

Ballina & Environs Development Plan

Draft 2009 - 2015

Strategic Environmental Assessment Environmental Report

Addendum II - Report on Proposed Amendments to the
Ballina & Environs Draft Development Plan 2009 - 2015

Following the First Public Display Period and
Preparation of the Manager's Report

February 2009

Ballina Town Council
Mayo County Council

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1. Introduction

1.1 Strategic Environmental Assessment

Strategic Environmental Assessment or SEA is a process whereby plans and projects, whether local, regional or national, are evaluated for their consequences on the environment at an early stage of the decision-making process. The EU Directive on Strategic Environmental Assessment (Directive 2001/42/EC) came into force in July 2001 and requires Member States to assess the likely significant environmental effects of plans or programmes prior to their adoption. The Directive was transposed into Irish law through the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004).

1.2 Background Information

Ballina Town Council, in conjunction with Mayo County Council and Stephen Dowds Associates (Town Planning Consultants), have prepared the Ballina & Environs Draft Development Plan for the period 2009 – 2015, under Section 9 of the Planning and Development Act, 2000 (Part II, Chapter 1). Keville & O'Sullivan Associates Ltd. (now McCarthy Keville O'Sullivan Ltd.) was appointed to co-ordinate the SEA of the Ballina & Environs Draft Development Plan 2009 – 2015 and produce an Environmental Report. This report formed Appendix C of the Ballina & Environs Draft Development Plan 2009 – 2015.

The Draft Development Plan and accompanying SEA Environmental Report were put on public display from 19th May to 28th July 2008. Notices were issued to the prescribed authorities and published in local newspapers, and submissions and observations were invited from the public and interested individuals and bodies. During the public display period, a total of 65 submissions/observations were received. The Manager's Report, which was prepared during August, September and October 2008, contained a summary of each submission/observation received. The Manager's Report also set out a total of 50 recommended amendments to the Draft Development Plan, which were based on the review, carried out by the Ballina Town Council Services Team in conjunction with the consultants, of the submissions/observations received.

Keville & O'Sullivan Associates Ltd. (now McCarthy Keville O'Sullivan Ltd.) carried out an assessment of the environmental impacts of the 50 proposed amendments to the Draft Development Plan. The results of this assessment were set out in Addendum I to the Strategic Environmental Assessment Environmental Report, entitled Report on Proposed Amendments to the Ballina & Environs Draft Development Plan 2009 – 2015. The Manager's Report and Addendum I to the SEA Environmental Report were presented to the Ballina Town and Mayo County Councillors for their consideration from 20th October 2008 to 12th January 2009.

Following the end of this period of consideration, the wording of three of the 50 proposed amendments has been altered, and two additional amendments have been proposed. Some additional changes to one of the Development Plan maps have also been proposed. The Councils have resolved to amend the Draft Development Plan in accordance with the provisions set out in Section 12(6) of the Planning and Development Act 2000 – 2004. As the proposed amendments are considered to be a material alteration of the Draft Plan, they are required to be placed on public display for a period of not less than four weeks in accordance with Section 12(7) of the Planning and Development Act 2000 – 2004.

The notice of proposed amendments to the Draft Development Plan is taking place from 12th January to 2nd February 2009. The proposed amendments to the text of the Draft Development Plan and the proposed changes to maps will be put on public display from 2nd

February to 2nd March 2009. During this second public display period, submissions on the proposed amendments will be invited from members of the public and public bodies.

Following the second public display period, a Manager's Report on submissions received will be prepared from 2nd March to 30th March 2009. This Report will be presented to the Councillors for their consideration from 30th March to 11th May 2009. The final Development Plan will be adopted no later than May 2009 and will be the statutory Plan for the town, thereby replacing the existing Ballina & Environs Development Plan 2003 – 2009.

