience	P	O	O	N	N	N	O	N	N	N	N	N
Shops – Large Scale Convenience/ Comparison Centre	P	O	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
Storage Depot	N	N	N	P	O	O	N	N	N	N	N	N
Take-away	O	O	N	N	N	N	O	N	N	N	N	N
Transport Depot	N	O	N	O	N	P	N	N	N	N	O	N
Veterinary Surgery	O	O	O	O	N	N	N	N	N	O	N	N
Warehousing (incl. wholesale)	N	N	N	P	N	O	N	N	N	N	N	N
Warehousing (retail/non-food <700m ²) ³	O	O	N	N	N	N	N	N	N	N	N	N
Warehousing (retail/non-food/bulky household goods 700m ² – 5,000m ²) ³	N	O	N	N	N	O	N	N	N	N	N	N
Residential Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI
Apartments ¹	P	O	O ¹	N	N	N	N	N	N	N	N	N
Halting Site	N	N	O	N	N	N	N	O	N	O	N	N
Residential (excluding Apartments) ¹	O	O	P ¹	N	N	N	N	N	N	O ¹	N	N
Retirement Home	O	O	P	N	N	N	N	O	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
Cemetery	N	N	N	N	N	N	N	P	O**	P	N	N
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

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

General Notes on Land Use Zoning Matrix

- Residential Phasing (1)** – These uses will be considered subject to Policy Objective BKT 6 as appropriate.
- Café (2)** – This use will be considered where it is ancillary to an overall compatible development to serve the needs of the immediate area.
- Warehousing (3)** – The development or subdivision of stores into less than 700m² shall not normally be permitted in edge-of-centre and out-of-centre locations, in accordance with the Retail Planning Guidelines 2012 (or any updated/superseding document).
- Data Centre** – May be defined as a facility, which has information technology equipment installed and operated, as well as storing and distributing electronic data.
- Zone R: Residential** –
 - **Phase 1** is phased for residential development within the lifetime of this Plan; and
 - **Phase 2** is generally not developable during the lifetime of this Plan, subject to the provisions and exceptions set out under Policy Objective BKT 6.
- *OS** – See also *Flood Risk Management, Policy Objectives below and DM Standard 69 of the County Development Plan*.
Notwithstanding the Open Space/Recreation and Amenity zoning, proposed uses in this zone must demonstrate compliance with *The Planning System & Flood Risk Guidelines* (2009) (or as updated). A Justification Test may be required as set out in said guidelines.
- No specific land uses are attributed to the Constrained Land Use zone as this zone reflects existing development located within Flood Zones A/B. For guidance on uses/development appropriate in this zone, please refer to **Policy Objective BKT 43 below and DM Standard 69 of the County Development Plan, associated flood maps and The Planning System & Flood Risk Guidelines including Departmental Circular PL2/2014.**

Notes on Land Use Classes in Land Use Zoning Matrix:

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

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

perceived effect on existing and permitted uses, its incompatibility with the policy objectives, standards and requirements contained in this plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

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

1.6.2 Land Use Management

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

Land Use Zoning		Total Area Zoned (HA)
Residential Phase 1		23.02
Residential Phase 2		24.39
Town Centre		17.75
Mixed Use/Commercial		30.13
Business and Enterprise		27.96
Business and Technology		22.03
Industrial		30.63
Tourism		2.95
Community Facilities		93.61
Open Space		280.08
Agriculture		286.00

Table 2: Land Use Zonings

1.6.3 Development Management Guidelines

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

The Planning Authority shall

- a) Require that site specific flood risk assessments be carried out to establish minimum ground floor levels(s) for new developments in areas of potential flood risk in accordance with *The Planning System and Flood Risk Guidelines for Planning Authorities* (2009) & *Circular PL2/2014* (as updated/superseded). The appropriate level to meet this standard should be determined using the best available information at the time.

b) Ensure that all manholes will be raised to a minimum level of 38.2 OD in the lower floodplain (below the Dublin Road Bridge) and 39.2 OD in the middle flood plain (above the Dublin Road Bridge). Sewers will be sealed to ensure that flood water doesn't gain access and overload the public waste water treatment plant at Pollboy.

c) All details to be agreed in writing with the area engineer and submitted as part of a planning application.

Surface Water Drainage and Flooding

DM Standard 2: Sustainable Drainage Systems' (SuDS)

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

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

Refer also to DM Standard 68 of the Galway County Development Plan 2022 – 2028.

DM Standard 3: Flooding

Flood Zones and Appropriate Uses

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

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

Flood Zones	Overall probability	Planning implications for land uses		
		Highly Vulnerable Development	Less Vulnerable Development	Water Compatible Development
Flood Zone A	Highest	Inappropriate – if proposed then Justification Test and detailed Flood Risk Assessment is required	Inappropriate – if proposed then Justification Test and detailed Flood Risk Assessment is required	Appropriate – screen for flood risk
Flood zone B	Moderate	Inappropriate – if proposed then Justification Test and	Inappropriate due to climate change – if proposed then	Appropriate – screen for flood risk

		detailed Flood Risk Assessment is required	Justification Test and detailed Flood Risk Assessment is required	
Flood Zone C	Lowest	Appropriate - detailed Flood Risk Assessment may be required	Appropriate - detailed Flood Risk Assessment may be required	Appropriate – screen for flood risk

Table 3 Flood Zones Planning Implications

Note (refer to Flood Risk Management Guidelines 2009 and 'SFRA for the Ballinasloe Local Area Plan Plan 2022-2028' for additional detail):

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

Refer also to DM Standard 69 in the Galway County Development Plan 2022 – 2028.

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. The town centre plays an important role in this historic market town and County Town.

The town has a compact commercial core. For trading of goods and services the main primary streets are concentrated along Dunlo Street, Market Square, Society Street and Main Street. This is followed by secondary streets which include Bridge Street, Jubilee Street, Marina Point, Riverside Court and Riverview, and third tier streets which includes Dunlo Hill, Church Hill, Davitt’s Place, Society Court, Emmet Place, Hopson Lane & Bolger’s Lane. The commercial developments around the town are small scale local neighbourhood type shops, consisting mainly of comparison goods and the town centre is adequately served in terms of medical and recreational services. There is also a range of food outlets which include restaurants, cafes and takeaways. Other conveniences within the town centre include hairdressers, barbers, pubs and discount stores. Collectively these uses supplement the provision of economic activity and employment along with other employment zoned land. The broad range of uses within the town centre ensure a relatively high level of footfall within the commercial streets which contributes to greater levels of local spend which eventually translate to improvements in public realm along with other physical and social infrastructure.

