

Draft Tuam Local Area Plan 2018-2024

**Chief Executive's Report on Submissions Received on the
Draft Tuam Local Area Plan 2018-2024**

CHIEF EXECUTIVE'S REPORT

Forward Planning
Galway County Council
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Comhairle Chontae na Gaillimhe
Galway County Council

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1. Chief Executive's Report Introduction

1.1 Legislative Requirements Relating to the Local Area Plan

The Draft Tuam Local Area Plan 2018-2024 has been prepared in accordance with the legislative framework for planning and development, including the following:

- Section 18, 19, and 20 of the Planning and Development Act 2000 (as amended).
- Planning and Development Regulations 2001 (as amended).
- EU Directives, including the EU Habitats Directive 92/43/EEC, Birds Directive 2009/147/EC, Water Framework Directive 2000/60/EC, Strategic Environmental Assessment (SEA) Directive 2001/42/EC,
- Flood Directive 2007/60/EC and associated national legislation.
- Requirements under the *Planning and Development (Strategic Environmental Assessment) Regulations 2004* (SI No. 436 of 2004) as amended by the *Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011* (S.I. No. 201 of 2011), the *European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011* (SI No. 200 of 2011) amending the *European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004* (S.I. No.435 of 2004), and the 2004 Strategic Environmental Assessment Guidelines.
- Requirements under Article 6 (3) and (4) of the EU Habitats Directive and the European Communities (Birds and Natural Habitats) Regulations 2011 in relation to Appropriate Assessment.

Local Area Plans, including the Tuam Local Area Plan 2018-2024, shall be consistent with the objectives of the County Development Plan, its Core Strategy and the Regional Planning Guidelines for the West Region 2010-2022 (as Amended) and National Planning Framework 'Project Ireland 2040'. Local Area Plans must also have regard to Ministerial Guidelines under the Planning and Development Act 2000 (as amended) and be in accordance with National and European legislation.

1.2 Chief Executive's Report to the Elected Members

In accordance with Section 20 of the Planning and Development Act 2000 (as amended), this Chief Executive's Report on submissions received on the Draft Tuam Local Area Plan is being submitted to the Members of this Authority for their consideration for a maximum period of 6 weeks. When performing their functions, the Members of the Authority shall be restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any Local Authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

The Act requires that the Chief Executive's Report shall:

- (i) List the persons who made submissions or observations;
- (ii) Summarise the issues raised by the persons in the submissions or observations;
- (iii) Contain the opinion of the Chief Executive in relation to the issues raised, and his or her recommendations in relation to the proposed local area plan, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

The Members shall consider the proposal to make a local area plan and the Chief Executive's Report. Following the Members consideration of the Chief Executive's Report, the Local Area Plan shall be made in accordance with the recommendations of the Chief Executive as set out in their report, or the Members can by resolution decide to make the plan otherwise than as recommended in the Chief Executive's Report, or decide not to make the plan.

Where following the consideration of the Chief Executive's Report, it appears to the Members that the Draft Local Area Plan should be altered, and the proposed alteration would be a material alteration of the Draft Local Area Plan, the Planning Authority shall, not later than 3 weeks after passing of a resolution, publish notice of the proposed material alteration(s) in at least one newspaper circulating in

the area and send notice of the proposed material alteration(s) to the Minister, the Board and prescribed authorities.

The Planning Authority shall also determine if a Strategic Environmental Assessment (SEA) or an Appropriate Assessment (AA) or both are required to be carried out in respect of one or more of such proposed material alterations to the Draft Local Area Plan. No later than 2 weeks after such a determination, the Manager shall specify such a period that he or she considers necessary as being required to facilitate such an assessment(s).

The Planning Authority must publish a notice in at least one newspaper circulating in the area, of the proposed material alteration(s), and where appropriate in the circumstances the making of a determination that an SEA or AA is required. The Planning Authority must ensure that an SEA or AA is carried out within the period specified by the Chief Executive.

The newspaper notice shall state that a copy of the proposed material alteration(s) of the Draft Local Area Plan may be inspected at a stated place and at stated times during a stated period of not less than 4 weeks and written submissions or observations with respect to the proposed material alteration(s) of the Draft Local Area Plan can be made to the Planning Authority within the stated period and shall be taken into consideration before the making of any material alteration(s).

Not later than 12 weeks after publishing a notice, or such period as may be specified by the Chief Executive, the Chief Executive shall prepare a report on the submissions or observations received and submit a Chief Executive's Report on the material alteration(s) to the Members for their consideration. The Members shall then consider the proposed material alteration(s) of the Draft Local Area Plan and the Chief Executive's Report for a maximum period of 6 weeks from when furnished with the report. Following this, the Members, by resolution, shall make the Local Area Plan as appropriate, with all, some, or none of the material alteration(s) as published.

Where the Members decide to make the Local Area Plan it shall be necessary for the passing of the resolution for it to be passed by not less than half of the Members and any other requirements applying in relation to such a resolution. Where the Members decide to make a change to the material alteration(s) proposed, further modifications to the material alteration(s) may be made where it is minor in nature and therefore not likely to have significant effects on the environment or the integrity of a European Site and shall not be made where it refers to the increase in the area of land zoned for any purpose, or an addition or deletion from the Record of Protected Structures. When performing their functions under the relevant subsection of the Act, the Members shall be restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any Local Authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

A Local Area Plan shall have effect 4 weeks from the day that it is made.

1.3 Structure and Content of the Chief Executive's Report

1.3.1 Issues, Responses and Recommendations

The Tuam Local Area Plan 2018-2024 was placed on public display for 6 weeks, from Friday the 18th of January 2018 until Tuesday 13th of March 2018 (inclusive). A public consultation drop in session was also held in Tuam Library on Thursday 8th of February 2018 which was well attended. A total of 36 submissions were received within the public consultation period.

The full contents of each submission have been considered in the preparation of the Chief Executive's Report. The report lists the persons that made submissions or observations during the public consultation period, summarises the issues raised in the submissions or observations, contains the opinion of the Chief Executive in relation to the issues raised, and their recommendation in relation to the submission, taking account of the proper planning and sustainable development of the area, the statutory obligations of any Local Authority in the area and the relevant policies or objectives of the Government or any Minister of the Government. The responses and recommendations set out in the Chief Executive's Report have been subject to SEA and AA screening and are considered to be appropriate and acceptable in terms of these requirements.

The submissions received have been divided into 2 main groupings comprised of the following:

- Prescribed Authorities and Environmental Authorities
- General Public and Other Persons/Bodies

The issues raised by the Prescribed Authorities and Environmental Authorities have been dealt with separately first. The Prescribed Authorities and Environmental Authorities are specified in relation to Local Area Plans under the Planning and Development Act 2000 (as amended), the Planning and Development Regulations 2006 and the Planning and Development (SEA) Regulations 2004-2011. The remaining submissions include submissions from the general public, communities and other stakeholders. All of the submissions received were individually examined in relation to the various issues raised. A summary of the issues raised in each submission is provided followed by the response and recommendation of the Chief Executive.

The report uses the following text formatting to highlight changes that are recommended to the proposed amendments to the Tuam Local Area Plan:

- Existing Text – Shown in black text
- Proposed Addition – Shown in red text highlighted yellow
- Proposed Deletion – Shown in ~~red text highlighted yellow with red strike through~~

Once the Elected Members have made their decisions regarding the recommended changes, all agreed deletions will be removed and any agreed additions and consequential changes will be inserted into the proposed alterations to the Draft Local Area Plan, as appropriate.

1.3.2 Appendices

This includes a list of all submissions received on the Draft Tuam Local Area Plan 2018-2024 including any late submission(s).

2. Submissions

SUBMISSIONS FROM PRESCRIBED AUTHORITIES			SUBMISSIONS FROM PRESCRIBED AUTHORITIES
No.	Submission Name	Summary of Issues Raised in Submission	Chief Executive's Response and Recommendation
1	Department of Housing, Planning & Local Government (Niall Cussen)	<p>The Department of Housing, Planning & Local Government, considers that the Draft Tuam LAP 2018-2024, sets out an appropriate framework for the proper planning & sustainable development of Tuam.</p> <p>The Department notes and supports the Authority's efforts in ensuring a sequential approach to development and that housing land supply is in accordance with the Core Strategy as contained within the CDP.</p> <p>The Dept, requests section 1.4 is updated, to take account for publication of National Planning Framework and emergence of Regional Spatial & Economic Strategy.</p> <p>Additional Objective should be added to account for future amendments required in order to comply with the Regional Economic & Spatial Strategy.</p> <p>DHPLG commented there is no breakdown of housing type and/or tenure for new housing development, in accordance with new housing need and demand assessment contained within the NPF, this should be considered along with the requirement for more town centre living, the dept. encourages the inclusion of additional objectives to address.</p> <p>The plan contains 74 ha of R2 phase II residential lands, the Dept. considers this excessive and it should be reduced and revisited.</p>	<p>Chief Executive's Response: Welcomes the comments and support for the draft plan.</p> <p>Agreed, section 1.4 to be updated to take account of NPF & RSES, see amendment A.</p> <p>Agreed, CE Proposes to include additional Objective DS 2 to comply with the future RSES.</p> <p>Objective RD 4 Housing Options, addresses requirement to provide housing to meet local needs regarding to type & tenure of new housing in Tuam. It is proposed to amend the existing objective to incorporate reference to the new housing need and demand assessments.</p> <p>The amount of R2 land has been significantly reduced from 136 ha in the 2011-2017 plan to 74 ha in the draft Plan 2018-2024. It is considered this reduction is appropriate.</p>