1.3 Purpose of this Report

This report is the second Addendum to the Strategic Environmental Assessment Environmental Report of the Ballina & Environs Draft Development Plan 2009 – 2015. It identifies the environmental impacts of the proposed amendments to the Draft Plan following the first period of public display of the Draft Plan and the consideration of the Manager's Report by the members of Ballina Town and Mayo County Councils. It is noted that changes are not made to the original Environmental Report; rather, this Addendum forms part of the documentation of the ongoing SEA/Plan-making process, and should be read in conjunction with the Environmental Report and Addendum I. The findings of this report will be used to update the Environmental Report on adoption of the Ballina & Environs Draft Development Plan 2009 – 2015.

Section 1 of this report provides the introduction and background information to the report. Section 2 describes the methodology used in assessing the impacts of the proposed amendments to the text and maps of the Draft Development Plan. Section 3 describes the proposed amendments to the Draft Plan in full and the environmental impact of each amendment. A summary of the findings of this assessment is presented in Section 4.

2. Methodology

2.1 Methodology used in SEA Environmental Report

The Ballina & Environs Draft Development Plan 2009 – 2015 sets out specific development-related policies and objectives for Residential Development, Town Centre, Retail/Commercial Development, Transportation, Heritage/Townscape, Community and Cultural Amenities, Recreation Areas and Leisure Facilities, Tourism, Urban Fringe, Environment, Water and Sewage, Other Services and Land Use Zoning. As part of the SEA process, all policies and objectives were subjected to assessment in order to determine the environmental effects that would result from their implementation.

As part of the SEA, the development policies and objectives set out in the Ballina & Environs Draft Development Plan 2009 – 2015 were assessed in the context of selected Strategic Environmental Objectives (SEOs), which are also referred to as environmental protection objectives or criteria. The list of selected SEOs was compiled based on Department of the Environment, Heritage and Local Government (DoEHLG) guidance and consultation with the SEA project team, as described in the Environmental Report. The selected SEOs, against which all policies and objectives were assessed, included:

Human Beings

- Promote the creation of a safe, healthy and high quality environment in which to live and work.
- Promote the meeting of local housing needs.
- Promote local employment opportunities.
- Promote the strengthening and diversification of the local economy.
- Promote community cohesion.
- Ensure adequate provision of open space, and maintain/improve access to open space areas.

Flora and Fauna

- Safeguard designated areas and areas of nature conservation importance.
- Conserve the diversity of habitats and protected species.
- Protect the river environment.

Soils and Geology

- Maintain the quality of soils.
- Maximise the existing built environment and give preference to the re-use of abandoned, idle, or under-used industrial and commercial facilities, rather than developing greenfield lands.
- Minimise the consumption of non-renewable sand, gravel and rock deposits.

Water

- Maintain or improve the water quality of waterbodies and aquatic ecosystems.
- Promote sustainable water use based on a long-term protection of available water resources.
- Progressively reduce discharges of polluting substances to waters.
- Avoid flood risk when selecting sites for development.

Air/Climate/Noise

- Maintain/promote improvement of air quality.

- In terms of human health minimise noise, vibration and emissions from traffic, industrial processes and extractive industry.
- Minimise noise pollution

Landscape

- Conserve and enhance valued natural and historic landscapes and features within them.
- Enhance townscape quality.

Traffic

- Reduce trip generation, trip length and the need for motorised transport.
- Promote public transport and attraction of walking/cycling.

Cultural Heritage

- Promote the protection and conservation of architectural and archaeological heritage.
- Safeguard Protected Structures and maintain environmental quality of Conservation Areas.

Material Assets

- Maximise the use of renewable energy sources.
- Minimise the amount of waste to landfill.