Residential uses are evident within the town centre. Living within the town centre will be supported and encouraged to improve vibrancy and attractiveness. This will also maintain the town centre based community and it retains a degree of traditional living over the shop practices. NPO 6 of the NPF seeks to regenerate and rejuvenate towns of all types, including Ballinasloe. It is further stated in NPO 6 that towns can support a changing role and function which includes increased residential population and employment along with enhanced levels of amenity and design quality, in order to sustainably

influence and support their surrounding area. Re-use of existing town centre buildings will be supported where possible. The attractiveness of the town centre and public realm improvements will be supported as resources become available, for example through funding such as Urban Regeneration Development Fund (URDF) or equivalent funding streams.

The plan will support a vibrant town centre that is a pleasant place for people to live, work and visit. It must be accessible to all including those with impaired mobility. Sustainable modes of transport will be prioritised in the town centre, with good connectivity to the nearby residential and employment locations also. This approach would accord with the concept set out in RPO 4.46 of the RSES which seeks to encourage new retail developments close to public transport corridors to facilitate sustainable travel to and from town centres.

Within the town centre there are two principal zoning types: Town Centre and Commercial Mixed Use. As outlined, the town centre zoning promotes an appropriate mix of uses such as residential, retail, services, facilities and amenities for the local community. The Commercial/Mixed Use zoning facilitates commercial and complementary mixed use. This zoning adjoins the town centre to the east, however parcels of land to the south and east also have this zoning.

The former Hayden's Hotel site on Dunlo Street has been identified as an Opportunity Site for the town.

The area identified as town centre does not extend to encompass the large and expansive retail complex that is occupied by Tesco and Aldi at Dunlo. There is also a supermarket at Brackernagh located approximately a kilometre outside of the retail core and serves more as a neighbourhood centre for the wider Brackernagh area while also complementing Portiuncula Hospital, which is nearby.

2.2 Former Saint Brigid's Hospital

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.

2.3 Residential Development

Galway County Council's primary aim in relation to residential development is to deliver high quality, sustainable living environments which are attractive, safe and vibrant and meet the needs of the residents and the community. The principles of quality and sustainability must be foremost in all future residential development in the plan area, including private, social, voluntary, special needs housing proposals and to provide accommodation for the needs of the Traveller Community in accordance

with Galway County Council's Traveller Accommodation Programme 2019 – 2024 for County Galway (or any updated/superseding document).

This LAP provides guidance in relation to the location, type and design of new residential development, together with a phasing framework for residentially zoned lands, which ensures compliance with the Core Strategy, Settlement Strategy and the Housing Need and Demand Assessment in the (GCDP), and in accordance with the guidance contained in the DEHLG *Sustainable Residential Development in Urban Areas 2009* and the principles of proper planning and sustainable development.

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

2.4 Infill Development

There is a range of higher density housing within the town centre area of Ballinasloe. The existing town centre housing stock comprises a general mix of traditional buildings of varying heights with some infill developments. In addition to the residentially zoned lands within the plan area, there are lands identified for limited infill residential development.

2.5 Economic and Enterprise Development

Ballinasloe is a key town which provides a long established employment base in the east of the County. The Settlement Hierarchy as set out within Chapter 2 *Core Strategy, Settlement Strategy and Housing Strategy* of the (GCDP) identifies Ballinasloe as a Level 2 (*Key Town*) settlement. Therefore, the town has an elevated economic role in the eastern part of the County where regionally strategic employment centres are provided. These areas of Ballinasloe are in effect regional drivers that are tasked with complementing and supporting higher-order urban areas such as Galway Metropolitan Area and Athlone for example. The plan will support critical employment growth in the coming years. Infrastructure delivery and improvements to public realm and facilities will be prioritised in the plan area. This accords with the approach set out in Chapter 5 *Economic, Enterprise and Retail Development* of the (GCDP).

A quantum of lands have been identified in the plan area for appropriate employment development. The employment lands comprise of industrial and enterprise ventures that are operated by both national and international companies. The industrial developments are located on the outskirts of the town, to the south, and southeast. The main enterprise areas are located in the IDA Business and Technology Park and the Ballinasloe Enterprise and Technology Centre which are situated to the northeast of the town centre along the R357. Collectively these employment sites offer a strong employment base for the towns inhabitants and those living in surrounding areas. The plan seeks to advance these developments in tandem with the development of the plan's residential areas in the coming years. This approach will facilitate sustainable living whereby employment sites are accessible to residential areas by sustainable modes of travel without sole reliance on the private car.

This planned approach to future employment development in Ballinasloe would comply with the provisions of RPO 3.13 which supports the role of towns such as Ballinasloe, which demonstrate an important role in terms of service provision and employment for their catchments within the economic function of the county. This elevated employment role is not only important to the development of east County Galway, but nearby Roscommon and Athlone also. The plan will therefore

support the development of Ballinasloe as a dynamic and cutting-edge location with immediate access to excellent infrastructure and local services. This in-turn will ensure the town’s attractiveness as a place for people to reside and employment companies to locate.

	Population 2016	Resident Workers	Local Jobs	% of Galway County Jobs	Jobs: Resident Workers Current Target
Ballinasloe	6,662	2,205	3,045	7.1%	1.38

Table 4: Employment Breakdown

Table 4 above provides data on the provision of existing jobs in Ballinasloe. The Plan seeks to achieve improved parity between population and employment in the coming years. The County wide jobs ratio target is set at 0.70 and above for our main urban areas, which is reflected in the County Plan and this applied to Ballinasloe. Accordingly, land has been zoned in the plan area to maintain and facilitate employment development. The employment zonings include Business and Enterprise; Business and Technology; Industrial and Tourism zonings as the main drivers to achieving the appropriate jobs ratio. These brownfield zoned sites will provide for significant long term employment growth and development in the town.

2.6 Tourism

Ballinasloe forms part of the Ireland’s Hidden Heartlands tourism brand along with Carrick on Shannon, Roscommon Town and Athlone in the Northwest Region. This brand destination of Fáilte Ireland presents an opportunity for Ballinasloe to further develop its evolving tourism product. The focus of the brand is the River Shannon into which the River Suck flows from Ballinasloe Town. This link along with the Beara Breifne Way and the development of the Marina and other walking trails, improved town centre works make for an attractive visitor experience. The Shannon Masterplan provides a clear roadmap for the future tourism investment within Irelands Hidden Heartlands. The focus of the Masterplan is centred on the River Shannon and its surrounding towns including Ballinasloe. The public marina and associated developments along the River Suck, also make it possible for cruisers to venture from the Shannon and berth in Ballinasloe. The town has also traditionally proved popular with anglers, particularly those interested in coarse angling along the River Suck.