			<p>Chief Executive's Recommendation: Noted. Proposed to amend the draft plan as follows:</p> <p>A) National Planning Framework Published 16th February 2018, "Ireland 2040", the Department of Public Expenditure and Reform document entitled "Infrastructure and Capital Investment 2012-2016", the Regional Planning Guidelines for the West Region 2010-2022, the emerging Regional Spatial and Economic Strategy any subsequent regional planning guidelines, Guidance), the National Climate Change Strategy 2007-2012 and follow on document "National Climate Change Adaptation Framework Building Resilience to Climate Change 2012, Smarter Travel - A Sustainable Transport Future 2009-2020, and a range of guidelines including the Local Area Plan Guidelines (2013), SEA Guidelines 2004, Sustainable Residential Development in Urban Areas Guidelines 2009, Spatial Planning and National Roads-Guidelines for Planning Authorities (2012), The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 & Departmental Circular PL2/2014, Implementation of SEA Directive: Assessment of the Effects of Certain Plans and Programmes on the Environment Guidelines 2004, and the Appropriate Assessment of Plans and Projects in Ireland-Guidance for Planning Authorities, 2010. Statutory plans, in particular the previous Local Area Plan for the Town and the need for compliance and consistency with the current Galway County Development Plan 2015-2022 and the Regional Planning Guidelines for the West Region 2010-2022 and any subsequent emerging Regional Spatial and Economic Strategy.</p> <p>B)</p> <p>Objective DS 2 - Compliance with National Planning Framework & Regional Spatial & Economic Strategy</p> <p>Policies and Objectives contained within the Tuam LAP 2018-</p>
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			<p>2024 (including future reviews/variations) will be updated if required to ensure compliance with Objectives progressed under the NPF and/or future RSES (as proposed/updated).</p> <p>C) Objective RD 4 – Housing Options Require that a suitable variety and mix of dwelling types, tenures and sizes are provided in developments to meet different needs, having regard to demographics and social changes, social inclusion, life time changes, smaller household sizes, lower formation age, immigration, etc. The type, mix and tenure of new housing permitted shall be informed by a Housing Need Demand Assessment as carried out by the Local Authority (as updated/amended) in accordance with the NPF, new housing provision will include the provision of housing for older people, for people with disabilities and other special needs households.</p>
2	Dept. of Agriculture, Food & the Marine (Liz McDonnell)	No comments or observations.	Chief Executive’s Response: Noted. Chief Executive’s Recommendation: No change to draft plan.
3	The Department of Education and Skills	Submission received from Agent working with DoES (see submission 24.)	Chief Executives Response: Noted. Chief Executives Recommendation: Please see response to Submission 24.
4	The Department of Culture, Heritage & Gaeltacht/ NPWS (Yvonne Nolan)	The below submission/ comments are made in the context of the Department’s role in relation to nature conservation: <i>Duties in relation to nature conservation</i> <i>The Council has duties in relation to European sites and nature conservation as the competent authority for appropriate assessment in this case under Part XAB of the Planning and</i>	Chief Executives Response: Noted. The Planning Authority is fully aware of its obligations in relation to Nature Conservation and compliance under Part XAB of the Planning & Development Act 2000 (as amended).

		<p><i>Development Act, 2000 as amended, and as a public authority¹ within the meaning of the European Communities (Birds and Natural Habitats) Regulations, 2011. These duties include the specific requirements of appropriate assessment, and the obligations placed on public authorities to exercise their statutory powers and functions in compliance with and, as appropriate, so as to secure compliance with the requirements of the Birds and Habitats Directives, and the Regulations. Appropriate steps must be taken to prevent the deterioration of natural habitats and the habitats of protected species as well as significant disturbances of species in European sites insofar as this disturbance could be significant in relation to the objectives of the Habitats Directive. All public authorities are advised to incorporate such obligations into their plans and programmes, and associated assessments, as required and relevant.</i></p> <p><i>European sites</i> <i>The plan area incorporates Tuam and its environs, including parts of the European site, Lough Corrib SAC (site code 000297). All parts of the plan area drain towards the River Clare in the SAC; the River Clare ultimately discharges to Lough Corrib, also within the SAC. Lough Corrib has site specific conservation objectives, dated 28/04/17: https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO000297.pdf. There is direct hydrological connectivity between the plan area and Annex I lake habitats within the SAC where the conservation objectives are to restore their favourable conservation condition within the site.</i></p> <p><i>Matters relating to the appropriate assessment</i> <i>The Department notes the CAAS documentation which refers to the appropriate assessment process and presents an amalgam of a screening exercise and a partial Natura Impact Report (NIR).</i></p>	<p>The document cited by the submission was used in the preparation of the Stage 2 Appropriate Assessment (AA) Natura Impact Report, and is referenced within the Stage 2 AA Natura Impact Report. Further detail will be included within the text of the AA Natura Impact Report to identify the Conservation objectives and specific targets for each of the qualifying interests referred to for both of the European Sites brought to Stage 2 AA.</p> <p>The Stage 2 AA Natura Impact Report provides details of both the AA Screening process (which is Stage 1 of the AA process) and the Stage 2 AA. This is detailed within the Natura Impact Report. Any references to the AA Natura Impact Report document being a Screening Statement shall be updated to ensure that it is clear that the document is a Stage 2 AA Natura Impact Report.</p>
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	<p><i>function, and/or conservation objectives.” An NIR, if required, should ‘include a report of a scientific examination of evidence and data, carried out by competent persons to identify and classify any implications for one or more than one European site in view of the conservation objectives of the site or sites’ (Part XAB, Section 177T (2) of the Planning and Development Act, 2000 as amended). The legislation also identifies the application of best scientific knowledge and objective information to the screening process. The Council should examine whether these tests and standards are met in this case.</i></p> <p><i>Table 4.3 of the report rightly identifies the main threat to Lough Corrib SAC as “water polluting activities”, but does not then examine available water quality data and trends, or undertake any analysis relative to the conservation objectives of relevance, including the specific attributes, targets and notes. The Council will be aware that water quality data are available and are presented in the SEA Environmental Report – see, for example, Figures 4.4 which shows that surface waters in the plan area, and discharging to the Clare, have poor to moderate water quality.</i></p> <p><i>In terms of the plan supporting an increasing population, the Council will be aware of EPA reports prepared in connection with the Waste Water Discharge Licence authorization for Tuam Waste Water Treatment Plant. A report from 2016 indicated that the plant was operating under pressure (due to the sludge acceptance practices at the time) and did not have spare organic capacity for population increases. It also stated that a new waste reception area was planned and would improve the performance of the plant. The final effluent from the Primary Discharge Point was non-compliant with the Emission Limit Values in 2016, including for Ortho P (mg/l), Total N (mg/l) and Ammonia N (mg/l). In the case of the attribute ‘Water quality: nutrients’, a target for each of the downstream Annex I lake habitats is, ‘Restore the concentration of nutrients in the water column to sufficiently low</i></p>	<p>Source-Pathway-Receptor model, the ecological condition of the receiving environment will remain in its current state.</p> <p>The information relating to the existing water quality outputs from the Tuam Waste Water Treatment Plant as detailed within the reports mentioned is an important issue for projects to consider during the implementation of the Plan. For the purposes of the Plan and associated AA, this information is not relevant.</p> <p>As a result of, inter alia, including Objective UI 3 Wastewater Disposal, no developments will be permitted if the existing Tuam WWTP is over capacity as indicated by the information provided.</p>
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5	<p>Environmental Protection Agency (EPA) (David Galvin)</p>	<p>The EPA raise several issues in their submission as follows:</p> <p>Specific comments on the plan: <i>EPA notes the many objectives for protecting environmental sensitivities in the Plan and associated mitigation measures for the Plan area. It is also evident that the issues identified in the SEA have been taken into account in the Plan.</i></p> <p><i>Infrastructure</i> <i>The various proposed residential, industrial and infrastructural developments, including projects such as new roads, road upgrades, schools, cycle routes etc., referenced in the Plan,</i></p>	<p>Chief Executive's Response:</p> <p>Noted.</p>