The results of the impact assessment process were presented in matrix format, whereby the Draft Plan's development policies and objectives were listed on one axis and the SEOs (e.g. Human Beings, Flora and Fauna etc.) on the other. This methodology is described in the DoEHLG 2004 document '*Assessment of the Effects of Certain Plans and Programmes on the Environment – Guidelines for Regional Planning Authorities and Planning Authorities*' and is the most common approach to demonstrating the results of this type of impact assessment. The key used in the impact assessment matrices was:

2 = Very positive / beneficial impact
1 = Positive / beneficial impact
0 = No relationship / little or no impact
-1 = Negative impact (some deterioration in environmental quality)
-2 = Very negative impact
X = Undetermined / uncertain impact

2.2 Methodology used in Addendum Report

A total of 52 amendments to the text of the Ballina & Environs Draft Development Plan 2009 – 2015 are proposed. Alterations to three of the maps contained in the Draft Development Plan are also proposed. This Addendum Report follows the same methodology and layout used in Addendum Report I. It identifies the environmental impacts of the proposed alterations to the text and maps of the Draft Plan, in particular the amendment, removal or addition of specific policies or objectives.

Each proposed amendment has been assessed individually and the resulting impact on the environment has been described with reference to the SEOs, using the same terms as in the SEA Environmental Report, i.e.:

- Very positive / beneficial impact. This alteration will interact very positively with the selected SEOs.

- Positive / beneficial impact. This alteration will interact positively with the selected SEOs.
- No relationship / little or no impact. This alteration will have no interaction with the selected SEOs.
- Negative impact. This alteration will interact negatively with the selected SEOs.
- Very negative impact. This alteration will interact very negatively with the selected SEOs.
- Undetermined / uncertain impact. The interaction of this alteration with the selected SEOs is uncertain.

The results of the assessment of the proposed alterations to the text and maps of the Draft Development Plan are set out in Section 3 of this Addendum report.

3. Assessment of Proposed Amendments to Draft Plan

3.1 Introduction

This section of the Addendum report sets out in full the proposed amendments to the text and maps of the Ballina & Environs Draft Development Plan 2009 – 2015 that have arisen following the first public display period of the Draft Plan and the consideration by Ballina Town and Mayo County Councillors of the Manager's Report prepared on submissions/observations received.

Section 3.2 of this report relates to the proposed amendments to the written statement of the Draft Plan, while Section 3.3 relates to proposed amendments to the maps. An assessment of each proposed amendment in terms of its impact on the selected Strategic Environmental Objectives (SEOs) is provided in each relevant section.

3.2 Assessment of Proposed Amendments to Written Statement

Following the first public display period of the Ballina & Environs Draft Development Plan 2009 – 2015, and the preparation of the Manager's Report, a total of 50 proposed amendments to the text of the Plan were proposed. Following the consideration by the Councillors of the Manager's Report, the text of proposed amendments No.s 9, 12 and 25 has been altered. Two additional amendments (No.s 51 and 52) have also been proposed.

Section 1 of the Ballina & Environs Draft Development Plan 2009 – 2015 comprises the Introduction to the Plan. Section 2 sets out the Policies and Objectives of the Planning Authorities, and the Development Management Standards are set out in Section 3. The sections of the Draft Development Plan to which each of the 52 proposed amendments relates are listed in Table 3.1.

Table 3.1 Summary of Proposed Amendments to Draft Development Plan

Proposed Amendment No.	Section of Draft Development Plan To Be Amended
1	1. Introduction
2 to 10	2.1 Residential Development
11, 12 and 14	2.3 Retail/Commercial Development
13	Maps 06, 06A, 07
15 to 21	2.4 Transportation
22 to 23	2.5 Heritage - Townscape
24	2.6 Community and Cultural Amenities
25 to 27	2.7 Recreation Area and Leisure Facilities
28	2.8 Tourism
29 to 36	2.10 Environment
37 to 38	2.11 Water and Sewage
39 to 40	2.13 Land Use Zoning Objectives
41	2.14 Joint Hub Strategy (proposed new section)
42 to 43	3.1 Residential Use Standards
44	3.2 Standards on Design and Layout
45	3.6 Standards for Rural and other Residential Development
46 to 48	3.7 General Development Standards/Requirements
49	3.8 Standards for Commercial, Retail, Industrial and Development in Mixed Use Zones
50	3.1.7 Infrastructural Service Standards
51	2.9 Urban Fringe
52	2.13 Land Use Zoning Objectives

The proposed amendments to the text of the Draft Plan and are reproduced below *in blue text*. Text that it is proposed add to the Draft Plan is highlighted in yellow (*like this*). Text that it is proposed to remove from the Draft Development Plan is shown with a strikethrough (~~like this~~).