Other significant tourist attractions include the town’s Fairgreen and the Ballinasloe Horse Fair which is one of Europe’s oldest and largest Horse Fairs and takes place annually in October on the Fair Green. The Ballinasloe Golf Course, GAA pitch, running tracks and sports grounds are also attractive features that attract visitors to the town.

The plan will support the continued roll out of the tourism brand in Ballinasloe and ensure that provision is made for appropriate tourism facilities and infrastructure in accordance with RPO 4.9 of the RSES in support of both the domestic and international tourism market. Support will also be given for the ‘Slow Tourism’ market as appropriate.

2.7 Community Facilities

Ballinasloe offers its residents a range of community facilities and services which include primary and secondary schools, creches, Portiuncula Hospital and other HSE services. There are also medical centres, nursing homes/retirement homes, training centres, community centre, public swimming pool, Garda Station, Fire and Rescue Service, Post Office services, public library, town hall, playgrounds, sporting facilities and open space. The marina, open spaces and walkways provide valuable and accessible recreational areas for both visitors and existing residents. The town is

therefore well served with community facilities. The forecasted population growth for Ballinasloe will require continued investment in community services and facilities into the future. This will be supported throughout the plan period.

It should also be noted that large areas of the town are currently in public institutional use, some of which have been listed above. These services and uses have an impact on and influence the town's form and development. Notably in this regard are the significant parcels of land in the ownership of the HSE, such as the former St. Brigid's Hospital to the east of the River Suck and Portiuncla Hospital to the southwest of the town centre as mentioned above. The continued development of Portiuncla Hospital will be supported in addition to the re-use of the St. Brigid's campus.

2.8 Built and Cultural Heritage

Ballinasloe has two existing designated Architectural Conservation Areas (ACA), namely the town centre and former St Brigid's Hospital. The designation of the historic town centre core as an ACA and the associated management of both individual buildings and the public realm in the area continue to significantly enhance the quality of the built environment within Ballinasloe. The town centre is designated as an ACA due to its planned formal street pattern, plot sizes, architectural coherence and distinctive landmark buildings.

As set out in Section 2.2 St Brigid's ACA designation is attributed to the classical architectural quality exhibited by the 'X' – form of the main building. Furthermore, the tripartite entrance gateway with original cast and wrought ironwork is a significant landmark to the eastern approach to the town of Ballinasloe. The complex is of national value because of its special architecture quality as exemplified by its composition, plan and degree of craftsmanship in construction.

2.8.1 Garbally Demesne

Historic designed landscapes are gardens, parks or estates that were deliberately laid out to create a particular effect. The designed landscapes of Galway consist primarily of demesnes associated with large country houses and are often the settling for a Protected Structure. Garbally Demesne is an example of a designed landscape within the Ballinasloe LAP area. Garbally Demesne's principal significance is the historical and designed landscape which reflects the social and political milieu of the late 18th century. Its architectural significance lies in the impressive built features retained throughout the demesne, while the planned landscape provides a setting for the principal house and associated buildings. The character of the demesne contributes strongly to the development of the landscape adjoining the west of the town of Ballinasloe and is a notable feature of the town.

2.9 Agriculture

It is recognised that Ballinasloe is an important market town, having a large agricultural hinterland, which is well served in recognising services such as livestock equine mart. In addition the plan recognises the importance of the Agricultural, Educational and Advisory services in the plan area. The role of agriculture is recognised as traditionally being the most important contributor to rural economies and it remains important as a significant source of income and both direct and indirect employment. The Plan will continue to support this sector.

2.10 Transportation and Movement – Local Transport Plan

The Galway County Transport Planning Study (GCTPS) (2022) forms part of the (GCDP). It considers the relationship between travel demand to and from Galway City by residents and visitors to Galway County and the associated impacts upon travel choice and use of the transport networks within the County Area. The GCTPS has examined 13 no. key transport corridors in the county of which two corridors - Athenry – Ballinasloe (M6) and 6 Tuam – Ballinasloe are relevant to this LAP. Chapter 6

Transport and Movement of the GCDP sets out a series of Policy Objectives which establishes the sustainable transport priorities for the county in the coming years.

A key tenet of the NPF is the delivery of improved sustainable mobility in our towns and villages. This accords with Ireland's Climate Change mitigation plan whereby a concerted effort is made to move away from polluting and carbon intensive population systems to new cleaner technologies. As a *Key Town*, the Ballinasloe LAP includes a Local Transport Plan (LTP) in Section 3. The aim of this document has been to improve the integration between Land Use and Transport Planning. This will be delivered in tandem with sustainable compact growth in the plan area, through appropriate means such as the development of lands in the existing built-up footprint of the town. Walking and cycling is being continuously reviewed and improved within the town. These modes of travel will be encouraged in the first instance, followed by public transport, which is in compliance with the requirements of RPO 6.26 of the RSES.

The LTP has been prepared in close collaboration with the National Transport Authority (National Transport Authority) and Transport Infrastructure Ireland (TII).

The town has the advantage of immediate access to the national rail network which include the intercity Dublin-Galway service in addition to the more recent Galway-Athlone and Galway Limerick suburban services. Sustainable transport travel patterns have been on the increase in recent years where, for example, rail passenger numbers have increased by approximately 72% since 2014. The plan will support sustainable transport provision including walking, cycling and public transport linked closely with planning as traditional high car dependency has led, in certain circumstances to low density settlement patterns and poor integration of public transport facilities and services.

2.11 Water Supply and Waste Water Treatment

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.

Irish Water have confirmed that the Ballinasloe Waste Water Treatment Plan had a population equivalent of 8,553 pe in 2020 with headroom of 4,950pe.

Further detail regarding water supply and quality can be found in Chapter 7 *Infrastructure Utilities & Environmental Protection* of the (GCDP).

2.12 Flood Risk Management

A Stage 2 Flood Risk Assessment has been carried out for the plan area. It has identified the areas at risk of flooding, including fluvial, coastal, pluvial and groundwater flooding. A flood risk map is contained in Section 2 of this plan.

Chapter 14 *Climate Change, Energy and Renewable Resource* of the (GCDP) sets out the Strategic Aims and key Policy Objectives pertaining to Flood Risk Management in County Galway which includes the Ballinasloe LAP area.