	<p>are noted. Development in the Plan area should be supported by the necessary infrastructure. Infrastructure related development should, where relevant and appropriate, take into account the requirements of the EIA, Habitats, Floods and Water Framework Directives. This should ensure that environmentally sensitive areas which may be impacted are assessed and appropriate environmental protection and mitigation measures are put in place.</p> <p><i>Climate Change Mitigation and Adaptation</i> The effects of climate change are already discernible in Ireland and projected impacts include higher intensity rainfall events, more intense storms and storm surge, sea level rise, warmer temperatures and longer periods of low rainfall. We note the detail on climate change mitigation included in both the Plan and ER and welcome the inclusion of specific climate change objectives. The Plan should support the implementation of any relevant recommendations within Ireland's National Mitigation Plan and the National Adaptation Framework.</p> <p>The EPA has published guidelines to support local authorities in developing local climate adaptation strategies (EPA, 20161). The 'Climate Ireland' website provides information, support and advice to help local authorities, sectors and government departments to adapt to climate change and includes a Local Authority Adaptation Support Wizard. It can be consulted at www.climateireland.ie.</p> <p><i>Opportunity Sites</i> Appendix 1-Opportunity Sites is noted. There is merit in assessing Site 1 the former hospital on Vicar Street and Site 5 the former industrial site on the corner of Barracks Street and Liam Mellows Street, in the context of the possible requirement for land remediation as a result of previous activities on these sites. Where any significant remediation is required, a contamination and remediation assessment may need to be undertaken to identify areas of variable risk (low/medium/high) within the Plan area. In January 2017, the EPA published a consultation document setting out guideline values with a view to providing a common framework for determining groundwater</p>	<p>Noted. Objective ENV 1 – Climate Change & The National Climate Change Adaptation Framework provides for the following: “Galway County Council shall support and facilitate European and national objectives for climate adaptation and mitigation as detailed in the National Climate Change Adaptation Framework 2012, the National Mitigation Plan and emerging National Adaptation Framework and relevant Sectoral Adaptation Plan(s).”</p> <p>Noted. The SEA Environmental Report will be updated to take account of the information provided by the EPA in their submission. To insert the following text into Section of the SEA Environmental Report:</p> <p>Opportunity Site 1 is a former hospital located on Vicar Street and Opportunity Site 5 is a former industrial site located on the corner of Barracks Street and Liam Mellows Street. As with other previously developed sites, proposed developments will be required to comply with County Development Plan Objective NHB12 - Soil/Ground Water Protection, “Developments shall ensure that adequate soil protection measures are undertaken, where appropriate, including investigations into the nature and extent of any soil/groundwater contamination.”</p>
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	<p>contamination risk. This document can be accessed at: www.epa.ie/pubs/consultation/guidelinevaluesforgroundwater.html.</p> <p><i>Critical Service Infrastructure</i> We acknowledge the commitment given to ensuring that continued development within the Plan area, 'will need to continue to be accompanied by adequate and appropriate critical service infrastructure', and to supporting the delivery of Irish Water's Water Services Strategic Plan and Associated Capital Investment Plan.</p> <p><i>Habitat Mapping</i> We note the range of 'Natural Heritage' and 'Biodiversity' objectives in Section 8. Assessment of the Draft Plan, particularly those supporting the protection of non-designated biodiversity, ecological networks, wetlands, trees and hedgerows etc. There is merit, where feasible, to reviewing any available green infrastructure/habitat mapping in the context of complimenting/strengthening the Natural Heritage and Biodiversity objectives.</p> <p><i>Monitoring</i> We note Table 10.1 Selected Indicators, Targets and Monitoring Sources. There is merit in including information in Table 10.1 on the specific responsibilities for monitoring the various environmental sensitivities in the monitoring programme and in including Table 10.1 in the Non-Technical Summary of the Plan. There is merit too in aligning the monitoring of this Plan with the monitoring programme established at county level. This would be useful in assessing whether the mitigation measures and policies/objectives are robust enough to manage/protect environmental sensitivities. We acknowledge the commitment to prepare a stand-alone monitoring report on the significant environmental effects of implementing the Local Area Plan within three years of its adoption.</p> <p><i>Future Amendments to the Draft Plan</i></p>	<p>Noted</p> <p>Noted</p> <p>Noted. To include:</p> <ul style="list-style-type: none"> • Specific responsibilities for monitoring the various environmental sensitivities in the monitoring programme on Table 10.1 in the SEA Environmental Report; • Table 10.1 in the Non-Technical Summary of the SEA Environmental Report; and • Details in the SEA Environmental Report on how the monitoring of the Plan will be aligned with the monitoring programme established at county level, for the County Development Plan.
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6	Transport Infrastructure Ireland (TII) (Michael McCormack)	<p>The authority welcomes the referral, and opportunity to make submissions. The submission queries</p> <ul style="list-style-type: none"> • Objective TI 1- Queries reference to N84, and should refer to N83 • Update reference to NRA in T11(c), T16 & T19. and replace with TII including publications and reference to GE-STY-01024 Road Safety Audit. <p>Other Specific Development Objectives</p>	<p>Chief Executive’s Response:</p> <p>Noted. Administrative error, proposed amendments to the draft LAP replacing reference in objective T11 from N84 to N83.</p>

		<p>TII has raised concern that the N17 Tuam to Claremorris scheme is not reference within the LAP and requires objectives to be included providing for development of the relevant national road schemes & a policy to protect routes for national road schemes.</p> <p>The proposed route corridor for the Tuam To Claremorris has not been shown in the new zoning map and is infringed upon by a Residential R1 land zoning.</p> <p>b) Proposed Zoning Objectives –</p> <p>i. Industrial TII highlights that access to new industrial zoned lands at Mountpotter, will need to be considered in the context of the existing zoned Business & Enterprise lands.</p> <p>ii. Residential (Phase 1)</p>	<p>Chapter 5 of the CDP 2015-2021 references National Road schemes which are development priorities across the county administrative boundary including the Tuam to Claremorris Scheme. It is unnecessary to repeat this in the LAP. Objective TI 5 & TI 6 of the CDP 2015-2021, offer objectives for the development of network improvements and protection of national routes. In addition to this the LAP contains objectives TI1- National Road Network & TI 4 Road schemes & Improvements, both of these objectives provide for the required support for development/improvement of the national & local road network, it is not proposed to add additional objectives. No change to draft Plan.</p> <p>The omission of the N17 Tuam to Claremorris corridor on the zoning map was an administrative error, which is proposed to be rectified. The infringement on the route corridor by the R1 lands on the zoned map is also proposed to be amended. Please see appendix 1 Map.</p> <p>Applications for development on the industrial zoning will be considered at the Development Management stage, a full appraisal of the proposed access arrangements will be carried out to the satisfaction of the TII, National Guidance and all other material planning considerations.</p> <p>DM Standard 21: of the County Development Plan 2015-2021 sets building stand-off distances from the different classification of carriageways, the stand-off distance to</p>
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		<p>Zoning upto the line of the N/M17 compromise the future potential upgrade works.</p> <p>iii. Residential (Phase 2) Zoning along the M17/M18- TII Welcomes Objective TI 7 – requiring noise assessments and mitigation.</p>	<p>Motorways/interchanges is 90 metres. This is considered appropriate & would be factored in to any future development proposals through the Development Management process.</p> <p>Noted.</p> <p>Chief Executive’s Recommendation:</p> <p>1. Objective TI1 will be updated as follows:</p> <p>a) Protect the national road network and safeguard the efficiency, safety, capacity and strategic investment in the N84 N83 national secondary route having regard to the Spatial Planning and National Roads Guidelines for Planning Authorities (2012).</p> <p>c) Transitional zones – (where national roads on the approaches to or exiting urban areas are subject to a speed limit of 60kmh before a lower 50kmh is encountered) a limited level of direct access to facilitate orderly urban development may be provided. Any such proposal must be subject to a road safety audit carried out in accordance with the NRA’s TII’s requirement and a proliferation of such entrances, which would lead to a diminution in the role of such zones, shall be avoided.</p> <p>2. Objective TI 6 – Road Safety Audits, Traffic Impact Assessment</p> <p>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 Publications & TII GE-STY-01204 Road Safety Audit NRA’s Traffic & Transport Assessment Guidelines, having regard to Road Safety Audits in</p>
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			<p>the NRA document DMRB HD19/12 Road Safety Audit (including any updated/superseding document).</p> <p>3. Objective TI 9 – Signage on or Visible from National Roads</p> <p>Avoid the proliferation of non-road traffic signage on and adjacent to national roads outside of the 50-60kph speed limit area, in the interest of traffic safety and visual amenity, in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities (2012). The NRA TII document Policy & Provision of Tourist and Leisure Signage on National Roads March (2011) (including any updated/superseding document) shall also be considered in the assessment of relevant developments.</p> <p>4. Removal of R1 lands of 1.81 ha from R1 zoned site at Tuam-Claremorris corridor & replace R1 lands at site identified in submission 35.</p>
7	Irish Water (Suzanne Dempsey)	Irish Water welcomes the opportunity to review the Draft Tuam Local Area Plan. The submission proposes changes to the wording of 2 paragraphs on page 40 of the draft plan.	<p>Chief Executive’s Response:</p> <p>Noted. The suggested wording is considered appropriate and the plan shall be amended accordingly.</p> <p>Chief Executive’s Recommendation:</p> <p>Amend the draft plan as follows:</p> <p>Irish Water is now responsible for the operation of public water and wastewater services and provision of these services across Ireland. For decades, Local Authorities have provided water and wastewater services within the resources available to them. In order to maintain continuity of service, Irish Water has entered into Service Level Agreements (SLA) with Galway County Council for the operation of Irish Water’s assets for the next</p>