A description of the interaction of each proposed amendment with the Strategic Environmental Objectives is provided following each amendment. With the exception of proposed amendments No.s 9, 12 and 25, the description of the impact of amendments No.s 1 to 50 are presented here as per Addendum Report I.

Proposed Amendment No. 1

To add the following text to Section 1.1:

This plan adopts the range of Government Guidelines, ~~and~~ national and regional policies that are presently in existence and also adopts all the relevant policies of Mayo County Council. These are outlined below in brief.

1.1.1 Policy Context

1.1.1 National Context

In 2002 the Government published the National Spatial Strategy (NSS) as an overall spatial policy framework for the country, setting out its detailed approach to achieving more balanced regional development. It represents Government policy in relation to strategic spatial planning policy and therefore, as required under Section 12(11) of the Act, is highly relevant to the functions of the planning authority in preparing and making the development plan.

In a regional context the NSS aims to boost the performance of strategically placed growth centres or “gateways”, acting at the national level to drive development over the urban and rural areas they influence and support more balanced patterns of development. Galway and Sligo are the gateways which are most likely to influence development in Mayo. However, the combined gateway of Athlone / Tullamore / Mullingar could also have significant impacts provided improved infrastructural linkages are put in place. At the regional level, a number of strategically located hubs have been identified, which will support and be supported by the gateways and act as drivers of local sub-regional development. In Mayo, Ballina and Castlebar are identified as a linked development hub, which with effective connections to and from the gateways, occupy a strategic position between the wider hinterland of west Mayo and a strengthening Galway, Sligo, Donegal axis on the east of the County.

It is intended that Ballina/Castlebar will act as a fulcrum for regional growth drawing on national economic progress, developing its economic strength and as a result helping to energise the wider Mayo/West Roscommon area. A high standard of infrastructural provision, in particular, enhanced connectivity between Ballina/Castlebar and also between the linked hub and the gateways and other hubs is therefore critical if the linked hub is to fulfil its role as set out in the NSS. The Strategy also recognizes that towns such as Westport and Claremorris present opportunities for development and expansion through effective promotion and marketing in association with the Castlebar/Ballina linked hub. The role outlined for Ballina in the national context as a joint hub and the role it will play in its regional and county context are central to the provisions of this Development Plan.

1.1.2 National Guidelines

In recent years, a broad range of National Guidelines have been issued relating to Sustainable Rural Housing, Wind Energy, Built Heritage, Retailing, Residential Densities, Telecommunications, Quarries, Childcare and Strategic Environmental Assessment. Draft Guidelines have also been issued relating to Landscape and Landscape Assessment and

Development Plans. All of these have influenced the formulation of the strategic aims, objectives and development management guidelines in the County Development Plan and in this Ballina Development Plan.

1.1.3 The Mayo Development Plan 2008 – 2014

This Plan has been drawn up to fit in with the overall policies of the Mayo County Development Plan 2008-2014.

1.1.4 County Development Board 10-year Integrated Strategy

Preparation of the Development Plan is carried out within the context of other plans and strategies, which impact on the development of the County. Le Chéile le Neart - Mayo County Development Board 10-year Integrated Strategy for example, sets out a ten-year integrated strategy for the economic, social and cultural development of the County. The Ballina Town Development Plan is designed to give physical and spatial expression to many of the objectives of the Strategy.

1.1.5 Regional Guidelines

County Mayo, along with Counties Roscommon and Galway, and Galway City Council, form the Western Regional Authority. In 2004, the Regional Planning Guidelines 2004–2016 for the West Region were adopted, providing a framework and guidance as to the direction and role of the four authorities in this region. Within the overall spatial framework of the NSS, the aim of the Regional Planning Guidelines is to extend the impact of the NSS at the regional and local levels, by linking national spatial policy to the plan-making functions of the planning authority.