3.0 Land Use Policy Objectives

BKT 1 Consistency with the Core Strategy

Ensure that the developments permitted within the plan area are consistent with the zoned land allocations in the Core Strategy and associated provisions in the *Galway County Development Plan (GCDP) 2022 – 2028*.

BKT 2 Service Led Development

Development shall only be permitted where there is satisfactory water and wastewater provision to service same, either existing or to be provided in tandem with the development.

BKT 3 Environmental Assessments

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. There shall be a requirement of Ecological Impact Assessment as appropriate in plan area.

BKT 4 Proliferation of Individual Uses

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

BKT 5 Collaboration

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.

BKT 6 Residential Development Phasing

Support the development of lands designated as Residential (Phase 1) within the lifetime of the Plan, subject to normal planning, access and servicing requirements, and reserve the lands designated as Residential (Phase 2) for the longer-term growth needs of Ballinasloe. 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 made for the proposal:

- a) Single house developments for local family members on family-owned land, subject to a 7-year occupancy clause.
- b) Non-residential developments that are appropriate to the site context, residential amenities, the existing pattern of development in the area and the policy objectives in the Plan.
- c) Where it is apparent that Residential (Phase 1) lands cannot or will not be developed for residential purposes within the plan period, residential development may be considered in limited cases in a phased manner on suitable Residential (Phase 2) lands, in exceptional circumstances:
 - Development on Residential (Phase 2) lands will normally only be considered where 50% of the lands in Residential (Phase 1) are committed to 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. Developments 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.

BKT 7 Residential Infill Development

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

BKT 8 Sequential Development

Endeavour to promote the orderly and phased development of residential development in accordance with the principles of the sequential approach as set out in the *Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) Guidelines 2009* (or as updated). This shall include a 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*.

BKT 9 Town Centre

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

BKT 10 Town Centre Management

Subject to appropriate resources, the Council in collaboration with local stakeholders shall prepare town centre management plans for Ballinasloe as necessary.

The Management Plans will consider some or all of the following:

- a) Public realm improvement works;
- b) Upgrade of public lighting;
- c) Connectivity between the town centre and the wider fringes of the towns;
- d) Shop front design/improvement of the town centre;
- e) Upgrade and improvement of street furniture;
- f) Provision of appropriate quality soft landscaping and planting as well as functional public spaces;
- g) Car parking management;
- h) Consideration of reuse of backlands within the town centre for civic space/other uses.

BKT 11 Saint Brigid's Campus

It will be a Policy Objective of the Council to promote the regeneration and reuse of the existing Saint Brigid's Campus through appropriate measures such as master planning in collaboration with relevant stakeholders. Various funding streams and support will be sought to secure adequate investment in this historic campus.

BKT 12 Community Facilities

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.

BKT 13 Business and Enterprise

To facilitate the expansion of business and enterprise uses in the plan area of Ballinasloe where appropriate and to facilitate the provision of further employment opportunities in accordance with the proper planning and sustainable development of the area.

BKT 14 Business and Technology

Support the development of *Ballinasloe Key Town* as the driver of employment development in east County Galway, utilising its existing assets such as access to established employment sites, its strategic location with sustainable public transport and access to a highly educated and skilled workforce.

BKT 15 Industrial

Promote the sustainable development of industrial and industrial related uses, including manufacturing, processing of materials, warehousing and distribution on suitable lands with adequate services and facilities and a high level of access to the major road networks and public transport facilities. Adequate perimeter treatment and/or screening will be required to ensure high quality interfaces with public spaces and any adjoining residential areas or other sensitive land uses as appropriate.

BKT 16 Open Space, Recreation and Amenity

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

- a) Development of open spaces and recreational activities, in accordance with best practice and on suitable lands with adequate access to the local community and retain existing open space and recreational facilities, unless it can be clearly demonstrated to the satisfaction of Galway County Council that these uses are no longer required by the community;
- b) Appropriate management and use of any flood risk areas within the OS zone to avoid, reduce and/or mitigate, as appropriate, the risk and potential impact of flooding;
- c) Appropriate management and use of any areas of high biodiversity value.

BKT 17 Tourism

Encourage and facilitate the sustainable development of the tourism potential of Ballinasloe and its environs in a manner that respects, builds on, protects and enhances the cultural, built and natural heritage of the town and the local amenities within the plan area including natural heritage and biodiversity and seeking to provide and support where feasible the provision of tourism infrastructure and services including; walking, cycling and water based infrastructure and short-term guest accommodation facilities in appropriate locations in Ballinasloe.

BKT 18 Tourism Development

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

- a) Facilitate the sustainable development of East Galway as a cultural and tourist destination while simultaneously safeguarding its integrity. Promote active collaboration between all stakeholders both in County Galway and adjoining counties and region.

- b) Collaborate with relevant tourism agencies in the enhancement and increased economic value of Ballinasloe's town twinning linkages and to create a broader tourist offer within the concept of the 'Fair Towns'.
- c) Ensure that in particular that all such developments shall meet the requirements of the Habitats Directive and shall not adversely affect habitats and species protected by Article 10 of the Directive and any other sites that maybe considered as stepping stones in support of European sites.

BKT 19 Water-Based Tourism

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

The Council shall:

- a) Collaborate with Waterways Ireland, Fáilte Ireland, other Local Authorities and other relevant agencies in the implementation of the 'Shannon Tourism Masterplan' which involves waterways and waterside tourism potential and to enhance water based tourism product along the Shannon Navigation System including Ballinasloe in order to make the town a more attractive inland water tourism destination. Galway County Council will have cognisance of the SEA and AA mitigation measures including in the Shannon Tourism Masterplan as appropriate.
- b) Continue to promote and enhance the public marina at Slí na hAbhainn as a sustainable marina resource including ancillary facilities and services as appropriate.
- c) There shall be a requirement for Ecological Impact Assessment as appropriate.

BKT 20 Agriculture

There will be a general presumption against residential development on Agricultural (A) zoned lands, located within the plan boundary except for single house developments for family members on family-owned lands (see Policy Objectives RH1 and RH2 of the *Galway County Development Plan (GCDP) 2022-2028*).

BKT 21 Public Utilities

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

BKT 22 Water Supply

It is a policy objective of the Council to secure the delivery of a water treatment plant upgrade within the lifetime of the plan, subject to appropriate resources in accordance with proper planning and sustainable development.

BKT 23 High Quality, Contextually Sensitive Design

Ensure that new developments are responsive to their site context and in keeping with the character, amenity, heritage, 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.