			<p>twelve years. Irish Water's Capital Investment Plan 2014-2016 outlines the indicative investment priorities in water services infrastructure over the coming years. The Capital Investment Plan consists of a targeted programme consisting of individual projects and a range of sub-programmes, which will deliver improvements in drinking water quality, leakage, wastewater compliance, business efficiencies and customer service. Irish Water has also commenced work on a 25 Year Water Services Strategic Plan which will set out its long term strategy and objectives. The Capital Investment Plan will be adjusted as required to meet the objectives and priorities of the Water Service Strategic Plan as adopted following assessment.</p> <p>From 1st January 2014, Irish Water became responsible for the operation of public water and wastewater services and provision of these services across Ireland. For decades, Local Authorities have provided water and wastewater services within the resources available to them. In order to maintain continuity of service, Irish Water entered into Service Level Arrangements (SLA) with Galway County Council for the operation of Irish Water's assets. Irish Water's current Capital Investment Plan 2017-2021 outlines the indicative investment priorities in water services infrastructure over the coming years. The capital Investment Plan consists of a targeted programme consisting of individual projects and a range of sub-programmes, which will deliver improvements in drinking water quality, leakage, wastewater compliance, business efficiencies and customer service. Irish Water also published a 25 Year Water Services Strategic Plan in 2015 which sets out its long term strategy and objectives.</p> <p>Tuam benefits from a public wastewater treatment system, which was designed to cater for a population equivalent of 3,000 with provision for future expansion to 6,000 population</p>
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			<p>equivalent. Treatment in the plant consists of screening followed by activated sludge treatment, using a sequencing batch reactor where aeration, settling and decanting occur. Effluent also undergoes tertiary treatment in the form of filtration and chemical dosing for phosphate removal. The final treated effluent discharges to Clare River/Stream, which in turn discharges to Lough Corrib, approximately 5km downstream. There are no secondary discharges from the agglomeration of Tuam. The EPA have issued a discharge license for the wastewater from the treatment plant.</p> <p>Tuam benefits from a public wastewater treatment system, which was designed to cater for a population equivalent (p.e) of 24, 834. Based on current loading it is estimated there is approx. 4000p.e. capacity remaining in the plant which means there is sufficient treatment capacity to accommodate the projected increase in population for Tuam. Treatment stages comprise preliminary (screening and grit removal) followed by secondary (activated sludge process) and tertiary (sand filtration and nutrient removal). The final treated effluent to the Clare River, which in turn discharges to Lough Corrib, approximately 40 Km downstream. The wastewater network in Tuam was upgraded under the Tuam Town Main Drainage Contract, completed in 2012. Future connections to this network from development on zoned and infill lands will be assessed through Irish Water's Connection and Developer Services process.</p>
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8	Eircom (c/o Declan Brassil)	<p>A detailed submission has been received from Eircom regarding a site under their ownership on Meadow Avenue in Tuam.</p> <p>The submission requests that the site is zoned as existing residential not the C2 commercial designation as contained within the draft plan.</p>	<p>Chief Executive's Response:</p> <p>The site is not existing residential zoning there are not presently nor have there been residential buildings on site. The submission confirms the site was most recently used as a storage depot by Eircom.</p> <p>The C2 zoning does not preclude the sites development for Residential purposes. The land use zoning matrix on page 21 of the draft LAP clearly indicates Residential development is "open for consideration" on C2 lands. Therefore, no change is proposed.</p> <p>Chief Executive's Recommendation: No change to draft plan</p>
9	Cllr. Tom McHugh	<p>Cllr. McHugh states:</p> <p><i>"It appears that the plan boundary as currently exists is much reduced on the proposed new Plan. This is causing consternation in relation to the affected parties and as a result each and every zoning affected by the change will have to be adjudicated on separately at our Municipal District Meeting"</i></p>	<p>Chief Executive's Response:</p> <p>Planning policy & guidance has subsequently over the years been updated to seek to develop compact, vibrant rural towns, focusing new development within or adjacent to the settlement core. The draft Tuam LAP has sought to solidify the town of Tuam and ensure it develops in a planned and cohesive manner over the lifetime of the plan.</p> <p>Chief Executive's Recommendation: No change to draft plan</p>
GENERAL SUBMISSIONS RECEIVED		GENERAL SUBMISSIONS RECEIVED	
No.	Submission Name	Summary of Issues Raised in Submission	Manager's Response and Recommendation
10	Alan McGrath	<ul style="list-style-type: none"> Supports provision of a greenway for the town, the position of the disused rail alignment through the 	<p>Chief Executive's Response:</p> <p>Noted. Objective CF9 – Amenity Network, supports the establishment of greenway linkages in Tuam. The National Development Plan 2018-2027, states the Western Rail Corridor may be extended under phase 2 from Athenry to</p>

		<p>centre of town makes it an ideal location as an amenity area and a safe cycle route to many of the schools.</p> <ul style="list-style-type: none"> The submission requests the promotion of the lands surrounding the railway station as a priority in the LAP, there is approximately 14 acres lying idle & derelict. The submission proposes this should be redeveloped for mixed light industry, retail & amenity & put out to tender. 	<p>Tuam and phase 3 to Claremorris. The Government has prioritised the carrying out of an independent review of the infrastructure of the WRC with the findings of the review to be prioritised during the lifetime of the current spending plan. The Tuam LAP must be consistent with National Planning policy & objectives therefore cannot identify projects prematurely which may conflict with national plans and/or projects. There is provision within the plan under Objective CF 9 Amenity Network to support the provision of a greenway, once the future of the WRC has been formally determined.</p> <p>The land immediately surrounding the railway line & station are zoned (C1) Town centre/ Commercial, this zoning allows a variety of different uses to be progressed on the lands in accordance with Objective LU1 of the LAP. The Local Authority cannot as part of the plan making process force land owners (CIE) to sell or develop lands under their ownership.</p> <p>Chief Executive's Recommendation: No change to draft plan.</p>
11	Brendan Quinn	<p>The submission is made on behalf of the Western Rail Trail Campaign. It states the plan fails to identify and name projects which could deliver the greenway network as supported within Objective CF9- Amenity Network.</p> <p>Galway County Council are asked to support the pro-tourism lobby groups for a greenway on the closed railway hitherto known as the Western Rail Corridor in the vicinity of Tuam. The Tuam local Area Plan should clearly state, name and identify this project as part of the Plan.</p> <p>The submission also includes a copy of the group's detailed submission to the National Planning Framework.</p>	<p>Chief Executive's Response:</p> <p>Noted. Objective CF9 – Amenity Network, supports the establishment of greenway linkages in Tuam. The National Development Plan 2018-2027, states the Western Rail Corridor may be extended under phase 2 from Athenry to Tuam and phase 3 to Claremorris. The Government has prioritised the carrying out of an independent review of the infrastructure of the WRC with the findings of the review to be prioritised during the lifetime of the current spending plan. The Tuam LAP must be consistent with National Planning policy & objectives therefore cannot identify projects prematurely which may conflict with national plans and/or projects. There is provision within the plan to support the provision of a greenway, once the future of the WRC has been formally determined.</p>

			<p>Chief Executive's Recommendation: No change to draft plan.</p>
12	Coffey Construction	<p>This submission relates to identified lands to the north east of Galway Road. It requests the rezoning of lands to Residential phase1. The submission contains considerable detail regarding the development potential of the site which currently contains existing housing completed as well as vacant lands. The lands are located within Flood Zone A/B.</p>	<p>Chief Executive's Response: Noted. It would be inappropriate to amend either Flood Zones A/B on foot of this submission as it does not contain appropriate evidence that areas within Flood Zones A/B are at a quantified level of reduced risk. These lands have been identified by the SFRA and by the OPW's 2017 Flood Risk and Hazard predictive modelled mapping and historic datasets as being at elevated levels of flood risk.</p> <p>The SFRA identifies flood zones that have guided land use zoning in compliance with the Flood Risk Management Guidelines. Only appropriate land use zoning objectives have been provided for Flood Risk Zones A/B (those areas that are at elevated levels of flood risk).</p> <p>Land use zoning has the potential to affect both new development and modifications to existing development. Residential zoning would not be appropriate at the submission lands within Flood Zones A/B.</p> <p>The rivers indicated on the land use zoning map are from an available, published source and it is beyond the scope of the Plan preparation process to amend this layer of information.</p> <p>The lands have been zoned as Open Space/Recreation and Amenity. This is consistent with the recommendations of the SFRA and the requirements of the Flood Risk Management Guidelines.</p> <p>Consultation on the Plan is being undertaken in compliance with</p>

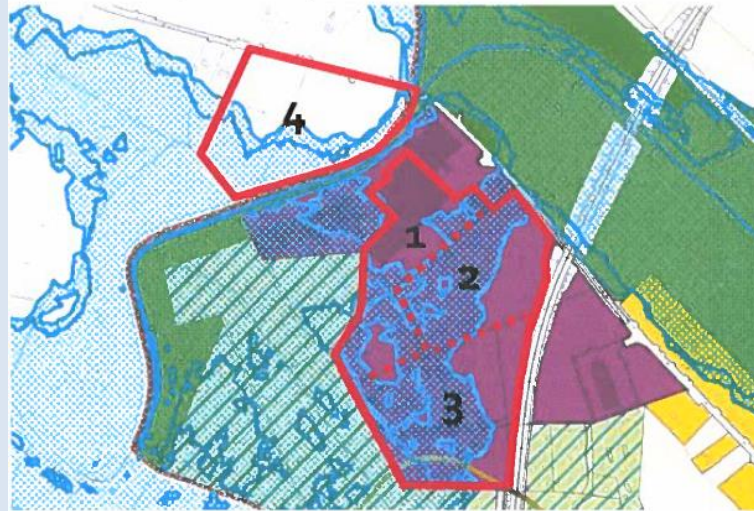
			<p>the relevant legislation. The lands have been zoned as Open Space/Recreation and Amenity. This is consistent with the recommendations of the SFRA and the requirements of the <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009</i>.</p> <p>It would be inappropriate to amend either Flood Zones A or B on foot of this submission as it does not contain appropriate evidence that areas within Flood Zones A/B are at a quantified level of reduced risk.</p> <p>Chief Executive's Recommendation: No change to draft plan.</p>
13	Conal Burke	<p>The submission notes that there is a lack of amenities within Tuam for young people.</p> <p>The Athletics club has over 300 children and cannot reach its full potential without the proper facilities, likewise The Tuam/Cortoon ladies football club are equally restricted with respect to facilities.</p> <p>It further states, Tuam needs a running track or at least suitable land to develop to this purpose. The development could be linked to Tuam/Cortoon football club as used by other clubs who do not have their own grounds.</p>	<p>Chief Executive's Response:</p> <p>The Draft LAP has objectives sited to support community & recreational facilities already incorporated.</p> <p>Chief Executive's Recommendation: No change to draft plan.</p>
14	Damien Reddington	<p>This submission relates to an identified site on the N83, land at Fortacres, the submission requests the identified land be zoned Residential Phase 1.</p>	<p>Chief Executive's Response:</p> <p>Noted. The Draft Local Area Plan currently provides for the maximum quantum of Residential lands as per the Core Strategy which also provides for a 50% overhead in terms of required hectares. The site proposed is located well outside the boundary of the draft Tuam LAP off the N83 road. The site is not located in a sustainable location, it is not easily accessible by walking or cycling to shops & services, it is poorly serviced by public transport routes, located on the periphery of the existing settlement and with proposed access off a class 1 control road. There are sufficient residential lands zoned as both phase 1 and phase 2 development lands. The site is located a significant</p>