1.1.6 Implications of the Regional Planning Guidelines

A stated objective of the Regional Planning Guidelines for the West Region is “to put in place a broad planning framework for the region and to provide an overall long-term strategy for the making of development and local plans”. Under Section 27(1) of the Planning Act, the Planning Authority must have regard to these guidelines when making and adopting a development plan.

Accordingly, they have influenced the overall strategy, aims and objectives of the Plan. The Regional Guidelines sub-divide the west region into 9 zones with a number of key towns identified within each zone to drive development throughout their areas of influence including Ballina.

In order to comply with the Guidelines the Plan must, inter alia:

- Promote the Castlebar/Ballina linked hub in achieving a projected population of 35,000 by 2021, coupled with supporting a settlement strategy that will help encourage the growth of towns and villages, enabling them to service their rural hinterlands*
- Given the importance of Westport as the third largest town in the County, it is an objective of Mayo County Council that the town continues to develop as a natural extension of the linked hub of Ballina and Castlebar*
- Support and provide for infrastructural development and place a strong emphasis on an integrated approach to land-use planning and transportation*
- Support agriculture and rural development including the diversification of farming activities*
- Support the development of tourism including the clustering of tourist attractions, water based tourism facilities and tourism attractions capable of regional impact*
- Support educational, training, up-skilling and research initiatives at all levels*
- Support the realization of the full potential of the Corrib Gas Field*
- Support and facilitate the re-opening of the Western Rail Corridor*

- Support the provision and retention of healthcare and community services in smaller towns and villages through a sustainable settlement strategy
- Support the development of leisure, sporting, arts, cultural and recreational facilities.

The Plan has been prepared as an implementation mechanism for the Regional Planning Guidelines as they apply to Ballina and Mayo, and the Overall Strategy, Settlement Strategy, policies and objectives have been formulated in response to the Guidelines.

1.1.7 Sustainable Development

The Government's policy for sustainable development is set out in documents such as the National Sustainable Development Strategy 1997 and Making Ireland's Development Sustainable, 2002. Sustainable development is generally defined as 'development that meets the needs of the present generation without compromising the ability of future generations to meet their needs'. However, sustainable development is not just about protection of the natural and man-made environment, it is equally about the economy and quality of life and therefore relates to social, economic and cultural sustainability and achieving a balance between these three dimensions.

Central also to the whole concept is that development should allow future generations to enjoy a quality of life at least as high as our own and should respect our responsibilities to the wider international community. In Comhar's document Principles for Sustainable Development, the need to ensure that sustainable development encompasses environmental protection, economic development and social development in an integrated manner is emphasized. This plan embraces the principles of sustainability in addressing future growth and development as promoted in the above documents.

The addition of the above text to the Draft Development Plan will have a **very positive** impact on the SEOs relating to Human Beings, in particular the creation of a high quality environment in which to live and work. It states the intention of the Ballina Town Development Plan to give physical and spatial expression to many of the policies of the National Spatial Strategy and the Western Regional Authority Planning Guidelines, both of which aim to achieve balanced regional development and promote an integrated approach to land-use planning and transportation.

Proposed Amendment No. 2

To amend following paragraphs in section 1.4.9:

Both the NSS and Mayo County Council (MCC) have made population projections for the county and have attributed a higher proportion (7%) of this population into the joint hubs of Ballina and Castlebar. These figures indicate that the population in Ballina and its rural surrounding areas in 2015 will be 16,799 (MMC) and 16,899 (NSS) growing to 19,518 (MCC) and 19,199 (NSS) in 2020. The offices of the NSS and the Western Regional Authority have indicated that population projections for Mayo should be increased based on the growth trends occurring nationally and Mayo County Council have responded to by increasing their population forecasts.

Determining which of these population projects is likely to be the most realistic is problematic. The economy has recently experienced a slight down turn and international economic conditions are changing. These changes can have impacts on the continuing level of immigration to the country and the CSO, ESRI and FÁS projections are for a lowering on net inward migration over time, with some forecasters indicating net emigration in the coming years.