BKT 24 Universal Access

Ensure that housing developments, community facilities, public spaces, public roads, public footpaths and transport services give due consideration to the needs of disabled or mobility impaired people and the requirements of the *Disability Act 2005*, the Council's *Disability Action Plan 2007-2015* (and any updates to this document), the *Traffic Management Guidelines 2003*, the *Department of Arts, Heritage and the Gaeltacht (DAHG) and National Disability Authority (NDA) advice notes titled Access: Improving the Accessibility to Historic Buildings and Places 2011* (and any subsequent reviews/updates to these documents).

BKT 25 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) 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.

BKT 26 Architectural Conservation Areas

Protect, conserve and enhance the essential character of the Ballinasloe Architectural Conservation Areas (ACAs) through the appropriate management and control of the design, location and layout of new development, respecting surviving historic plots and street patterns, alterations or extensions to existing structures, and/or modifications to the character or setting of the Architectural Conservation Areas. The identification of areas of special interest within the plan boundary may be considered during the lifetime of the plan.

BKT 27 Social and Affordable Housing

Require that a minimum of 20% of all new eligible residential sites are set aside for the development of new social and affordable housing units, unless addressed through suitable alternative arrangements by agreement with the Planning Authority, in accordance with the Galway County Council Housing Strategy and Part V of the Planning and Development Act 2000 (as amended) and any subsequent amendments to the Part V provision to reflect Government policy.

BKT 28 Housing for Older Persons and People with Special Needs

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

BKT 29 Traveller Accommodation

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

BKT 30 Other Residential Development

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

BKT 31 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. Galway County Council will apply the mitigation measure in the SEA and AA of the above Local Transport Plan.

BKT 32 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.

BKT 33 Pedestrian and Cycle Network

- a) Encourage and support the development of a series of cycle and pedestrian routes in the Ballinasloe area and in accordance with the Galway to Dublin Cycle Route and the Townspark Relief Road where feasible and in a sensitive manner, incorporating the streams, rivers, woods, and canal. Indirect impacts on built heritage, natural heritage and designated conservation areas arising from such recreational activities should be duly considered and addressed as part of any proposal.
- b) Ensure that in particular that all such developments shall not adversely affect habitats and species protected by Article 10 of the Habitats Directive and any other sites that maybe considered in support of European sites.

BKT 34 Public Transport & Integrated Transportation Location

Promote Ballinasloe as an integrated transportation location, which supports the provision of improved and enhanced public transport services and facilities, including rail, bus services, the Rural Transport Programme, park and ride/park and stride facilities and all associated ancillary requirements in consultation with the relevant transport providers and with the NTA.

- a) In consultation with the relevant agencies, investigate the potential of developing a Public Transport Node/Hub in the town, or other suitable location/s, to provide a facility for transferring between one transport service to another.
- b) Seek to enhance access along the Sarsfield Road to the Railway Station, upgrade connectivity with existing parking facilities to the northeast of the railway station/Sarsfield Road to the proposed location for the public transportation hub/node including any ancillary park and ride facilities, as appropriate.

BKT 35 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.

BKT 36 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.

BKT 37 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.

BKT 38 Road Junction Improvements

Continue to carry out road junction improvements at the following locations:

- a) River Street and Main Street (adjacent to the Bank of Ireland);
- b) Harris Road and R446/Dunlo Street;
- c) Dunlo Street and R446/Dunlo Hill;
- d) Complete Works on Relief Road.

The provision of the above listed road junction improvements shall be in compliance with the EU Habitats Directive and *The Planning System and Flood Risk Management-Guidelines for Planning Authorities* (2009) (as updated).

BKT 39 Ballinasloe Relief Road

To support the delivery of the Ballinasloe Relief Road

BKT 40 Climate Change

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

BKT 41 European Sites

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 *Habitats Directive (92/43/EEC)*, EU *Birds Directive (2009/147/EC)*, the *Environmental Liability Directive*, 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 subsequent or updated 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, including a Screening for Appropriate Assessment, and Appropriate Assessment where necessary, that:

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.

BKT 42 Constrained Land Use

To facilitate the appropriate management and sustainable use of flood risk within zoning plan areas. This zoning 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 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.

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 a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines and Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non-structural flood risk management measures required for development in such areas will also be required to be demonstrated, to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas set out in this plan shall be complied with as appropriate. (Please refer also to Policy Objective BKT 41).

BKT 43 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.

BKT 44 Flood Risk Management and Assessment

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

(a) Avoid, reduce and/or mitigate, as appropriate in accordance with the Guidelines;

(b) Development proposals in areas where there is an identified or potential risk of flooding or that could give rise to a risk of flooding elsewhere will be required to carry out a Site-Specific Flood Risk Assessment, and justification test where appropriate, in accordance with the provisions of The Planning System and Flood Risk Management Guidelines 2009 (or any superseding document); Any flood risk assessment should include an assessment of the potential impacts of climate change, such as an increase in the extent or probability of flooding, and any associated measures necessary to address these impacts;

(c) Development that would be subject to an inappropriate risk of flooding or that would cause or exacerbate such a risk at other locations shall not normally be permitted; (d) Galway County Council shall work with other bodies and organisations, as appropriate, to help protect critical infrastructure, including water and wastewater, within the County, from risk of flooding.

BKT 45 Connections to the Public Sewer and Public Water Mains

Where public wastewater services are available, new development proposals shall be required to connect to same.

BKT 46 Principles of Flood Risk Management Guidelines

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

(a) Avoid development that will be at risk of flooding or that will increase the flooding risk elsewhere, where possible;

(b) Substitute less vulnerable uses, where avoidance is not possible; and

(c) Mitigate and manage the risk, where avoidance and substitution are not possible.

Development should only be permitted in areas at risk of flooding when there are no alternative, reasonable sites available in areas at lower risk that also meet the objectives of proper planning and sustainable development. Vulnerable development in areas which have the highest flood risk should be avoided and/or only considered in exceptional circumstances (through a prescribed Justification Test) if adequate land or sites are not available in areas which have lower flood risk.

BKT 47 Flood Relief Schemes

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.