			<p>distance from the town centre, there are sequentially preferable sites close to the town centre which are zoned as part of this draft plan. It would be inappropriate to zone this site for residential development in advance of those sites within the LAP boundary and closer to the town centre.</p> <p>Chief Executive's Recommendation: No change to draft plan.</p>
15	Declan Byrne & Geraldine Rooney (c/o Patrick McHugh Architects)	<p>The submission relates to lands at Drum, Ballymoat, Tuam, Co. Galway.</p> <p>The site was granted planning permission in 2005 for 4 No., dwelling houses & an extension of duration granted for the development in 2010 which expired in 2015.</p> <p>The site was previously zoned as Residential phase 2 in the Tuam LAP 2011-2017. It is now located outside the plan boundary.</p> <p>Development works had commenced but finances were withdrawn in 2007, the permission was extended in 2010, but expired in 2015.</p> <p>It is proposed the site be zoned as Residential phase 1 lands in the new LAP.</p>	<p>Chief Executive's Response:</p> <p>The Draft Local Area Plan currently provides for the maximum quantum of Residential lands as per the Core Strategy which also provides for a 50% overhead in terms of required hectares. The site has been zoned as Residential phase 2 since 2005, in the past 13 years the site has not been developed. A lapsed planning permission 05/1817 for No. 4 dwellings expired in 2015. Planning has evolved over the intervening years & planning now seeks to promote a sustainable and sequential approach to new development.</p> <p>Sites close to existing settlement centres should come forward for development first, this site located on the periphery of the settlement outside the boundary does not represent sustainable development. The site would not represent a favourable site for residential development, it would struggle to provide an appropriate vehicle access as well as connection to the public sewer. There are sequentially preferable sites close to the town centre which are zoned as part of this draft plan. It would be inappropriate to zone this site for residential development in advance of those sites within the LAP boundary and closer to the town centre.</p> <p>Chief Executive's Recommendation: No change to draft plan.</p>

16	Attracta O'Meara, Eugene Moran.	<p>The submission relates to three parcels of land at Killaloonty off the Weir Road. The submission states that:</p> <p>Parcel A, is zoned residential phase 1.</p> <p>Parcel B, is zoned existing residential.</p> <p>Parcel C, is zoned residential phase 2.</p> <p>We request all the lands are zoned Residential Phase 1.</p>	<p>Chief Executives Response:</p> <p>Noted. The parcels of lands identified as A, B & C within the submission are incorrect. Please see below response:</p> <p>Lands identified as "A" "A" lands are zoned Open Space/Recreation & Amenity. "A" lands are located within Flood Zone A/B. Residential (Phase 1) zoning would not be appropriate at "A" lands that are located within Flood Zones A/B (the Justification Test would not pass in this instance.)</p> <p>Lands identified as "B" Are partially Zoned as Residential Phase 1 as zoned lands are not located within a defined flood zone, are close to the town centre adjacent to existing residential development.</p> <ul style="list-style-type: none"> • Existing and Open Space/Recreation & Amenity. • "B" lands are partially located within Flood Zone A/B. • Residential (Phase 1) zoning would not be appropriate at "B" lands that are located within Flood Zones A/B. <p>Lands identified as "C" "C" lands are zoned Open Space/Recreation & Amenity. "C" lands are located within Flood Zone A/B. Residential (Phase 1) zoning would not be appropriate at "C" lands that are located within Flood Zones A/B (the Justification Test would not pass in this instance.)</p> <p>The Draft Local Area Plan currently provides for the maximum quantum of Residential lands as per the Core Strategy which also provides for a 50% overhead in terms of required hectares. Parcel A land is zoned Residential phase 1, its proximity to the town centre in an area predominantly residential in character makes this an appropriate location for new housing development in Tuam.</p> <p>The parcels identified as B & C in the submission are located within the flood plain of the River Nanny and are at risk of flooding, for this reason these parcels of land have not been identified for future development, and should remain as open space.</p>
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			<p>Chief Executive Recommendation: No Change to draft plan.</p>
17	JFC Manufacturing	<p>A submission has been prepared by The Planning Partnership on behalf of JFC Manufacturing Tuam. The submission identifies lands under the ownership of JFC into four separate parcels.</p> <p>Parcel 1. Existing manufacturing facility</p> <p>Parcel 2. Short term expansion site, measuring 3 ha - extant planning consent under 17/1358</p> <p>Parcel 3. Medium term expansion site- measuring 4 ha – with planning consent for land reclamation under consent 13/384</p> <p>Parcel 4. Medium term expansion site- 3.5 ha.</p>	<p>Chief Executives Response: The comments within the submission are noted.</p> <p>Parcels 1,2 & 3 are retained as Industrial Zonings due to the fact that there are existing industrial operations on the lands as well established planning permissions.</p> <p>Parcel 4 is an undeveloped site, predominantly located within Flood Zone A & B. In addition, access to the site is inappropriate for an Industrial Zoning. A narrow stone bridge provides access to the site, which has both capacity and safety issues with regard the zoning of an industrial land use at this location. There are preferable sites contained wholly outside Flood Zone A, with more appropriate vehicular access arrangements therefore this parcel of land is not zoned Industrial.</p>

Figure 1: JFC Lands (Outlined in Red)



Source: JFC Manufacturing Ltd., annotated by The Planning Partnership

With regard Parcel 4 zoning- the submission requests this parcel be reverted to an industrial zoning and included within the LAP boundary.

JFC would consider this parcel of land key to their future expansion proposals, especially to use as storage, which is not a “vulnerable” land use.

Although the site was previously zoned industrial under the Tuam LAP 2011-2017, there was no SFRA carried out previously in Tuam. Therefore, the current SFRA has identified a section of the subject lands as Flood Zone A. This combined with access issues does not justify the inclusion of the site, the river Clare provides a natural boundary for the Tuam LAP to follow, it is not recommended to change this.

It would be inappropriate to amend either Flood Zones A or B on foot of this submission as it does not contain appropriate evidence that areas within Flood Zones A/B are at a quantified level of reduced risk.

Industrial zoning would not be appropriate at the submission lands within Flood Zones A.

Regarding the Constrained Land Use Zone from the Plan that is referenced in the submission, this zoning limits new development,