As the Plan period is for 2009 to 2015 and a further Development Plan will be written then it seems more appropriate to err somewhat on the side of caution in terms of population

projection. Long term population forecasting is difficult in a country with a settled democratic pattern, but Ireland's demography is and has been dynamic for some time, thus making prediction even more difficult. In this instance reviewing population projection on a regular five year basis is apt.

While making this decision, we are aware that the Road Safety Authority are decentralising to Ballina with an approximate 150 jobs, and a further 90 jobs in the Coca-Cola company are being transferred into Ballina. Such changes will create a multiplier effect in terms of population that will result in double the numbers actually moving to the town.

It is considered that the population projections for the County and the West Region are ambitious for the time period covering this Development Plan. The national and regional projections from the CSO in 2005 are now currently out of date and too conservative. The Mayo County Development Plan has projected a population of 28,595 for the joint hub of Ballina and Castlebar (including both environs). With the growth profiles of both towns it is anticipated that by 2013 both towns will be of an equal size and this will give Ballina a population of 14,298 in 2013 and with projected 3 per annum growth a population of 15,169 in 2015 – the end year of this plan. This is in line with the exponential population projection model that suggests that the population for Ballina will be between 14,862 and 15,322 by 2015. It is thus proposed to accept the projected figure from the Mayo County Development Plan for Ballina and this figure should be utilised in determining housing need. Ballina is a joint Hub in the NSS. It is projected that the population in such towns should grow at a faster rate than other towns. This Development Plan is, however, being written in the context of a period where the housing market is changing rapidly, prices are declining and new and older houses are either not selling or are selling at a very slow rate. The economy is slowing and there is no certainty in the continued migration patterns of the last five years progressing into the next five years. It is thus wise at this point to be conservative in projecting changes in population. Figure 1.6 below graphically illustrates the figures in Table 8.

These amendments to Section 1.4.9 of the Draft Plan (Population Projections) will interact in a **positive** manner with the selected SEOs relating to Human Beings, in particular the meeting of local housing needs. The population projections for Ballina are taken from the Mayo County Development Plan, which are based on those in the National Spatial Strategy and the Western Regional Authority Guidelines. These projections have then been used in calculating housing demand figures.

Proposed Amendment No. 3

To make the following amendments in Section 1.5.5:

Change 19.3 hectares (13.2 acres) to 19.3 hectares (47.7 acres) (typing error)

This correction of a typing error in Section 1.5.5 of the Plan, which relates to the area of undeveloped industrially zoned land available within the Plan boundary, will have **no impact** on the selected SEOs.

Proposed Amendment No. 4

To make the following amendments in section 2.1.1.1:

2.1.1.1 Introduction

In the period since the last plan significant housing development has taken place in the town and environs of Ballina. It is estimated that since 2003 an additional 1,092 housing / apartment completions have taken place in the Study Area up to the end of 2007. In addition a further 422 units are under construction and a further 146 units are on appeal in the

planning process. It can be expected that some of these units are replacements for obsolescent houses and second homes.

There is growing demand for housing both as a result of increasing population and as a result of falling house occupancy rates. The population of Ballina (study area - as defined in section 1.4.8) is estimated to have grown from 11,020 in 1996, 11,884 in 2002 and to 12,824 in 2006. The study area is predicted to grow ~~to between 14,860 and 15,322~~ to 15,169 in the period of this development plan (2009-2015). Household occupancy rates are also falling and will continue to do so for some time. The combination of these factors, as well as the need for replacement houses, generates the demand for new housing.