BKT 48 Surface Water Drainage and Sustainable Drainage Systems (SuDs)

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

BKT 49 Protection of Waterbodies and Watercourses

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

BKT 50 Flood Risk Assessment for Planning Applications and CFRAMS

Protect Flood Zone A and Flood Zone B from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any superseding document) and the guidance contained in Development Management Standards 2 and 3. Site-specific Flood Risk Assessment (FRA) is required for all planning applications in areas at elevated risk of flooding, even

for developments appropriate to the particular flood zone. The detail of these site-specific FRAs will depend on the level of risk and scale of development. A detailed site specific FRA should quantify the risks, the effects of selected mitigation and the management of any residual risks. The Council shall have regard to the results of any CFRAM Studies in the assessment of planning applications. Where a development/land use is proposed that is inappropriate within the Flood Zone, then the development proposal will need to be accompanied by a Development Management Justification Test in addition to the site-specific Flood Risk Assessment. In Flood Zone C, where the probability of flooding is low (less than 0.1%, Flood Zone C), site-specific Flood Risk Assessment may be required and the developer should satisfy themselves that the probability of flooding is appropriate to the development being proposed.

BKT 51 FRA and Climate Change

Flood Risk Assessments in Ballinasloe 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.

BKT 52 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 Ballinasloe.

BKT 53 Inland Fisheries

It is the Council policy objective 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 Ballinasloe.

BKT 54 Flood Vulnerable Zones

It is Council policy objective 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.

BKT 55 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.

BKT 56 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.

BKT 57 Telecommunications & Broadband

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.

BKT 58 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)*.

BKT 59 Trees, Parkland/Woodland and Hedgerows

- a) Protect important trees, tree clusters and hedgerows in the plan area and ensure that development proposals take cognisance of significant trees/tree stands. Ensure that all planting schemes use suitable native variety of trees.
- 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.

BKT 60 Development Management Standards and Guidelines

Ensure that the general development management standards and guidelines set out in the current *Galway County Development Plan*, or any subsequent variation or review shall apply as appropriate in the plan area. In addition, any specific development management guidelines set out within this Local Area Plan shall also be applied, as appropriate, to development proposals in the plan area.

BKT 61 Opportunity Sites

To encourage and support the appropriate and sustainable development or redevelopment where appropriate of lands identified as development opportunity sites within the land use zoning map.

BKT 62 Park

To carry out a feasibility study exploring the options for the development of a public park in Ballinasloe. Any proposal would be subject to a detailed planning and environmental assessment that accords with proper planning and sustainable development.

Where appropriate, recreational considerations and access to blue and greens space should be underpinned by the Green Space Principles including

- Enhance urban greening through planting strategies that mitigate noise and air pollution and maximise local biodiversity gain and facilitate sustainable drainage (e.g. deciduous wooded and wildflower meadow areas).
- A networked approach: emphasising green infrastructure networks (rather than isolated parks) can provide new opportunities for connecting existing and new green spaces and creating linkages between urban and rural areas. Examples include greenways and linear parks, local greenways or cycleways that link to regional and national greenways and de-culverting watercourses to provide new blue corridors.
- Well managed and maintained, creating a high-quality environment: poorly managed spaces or vandalism lead to negative perceptions among potential users.
- Multifunctional uses: examples include spaces that encourage active mobility, physical activity and sports, relaxation and tranquillity, and opportunities for social exchange (e.g. that incorporate community gardens or encourage park runs).
- Create multisensory restorative environments that help mitigate the psychological stresses of modern living through the provision of “restive places for rejuvenation”.

BKT 63 Bathing Area

To seek to carry out a feasibility study exploring the options for the establishment of a bathing area along the River Suck. Any proposal would be subject to a detailed environmental assessment that accords with appropriate guidance.

Ballinasloe – Opportunity Site

OPT – BKT 1 Former Haydens Hotel site, Dunlo Street, Ballinasloe.

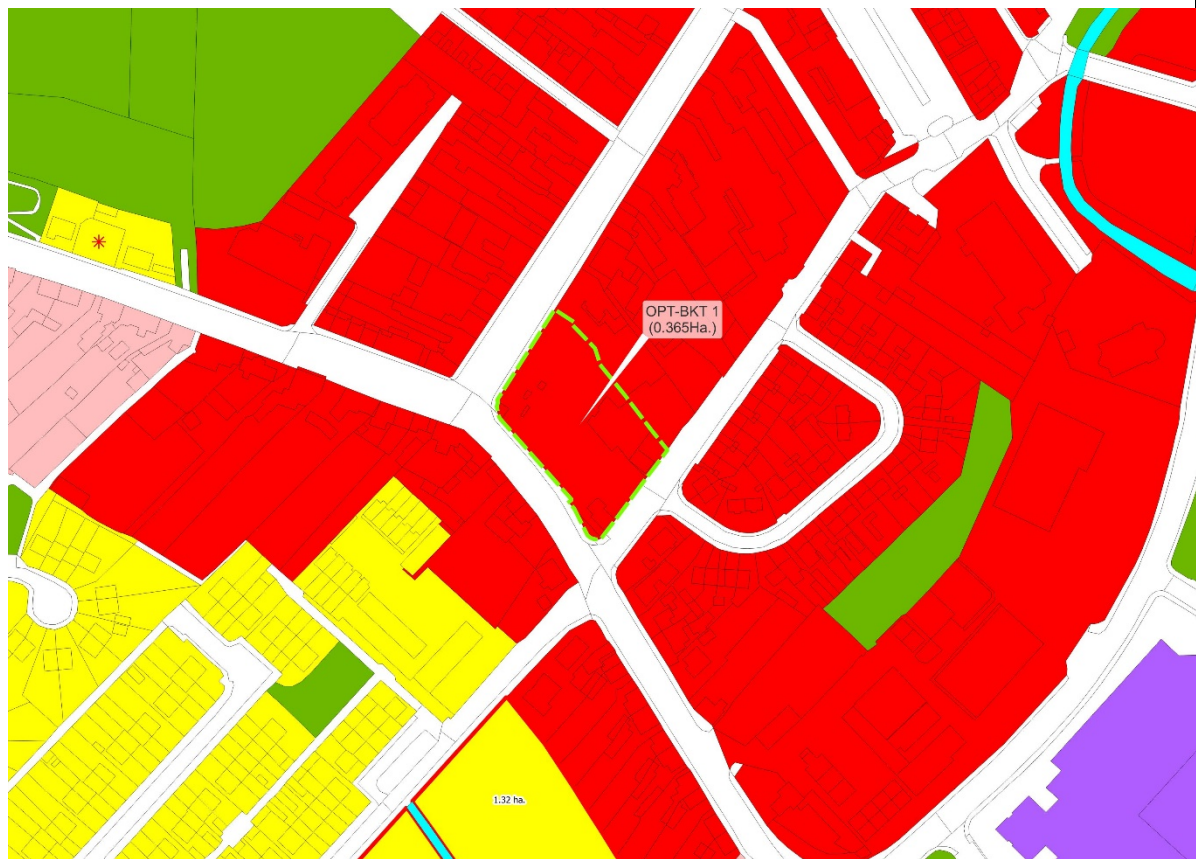
Brief Description:

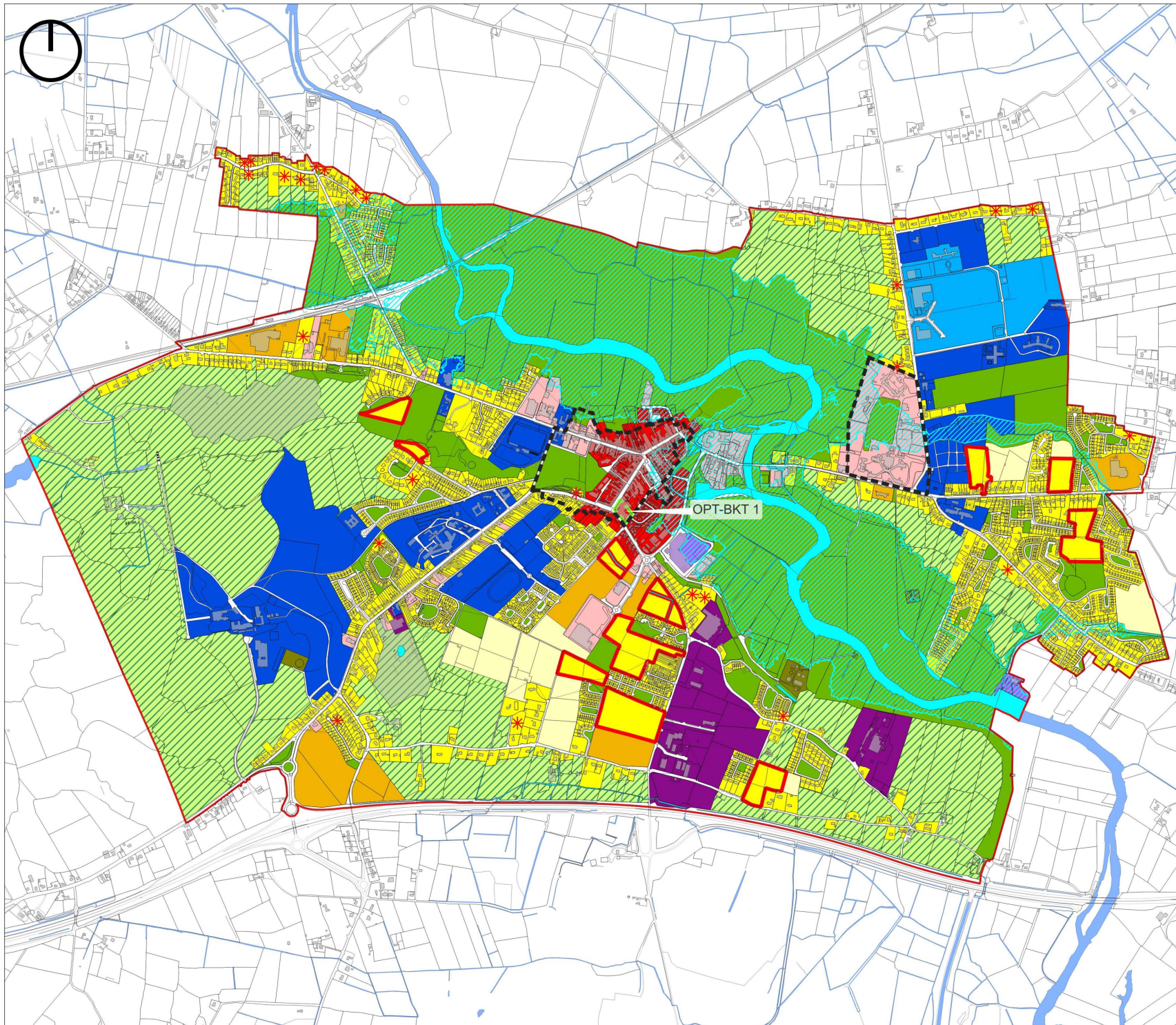
Area: Approximately 0.2 Hectares

Zoning: Town Centre

Current Land Use: Vacant Hotel Site

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.