		<p>JFC would request the incorporation of Trading/exhibition activities within the land use zoning matrix and should be “open for consideration” on Industrial land.</p> <p>Objective LU11 – Constrained Land Use Zone, the scope of which needs clarification and should be clear in terms of the underlying zoning remaining in effect.</p>	<p>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.</p> <p>Trading / exhibition events involving the use of land are covered under Schedule 2, Part 1, Class 37 of the Planning & Development Regulations 2001-2015, subject to certain conditions. The use of buildings as an exhibition centres is covered under Schedule 2, Part 4, Class 10. There is no requirement to amend the land use zoning matrix to accommodate this use, type of development. However exempted development cannot be implemented within defined floodzones.</p> <p>Objective LU11- refers to appropriate forms of development of existing buildings/uses within defined floodzones and is in accordance with Circular PL2/2014. The approach provided for is internally consistent with other land use plans in effect within County Galway and elsewhere.</p> <p>The submission states that Objective LU11 refers to “other forms of development being subject to a Justification Test & detailed Flood Risk Assessment”. This is incorrect. It is unclear why the submission identifies this.</p> <p>Objective LU11 refers to a “detailed Flood Risk Assessment” that would be required for development proposals in this zone. It is not considered appropriate to amend the Plan on foot of this part of the submission. The precise approach to proposals within the Constrained Land Use Zone are contained under Objective LU11 and General Note No. 8 on the Land Use Zoning Matrix.</p>
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		<p>At present the draft LAP does not distinguish between flood zone A & B.</p>	<p>Flood zones A, B & C are clearly defined on Map 8 of the draft Tuam LAP. The LAP distinguishes between Flood Zones A and B at a number of locations as follows:</p> <p>Page 44: “The guidelines provide guidance on identifying areas where the probability of flood risk is high (Flood Zone A), moderate (Flood Zone B) and low (Flood Zone C) and identifies the types of land use that are appropriate within each Flood Zone”</p> <table border="1" data-bbox="1305 564 2042 722"> <thead> <tr> <th>Flood Zone</th> <th>Probability of Flooding</th> <th>Flood Risk Areas Included</th> </tr> </thead> <tbody> <tr> <td>Flood Zone A</td> <td>High</td> <td>> 1:100 for river flooding</td> </tr> <tr> <td>Flood Zone B</td> <td>Moderate</td> <td>1:100 to 1:1000 for river flooding</td> </tr> <tr> <td>Flood Zone C</td> <td>Low</td> <td>< 1:1000 for river flooding</td> </tr> </tbody> </table> <p>Chief Executive Recommendation: No change to draft plan.</p>	Flood Zone	Probability of Flooding	Flood Risk Areas Included	Flood Zone A	High	> 1:100 for river flooding	Flood Zone B	Moderate	1:100 to 1:1000 for river flooding	Flood Zone C	Low	< 1:1000 for river flooding
Flood Zone	Probability of Flooding	Flood Risk Areas Included													
Flood Zone A	High	> 1:100 for river flooding													
Flood Zone B	Moderate	1:100 to 1:1000 for river flooding													
Flood Zone C	Low	< 1:1000 for river flooding													
18	John Connell	<p>The land referred to in this submission is in the Townland of Ballymoat.</p> <p>The site is an existing Industrial zoning and the submission requests that the zoning area be expanded to incorporate lands to the south of the existing site. The submission states the intention is to further develop the enterprise and grow employment of Tuam. Folio no. GY4631.</p>	<p>Chief Executives Response: The existing industrial zoning covers an area of approximately 3.2 ha, only part of this zoning has been developed. The site has had recent planning applications for expansion granted. There is sufficient land within the proposed zoning to allow for expansion of the site over the next 6 years of the lifetime of this Tuam LAP. There is an opportunity to review this in the future. The additional proposed industrial land is greenfield & immediately adjacent to an existing residential property on Dublin Road. It is not considered that an industrial & residential land use are compatible in close proximity.</p> <p>Chief Executive Recommendation: No change to draft plan.</p>												

19	John Fahy (C/O Oliver Higgins)_	<p>The submission relates to lands at Airgloony of approximately 0.56 ha.</p> <p>The subject site is currently zoned Residential phase 2, the applicant requests the zoning in changed to Residential Phase 1 for the following reasons:</p> <ul style="list-style-type: none"> • To facilitate the completion of an existing and established housing estate. • Providing housing which is in demand. • The lands are directly accessible to the Motorway network. • The lands are serviced by a public water & sewer. • The lands have no other valuable function without zoning designation. • Re-zoning of this land is appropriate in the context of Tuam Town, completing an established residential estate. • Re-zoning is required in order to insure there is adequate and appropriate housing provision for Tuam. <p>The land is too small to be viable agricultural land & is sterilised with the current Phase 2 zoning.</p>	<p>Chief Executives Response:</p> <p>The Draft Local Area Plan currently provides for the maximum quantum of Residential lands as per the Core Strategy which also provides for a 50% overhead in terms of required hectares. The site was previously un-zoned under the Tuam 2011-2017 LAP, it now has a Residential phase 2 zoning. The Planning Authority cannot consider the impact of zoning on land value, only adherence to planning policy and guidance should inform the zoning of lands.</p> <p>Sites close to existing settlement centres should come forward for development first, this site located on the periphery of the settlement. There are sequentially preferable sites close to the town centre which are zoned as part of this draft plan. It would be inappropriate to zone this site for residential phase 1 development in advance of those sites closer to the town centre.</p> <p>Chief Executive Recommendation: No change to draft plan.</p>

20	John Frawley	<p>This submission supports the provision of the Tuam section of the ATM greenway. The development of the greenway would help boost tourism & well-being of locals.</p> <p>The submission states the town is seriously lacking in any non-sporting facilities for youths. The previous community centre, which became a Gealscoil & is now vacant cannot be accessed by the community.</p>	<p>Chief Executives Response: The National Development Plan 2018-2027, states the Western Rail Corridor may be extended under phase 2 from Athenry to Tuam and phase 3 to Claremorris, the Government has prioritised the carrying out of an independent review of the infrastructure of the WRC with the findings of the review to be prioritised during the lifetime of the current spending plan. The Tuam LAP must be consistent with National Planning policy & objectives therefore cannot identify projects prematurely which may conflict with national plans and/or projects. There is provision within the plan under Objective CF 9 Amenity Network to support the provision of a greenway, once the future of the WRC has been formally determined.</p> <p>Chief Executive Recommendation: No change to draft plan.</p>
21	John Ger Davin C/O Oliver Higgins)	<p>The submission relates to lands at Carrowpeter, the lands were previously a mix of zonings including R1, R2 & no zoning, the site is 2.64 ha. The submission requests that these lands be zoned R1.</p> <ul style="list-style-type: none"> • Provide necessary R1 lands on the South West approach to Tuam • It will ensure a balanced provision of residential lands • The lands have no other valuable function without zoning • The lands are serviced • The development of the lands will not impact on the Tuam By-pass 	<p>Chief Executives Response: Noted, there was no R1 zoning under the previous LAP, the site was previously zoned as R2 & Agriculture.</p> <p>The LAP 2011-2017 had 136 ha of Residential phase 2 lands zoned, this is considered an excessive quantum and had to be consolidated in order to follow recent guidance as issued to the Local Authority directly from the DHPLG regarding land use zoning in LAP areas. There are Residential Phase 2 lands zoned which provide a strategic opportunity for the delivery of housing in a sustainable manner for the next 6 years within Tuam if additional development lands are required in accordance with Objective RD1.</p> <p>The Draft Local Area Plan currently provides for the maximum quantum of Residential lands as per the Core Strategy which also</p>

		<ul style="list-style-type: none"> Residential development will support existing business & local Shops Development on this site will reduce linear Ribbon Development. 	<p>provides for a 50% overhead in terms of required hectares. In this regard the Planning Authority does not have the requirement for additional un-restricted development of residential units on phase 2 lands.</p> <p>There is a requirement for a coordinated approach in the delivery of housing within the plan area the abandonment of this approach would result in haphazard residential development.</p> <p>Chief Executive Recommendation: No change to draft plan.</p>
22	Lidl Ireland (The Planning Partnership)	<p>This submission relates to lands on Galway Road, Tuam. The lands in question are zoned as C2- Commercial/ mixed use.</p> <p>The site as zoned in the draft Tuam LAP does not encapsulate the entirety of the expanded Lidl site as permitted under application 17/1320.</p> <p>It is note that under C2 lands on the land use zoning matrix, large scale convenience/comparison centre is not allowed, it is requested this should be changed to Open for consideration.</p>	<p>Chief Executives Response: Noted. The Lidl site was zoned C2 in order to regularise the land use zoning to incorporate the existing Lidl Site.</p> <p>Noted, the zoning extent should be amended to reflect site boundary.</p> <p>The C2 zoning is not intended to allow the development of large scale shopping either convenience or comparison outside of existing town centres. Planning policy would still seek for these to be located within defined town centre locations. Therefore, it is not proposed to change the land use zoning matrix.</p> <p>Chief Executive Recommendation: Amend the C2 zoning on the Lidl site to reflect the correct site boundaries.</p>

23	Marie-Anne Michel	<p>The submission requests that the Tuam LAP include the development of a sports facility for use by Tuam Juvenile Athletic Club. There are currently no suitable facilities available.</p>	<p>Chief Executives Response: Noted. The LAP is not a spending plan and cannot determine where public spending is prioritised. However, in recognition of the number of submissions on behalf of Tuam Athletics club, the LAP can ensure if the development of an athletic/sports facility comes forward in the future there is sufficient support within the LAP both in terms of objectives, policy framework and land use zoning to facilitate its delivery.</p> <p>Chief Executive Recommendation: No change to draft plan.</p>
24	MCOH Architects	<p>This submission is on behalf of the Dept. of Education & Skills Submission 3.) Plans are being prepared for an inclusive education campus for the town of Tuam.</p> <ul style="list-style-type: none"> • Tuam is a major education centre which hopes to develop into the future. • In order to facilitate the use of redundant buildings in the future can the town centre zoning be extended along Dublin road. • Is it possible for Objective T1 13 to incorporate an upgrade of the Frank Stockwell/ Dublin Road junction. <p><i>“Seek to upgrade the current road layout in the vicinity of the existing schools from the Frank Stockwell Road/Dublin Road junction to the Dublin Road/Athenry Road junction in the interests of pedestrian and vehicle highway safety. These junctions are in the vicinity of many local schools.”</i></p>	<p>Chief Executives Response: Noted and agreed. The Planning Authority welcomes the proposed education campus.</p> <p>Chief Executive Recommendation:</p> <p>Amend Town Centre zoning further along Dublin Road to incorporate building as natural extension of Town Centre in this location. Amend Objective TI 13.</p> <p>Objective TI 13 – Junction Upgrade</p> <p>Seek to upgrade the junction R347 Athenry Road, Dublin Road Junction the current road layout in the vicinity of the existing schools from the Frank Stockwell Road/Dublin Road junction to the Dublin Road/Athenry Road junction in the interests of pedestrian and vehicle highway safety. The junction is in the vicinity of many local schools.</p>

25	Michael O' Connor	<p>The submission relates to land zoned Residential Phase 2 in the town land of Killaloonty.</p> <p>The site is fully serviced and there is a shortage of housing in the area.</p>	<p>Chief Executives Response:</p> <p>The submission is noted. The site was zoned for residential development in the 2005-2011 Tuam LAP and again as part Residential phase 1 & part Phase 2 in the 2011-2017 zoning plan. The site has not come forward for development over an extended period of time, as a result of this , it is unlikely, it will come forward over the next 6 years of this LAP. There has been no pre-planning meetings or applications for permission on this site in the last 10 years.</p> <p>Chief Executive Recommendation: No change to draft Plan.</p>
26	Michael O'Connor	<p>The submission relates to land zoned Business & Enterprise in Townparks 2nd Division.</p> <p>The submission states the land is serviced and close to the town centre and should be zoned Residential Phase 1 lands.</p>	<p>Chief Executives Response:</p> <p>A submission received at pre-draft stage of the plan making process requested this land be zoned B&E as per the previous plan. The Draft Local Area Plan currently provides for the maximum quantum of Residential lands as per the Core Strategy which also provides for a 50% overhead in terms of required hectares. It is considered the B & E zoning on this land should be retained.</p> <p>Chief Executive Recommendation: No change to draft Plan.</p>
27	Michael Tighe & daughters	<p>The detailed submission relates to lands in Tober Jarlath & Rinkippen.</p> <p>The submission refers to 3 defined parcels of land. The submission requests parcels 2 & 3 to be zoned Residential Phase 1.</p>	<p>Chief Executives Response:</p> <p>The Draft Local Area Plan currently provides for the maximum quantum of Residential lands as per the Core Strategy which also provides for a 50% overhead in terms of required hectares. parcels referred to as 2 & 3 have a Residential phase 2 zoning. Parcel 1 has existing residential zoning.</p> <p>Sites close to existing settlement centres should come forward for development first, this site located on the edge of the settlement. There are sequentially preferable sites close to the town centre which are zoned as part of this draft plan. It would be inappropriate to zone this land for residential phase 1 development in advance of those sites closer to the town centre.</p>

			<p>Chief Executive Recommendation: No change to draft Plan.</p>
28	Padraig Browne	<p>This submission suggests that Tuam needs to have more diversified sporting opportunities for residents offering fishing, golfing, music etc, we should embrace tourism.</p>	<p>Chief Executives Response:</p> <p>Noted. Objective ED6- Tourism Development- aims to facilitate and encourage development associated with tourism within Tuam. Therefore, this aspiration for future development associated with Tourism is supported within the objective. It is considered there is no requirement for additional objectives within the LAP.</p> <p>Chief Executive Recommendation: No change to draft Plan.</p>
29	Mr. Pat Donoghue (c/o Mark Fahy & Assoc.)	<p>The submission refers to lands located on Milltown Road in Tuam. The site was previously zoned commercial. The site has had 2 applications for retail permissions granted by Galway County Council.</p> <p>It is request that; due to the catchment of the local area, accessibility of the site, the site should be zoned for mixed use/commercial development. This will add to the vitality of the town centre.</p>	<p>Chief Executives Response:</p> <p>The site has been the subject of several attempts to gain planning consent for a retail/mixed use development references: 06/3007, 09/318 & 11/447. All of these applications have been refused by An Bord Pleanála, the most recent application was refused for the following reason:</p> <p>PL07.239541 “ <i>Having regard to the scale and location of the proposed development outside the town centre area, and to the strategy indicated in the current Tuam Local Area Plan to concentrate and consolidate commercial activity in the town centre, it is considered that the proposed development, would seriously injure the vitality and viability of the town centre of Tuam, and would be contrary to the policies indicated in the Local</i></p>

			<p><i>Area Plan and the Retail Planning Guidelines for Planning Authorities, published by the Department of the Environment, Heritage and Local Government in January 2005. The proposed development would, moreover, undermine the LAP indicative objective of providing a neighbourhood centre of appropriate scale west of the N17 National Primary Road, and adversely affect the strategic function of the Said Road. The proposed development would, therefore, material contravene an objective indicated in the local area plan and be contrary to the proper planning and sustainable development of the area.”</i></p> <p>The draft LAP is consistent with the previous LAP policies of consolidating and concentrating new retail/commercial development within the defined town centre in accordance with relevant <i>Guidelines for Planning Authorities Retail Planning 2012</i>. A vacancy survey of existing town centre properties was carried out in preparation of the draft plan. It is the objective of this plan to focus new development of commercial activities within the defined town centre. Objective ED3 Retail Development - clearly indicates the town centre (C1) will remain the primary focus for the location of new retail development.</p> <p>A consistent approach to the development potential of these lands taking account of it previous planning history needs to be taken into account. The site does not represent a suitable location for a mixed use/commercial development, this type and scale of development is more suited to a town centre location. The Planning Authority would support the site coming forward for development and as such have zoned the site Residential Phase 1 to deliver new homes over the lifetime of this plan.</p> <p>Chief Executive Recommendation: No change to draft plan.</p>
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30	Patrick J. Newall	<p>The submission refers to lands located on the Northern side of the Galway Road.</p> <p>The site is zoned Business & Enterprise, it is adjacent to an existing residential zoning as well as a C2 zoning across the road.</p> <p>The owner proposes this land should be zoned C2, and states that there is limited C2 zoned lands within the plan.</p>	<p>Chief Executives Response: The site is remote from the town centre and would rely heavily on vehicle traffic for accessibility, it does not represent a preferable site for C2 mixed used development.</p> <p>The C2 zoning across the road reflects the existing development, as opposed to directing new development outside of the town centre. B & E zoning is an appropriate zoning at this location on the edge of the town with good transport links.</p> <p>Chief Executive Recommendation: No change to draft plan.</p>
31	Sean & Maureen Murphy	<p>The submission refers to an undefined site in Ballymoat Tuam.</p> <p>The applicant requests that their land be zoned Residential in order to provide a home for a family member.</p>	<p>Chief Executives Response:</p> <p>The LAP 2011-2017 had 136 ha of Residential phase 2 lands zoned, this is considered an excessive quantum and had to be consolidated in order to follow recent guidance as issued to the Local Authority directly from the DHPLG regarding land use zoning in LAP maps. There are Residential Phase 2 lands zoned which provide a strategic opportunity for the delivery of housing in a sustainable manner for the next 6 years within Tuam if additional development lands are required.</p> <p>The Draft Local Area Plan currently provides for the maximum quantum of Residential lands as per the Core Strategy which also provides for a 50% overhead in terms of required hectares. In this regard the Planning Authority does not have the requirement for additional un-restricted development of residential units on phase 2 lands.</p> <p>Applications for family members with local housing need will be considered in the context of Objective RD14, therefore the agricultural zoning does not preclude the application for housing for family members on family owned land.</p> <p>Chief Executive Recommendation: No change to draft plan.</p>

32	Stephen Connolly	The Tuam LAP does not contain maps of public right of ways, mass paths, toe paths etc, it may be the case that they could be lost forever as the deadline to have them included & shown on the map will have passed once the plan ends in 2022.	<p>Chief Executives Response:</p> <p>Noted. The public rights of way across the county are addressed at present, under Objective PRW 1 of the County Development Plan 2015-2021. It is not necessary to repeat this objective within the Tuam LAP.</p> <p>Chief Executive Recommendation:</p> <p>No change to draft plan.</p>
33	Tesco Ireland (c/o Kevin Cox GVA)	<p>A detailed submission was received by GVA on behalf of Tesco Ireland. The submission relates to land on Milltown Road. The main points of the submission are as follows:</p> <ul style="list-style-type: none"> • The current & draft Tuam LAP have acknowledged the requirement for a mixed use / commercial development to the north of Tuam Centre • The site has been designated as a neighbourhood centre & is more sequentially preferable to identified commercial sites located further to the north. <ul style="list-style-type: none"> • The submission requests that a site specific objective for the delivery of a neighbourhood centre be included in the draft LAP. 	<p>Chief Executives Response:</p> <ul style="list-style-type: none"> • Objective ED3 seeks to focus new commercial & retail use within the defined town centre. There is no requirement for a commercial centre north of Tuam town centre. • Neighbourhood centre designation have been removed from the draft plan in recognition of the fact that in a settlement the size of Tuam they are not necessary. The identified commercial centre further north is an existing development, the draft LAP does not seek to encourage new commercial mixed/use development outside of the town centre which direct town centre uses from the town centre • The site is approx. 550m from the defined town centre, there is no requirement to provide additional commercial/mixed use function at this location. <p>In addition, the following comments are relevant:</p> <p>The site has been the subject of several attempts to gain planning consent for a retail/mixed use development references: 06/3007, 09/318 & 11/447. These applications have been refused by An Bord Pleanála, the most recent application was refused for the following reason:</p>