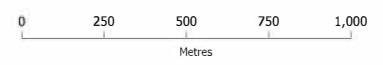


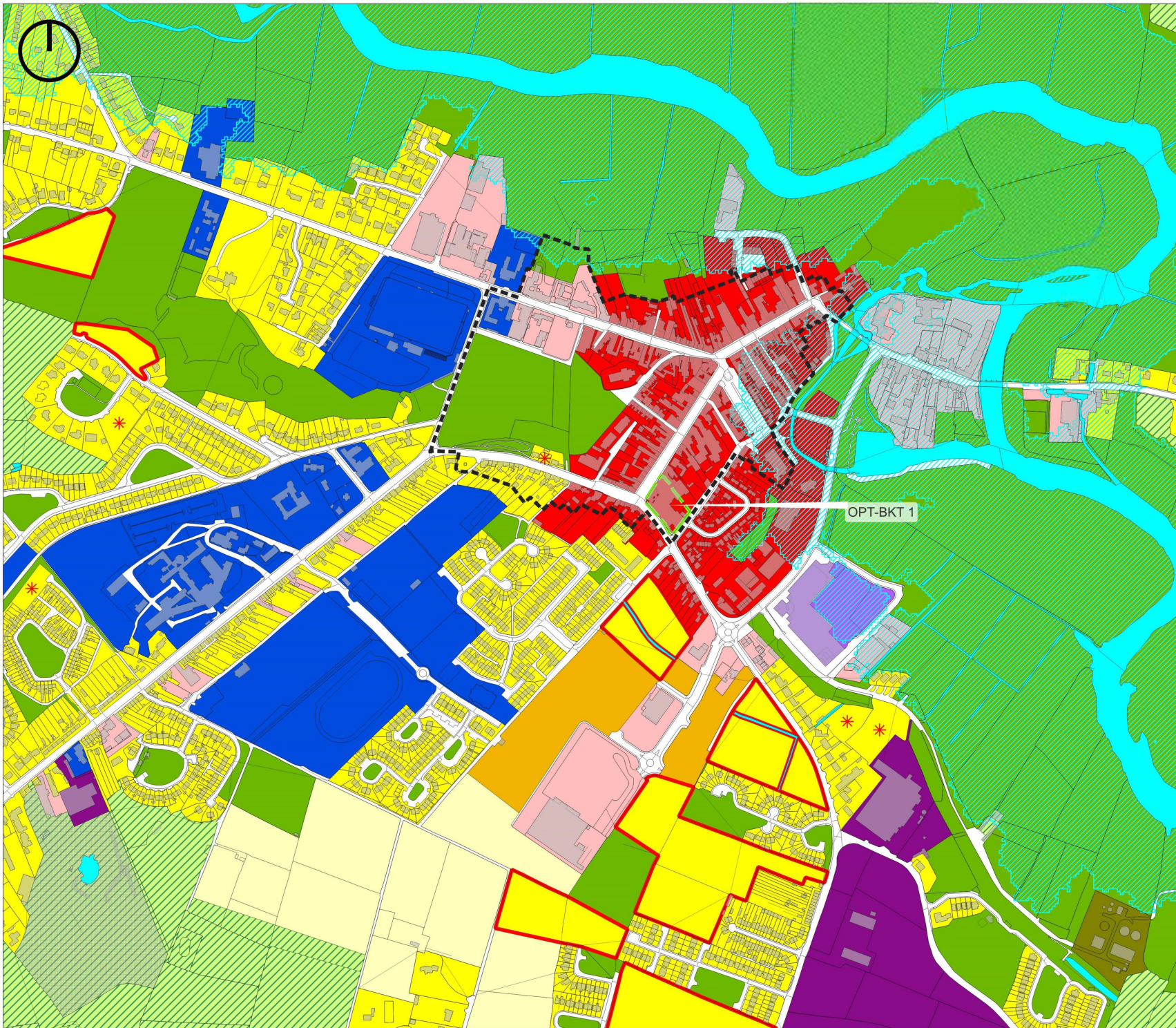


- LAP Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- R - Residential Infill
- C1 - Town Centre
- C2 - Commercial/Mixed Use
- BE - Business & Enterprise
- BT - Business & Technology
- T - Tourism
- I - Industrial
- CF - Community Facilities
- PU - Public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

**Ballinasloe
Local Area Plan
2022-2028**

Land Use Zoning Map



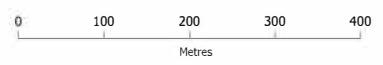


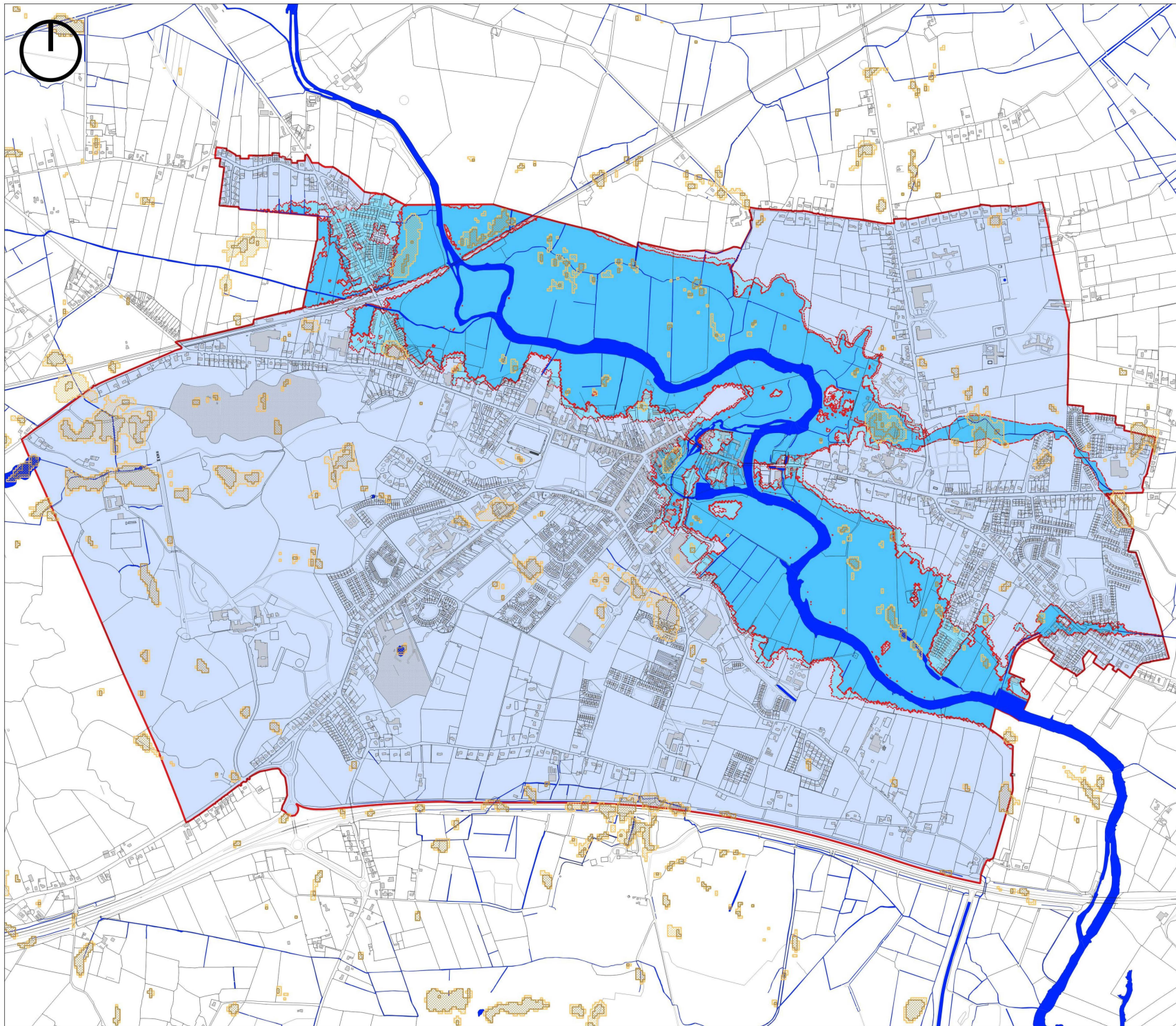
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



OPT-BKT 1

**Ballinasloe
Local Area Plan
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**Town Centre
Land Use Zoning Map**

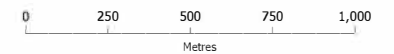




-  LAP Boundary
-  Indicative Flood Zone A
-  Indicative Flood Zone B
-  Indicative Flood Zone C
-  OPW PFRA Pluvial Indicative
-  OPW PFRA Pluvial Extreme
-  Water

**Ballinasloe
Local Area Plan
2022-2028**

Flood Risk Management



Comhairle Chontae na Gaillimhe
Galway County Council