			<p>PL07.239541 “ <i>Having regard to the scale and location of the proposed development outside the town centre area, and to the strategy indicated in the current Tuam Local Area Plan to concentrate and consolidate commercial activity in the town centre, it is considered that the proposed development, would seriously injure the vitality and viability of the town centre of Tuam, and would be contrary to the policies indicated in the Local Area Plan and the Retail Planning Guidelines for Planning Authorities, published by the Department of the Environment, Heritage and Local Government in January 2005. The proposed development would, moreover, undermine the LAP indicative objective of providing a neighbourhood centre of appropriate scale west of the N17 National Primary Road, and adversely affect the strategic function of the Said Road. The proposed development would, therefore, material contravene an objective indicated in the local area plan and be contrary to the proper planning and sustainable development of the area.</i>”</p> <p>The draft LAP is consistent with the previous LAP policies of consolidating and concentrating new retail/commercial development within the defined town centre in accordance with relevant <i>Guidelines for Planning Authorities Retail Planning 2012</i>. A vacancy survey of existing town centre properties was carried out in preparation of the draft plan. It is the objective of this plan to focus new development of commercial activities within the defined town centre. Objective ED3 Retail Development - clearly indicates the town centre (C1) will remain the primary focus for the location of new retail development.</p> <p>A consistent approach to the development potential of this site in line with Appeal decisions needs to be taken. The site does not represent a suitable location for a mixed use/commercial development, this type and scale of development is more suited to a town centre location. The LA would like to see the site come forward for development and as such have zoned the site Residential Phase 1 to deliver new homes over the lifetime of this plan.</p>
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			<p>Chief Executive Recommendation: No change to draft plan.</p>
34	<p>Tuam Athletics Club (c/o Cunnane Stratton Reynolds)</p>	<p>Tuam AC welcomes the many good policies and objectives within the draft Tuam LAP. However the submission states the LAP lacks the necessary specificity with regard the provision of recreation facilities in Tuam and therefore as it stands does not adequately address the issue of unmet demand and projected future growth in relation to the provision of recreation facilities.</p> <p>It is suggested, the children of Tuam are being disadvantaged by the lack of an outdoor athletics track within the town. The submission requests the following amendments to the draft Tuam LAP:</p> <p>Policy CF 1 – Community Facilities, Amenities and Greenspace</p> <p>It is the policy of the Council to support the provision, maintenance and retention of an appropriate provision and equitable distribution of community facilities, amenities and greenspace in the plan area:</p> <ul style="list-style-type: none"> • To meet the needs of the local community and as resources permit. • To provide opportunities for sport & recreation, targeting community clubs and organisations with 	<p>Chief Executives Response: Noted.</p> <p>It is agreed to incorporate the proposed wording into Policy CF 1 – Community Facilities, Amenities and Greenspace, please see amendment A.</p>

		<p>existing high levels of participation the currently lack facilities.</p> <ul style="list-style-type: none"> • Located in appropriate, accessible locations to serve the residential population in the plan area. • Are clustered or linked together wherever facilities and amenities are complementary and it is practicable to do so, to allow for shared and multi-purpose use of facilities. <p>To retain policy RCF 13 and Objective RCF 3 of the Tuam LAP 2011-2017.</p> <p>Tuam AC requests the following wording from the openspace strategy is carried forward:</p> <p>“The protection of the woodland and open space areas within the Palace Grounds Town park and St. Jarleth’s College grounds”</p> <p>It is requested to incorporate the following Objective into the Tuam LAP 2018-2024.</p> <p><i>“Support the provision of an athletics track in the town with associated recreational facilities, changing rooms and amenities as part of an integrated mixed-use sports development in an appropriate and sustainable location that is convenient to the town, the road network and public transport.”</i></p>	<p>It is considered unnecessary to retain policy RCF 13 and objective RCF 3 into the LAP, however an amendment to existing Objective CF 7 can incorporate the required content. Please see amendment B.</p> <p>Objective CF 5 offers protection of Recreation, Amenity and Green Spaces, it is considered unnecessary to repeat this objective.</p> <p>Agreement to include new Objective relating to the development of Athletic Facilities. Please see amendment C.</p> <p>Chief Executive Recommendation:</p> <p>Amend as follows:</p> <p>A) Policy CF 1 – Community Facilities, Amenities and Greenspace</p> <p>It is the policy of the Council to support the provision,</p>
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			<p>maintenance and retention of an appropriate provision and equitable distribution of community facilities, amenities and greenspace in the plan area:</p> <ul style="list-style-type: none"> • To meet the needs of the local community and as resources permit. • To provide opportunities for sport & recreation, targeting community clubs and organisations with existing high levels of participation that lack appropriate facilities. • Located in appropriate, accessible locations to serve the residential population in the plan area. • Are clustered or linked together wherever facilities and amenities are complementary and it is practicable to do so, to allow for shared and multi-purpose use of facilities. <p>B)</p> <p>Objective CF 7- Sports, Play and Recreation facilities</p> <ul style="list-style-type: none"> • Support the provision, maintenance and upgrading of existing sports, play and recreation facilities to service the needs of the local community. • Support local sports and community groups in the development of new facilities in appropriate locations. • Encourage the shared use of different facilities by multiple groups, teams and clubs as a means of maximising the usage and value of the facilities to the local residents. <p>C)</p> <p>Objective CF10- Athletics facilities</p>
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			Support the provision of an athletics track in the town with associated recreational facilities, changing rooms and amenities as part of an integrated mixed use sports development in an appropriate and sustainable location that is convenient to the town, the road network and public transport.
35	Weir Road Partnership	<p>The submission refers to 1.81 ha lands zoned Residential phase 2 in the draft LAP. The lands were acquired in 2017 with the intention of achieving an imminent planning permission for a housing development.</p> <p>The site is sequentially preferable to a number of the R1 zoned sites.</p> <p>It is easily accessible, in close proximity to the town centre and its delivery complies with the objectives and policies contained within the Draft Tuam LAP 2018-2024.</p> <p>WRP has serious concerns regarding the zoning of the site and requests the R1 zoning is reinstated.</p>	<p>Chief Executives Response: Noted. The site was rezoned as part of the review of the Draft Tuam LAP 2018-2024, the reasoning behind this was that the site had been zoned for numerous plan periods and had not been brought forward for development.</p> <p>The site is highly accessible, not subject to flood risk with the exception of small pockets of pluvial, pluvial flooding can be dealt with through appropriate design solutions as outlined in the relevant flooding guidelines. Indicative pluvial flooding does not prevent residential Phase 1 zoning. The site has good access to shops and services and represents a sustainable location for development.</p> <p>In recognition of the landowner's intention to deliver this site within the plan period and the Local Authorities desire to zone appropriate deliverable sequentially preferable housing sites within the lifetime of the plan, it is proposed to amend the zoning to R1.</p> <p>Chief Executive Recommendation: A) To remove 1.81 ha of R1 zoned land from the proposed housing site at Bothergreena. B) To apportion the R1 zoning to the identified site on Weir Road. See Map in Appendix 1.</p>

36	Willi & Maura Kiefel	<p>The submission welcomes the spirit of the document especially in response to the challenges posed by climate change.</p> <p>The submission refers to a house on Parkview drive, which is zoned on Map 8 as Flood Zone C, house insurers have refused quotes which we presume is due to the OPW flood risk maps.</p> <p>The submission states the maps are very hard to read and the print is too small. Another minor criticism is the use of expert language.</p> <p>With regards Pluvial indicative and extreme zones suggestions are made to use plants & shrubs which help retain water.</p>	<p>Chief Executives Response: Noted.</p> <p>The area of Parkview drive is located in flood zone C, however this does not indicate definitive risk of flooding, all land which is not designated as flood zone A or B is classified as flood zone C. Therefore, this should have no bearing on the occupier's ability to gain house insurance.</p> <p>Technical comments are noted.</p> <p>The use of appropriate landscaping is supported through the objectives of the LAP.</p> <p>Chief Executive Recommendation: No change to draft plan.</p>
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The Chief Executive's Recommendations have been considered in the context of AA and SEA implications (See Separate Addendum in relation to the SEA) and it has been determined that none arise as a result of the proposed recommendations contained within this report.

3. Appendices

3.1 Appendix 1

List of valid written submissions by number, name of persons/bodies and date received as per statutory requirement under Section 20 of the P&D Act 2000 (as amended) between Friday 19th of January 2018 until 4pm Friday 13th March 2018 (inclusive).

	Name	Date received
1	DHPLG	02/03/2018
2	Dept. of Agriculture, Food and the Marine	08/02/2018
3	Dept. of Education & Skills c/o McCarthy O'Hora Architects	13/03/2018
4	Dept. of Agriculture, Food and the Marine	08/02/2018
5	Environmental Protection Agency	23/02/2018
6	TII	26/02/2018
7	Irish Water	28/02/2018
8	Eircom	13/03/2018
9	Tom McHugh	06/03/2018
10	Alan McGrath	08/02/2018
11	Brendan Quinn	06/02/2018
12	Coffey Construction	01/03/2018
13	Conal Burke	08/02/2018
14	Damien Reddington	05/03/2018
15	Declan Byrne & Geraldine Rooney	28/02/2018
16	Eugene Moran & Attracta O'Meara	02/03/2018
17	JFC Manufacturing	02/03/2018
18	John Connell	05/03/2018
19	John Fahy	28/02/2018

20	John Frawley	16/02/2018
21	John Ger Davin	28/02/2018
22	Lidl Ireland	01/03/2018
23	Marie-Anne Michel	20/02/2018
24	McCarthy O'Hora Architects	13/03/2018
25	Michael O Connor	05/03/2018
26	Michael O Connor	05/03/2018
27	Michael Tighe & daughters	02/03/2018
28	Padraig Browne	27/02/2018
29	Pat Donoghue	13/03/2018
30	Patrick J Newell	27/02/2018
31	Sean & Maureen Murphy	05/03/2018
32	Stephen Connolly	27/02/2018
33	Tesco Ireland	13/03/2018
34	Tuam AC	02/03/2018
35	Weir Road Partnership	02/03/2018
36	Willi & Maura Kiefel	26/02/2018