Replace table 2.1 with a new table 2.1

~~Table 2.1: Estimate of Additional Housing Units and Additional Land Required~~

	2002	2006	2015* Low	2015* High
Occupants per Household	2.90	2.60	2.37	2.37
Housing Units	4,007	4934	6,274	6,465
Land Requirement in hectares	163.88	197.24	250.84	258.6
New Houses required			1,340	1,534
New Space requirements (hectares)			53.6	61.36

~~* estimate~~

Table 2.1: Estimate of Additional Housing Units and Additional Land Required

	2002	2006	2015
Occupants per Household	2.9	2.6	2.37
Housing Units	4,098	4932	6,400
Land Requirement in hectares	163.9	197.29	256.0
New Houses required			1,468
New Space requirements (hectares)			58.7

Table 2.1 above details the expected requirements for residentially zoned lands. It is projected that there will be a need ~~for between 53.6ha and 61.4ha~~ for 58.7ha over the period of the plan (2009-2015). It is estimated that on the basis of the projected population an additional ~~1,340 to 1,534~~ 1,468 new housing units will be required to meet the needs of the town.

Similar to Proposed Amendment No. 2, this amendment to the Draft Plan will interact **very positively** with the selected SEOs relating to Human Beings, in particular the meeting of local housing needs. It sets out more specific figures with regard to the amount of zoned land and new housing units that will be required during the lifetime of the Plan, based on the population projections that are set out in the Mayo County Development Plan.

Proposed Amendment No. 5

To make the following amendments in Section 2.1.1.1:

~~It is, however, considered that some small additional area should be zoned on the basis of their proximity to the town and to services and to establish as clear a divide as possible between urban and rural areas.~~ **within the town boundary to allow for flexibility in the towns growth pattern and address the needs of the town.**

This amendment to the text of Section 2.1.1.1 on Residential Development will interact **positively** with the selected SEOs regarding Human Beings, in particular the creation of a high quality environment in which to live and work. It aims to ensure that additionally zoned

lands within the town allow for flexibility in the growth of the town while addressing the needs of the town.

Proposed Amendment No. 6

To add the following at the end of Section 2.1.1.2:

The Department is currently preparing new guidelines on residential development - (Guidelines for Sustainable Residential Development in Urban Areas) and the council will also have regard to these. When adopted, these will replace the Residential Density Guidelines of 1999.

This amendment will interact **very positively** with the selected Human Beings SEOs on the creation of a safe, healthy and high quality environment in which to live and work and on the meeting of local housing needs. It ensures that the Town Development Plan will have regard to the most recent Government guidelines on sustainable residential development.

Proposed Amendment No. 7

To make the following amendments in Section 2.1.1.3:

The last plan (2003-2009) identified residential neighbourhoods within the Town Plan boundary with a view to creating a local identity and providing local facilities conveniently located for those resident in such areas. It is noted that this approach is very much in conformity with the thinking in the government's new draft guidelines on Sustainable Residential Development in Urban Areas. It was intended that Action Area Plans would be drawn up for each which would strengthen local identity and provide local facilities and a local heart to the area with minor shopping, parks etc. The following neighbourhoods were identified (see Map NO. 04):

The addition of the highlighted sentence to Section 2.1.1.3 (Neighbourhoods) of the Draft Plan ensures that the approach of the Planning Authorities to the creation of local identities and the provision of local facilities is in line with current Government policy on sustainable residential development. This interacts in a **positive** manner with the Human Beings SEO of creating a safe, healthy, high quality environment in which to live and work.

Proposed Amendment No. 8

To make the following amendments in Section 2.1.2 (Policies and Objectives):

- *To encourage higher density of residential development in accordance with the Residential Density Guidelines as published by the Department of the Environment and Heritage (September 1999) and the Draft Sustainable Residential Development in Urban Areas Guidelines 2008.*

and

RD 3 *To permit higher density residential development in accordance with government policy as set out in the document "Residential Density Guidelines as published by the Department of the Environment and Heritage") and the Draft Sustainable Residential Development in Urban Areas Guidelines 2008. Highest densities will be permitted in the town centre, medium densities in the inner residential areas and lower density in outer residential areas as detailed in Part 3 of the Plan.*

The addition of the highlighted text to Section 2.1.2 of the Plan shows that the policies and objectives of the Planning Authorities on Residential Development will be consistent with the

most recent Government guidelines on sustainable residential development. This interacts **positively** with the SEO of creating a high quality environment in which to live and work.

Proposed Amendment No. 9

To delete the following from Section 2.1.2 (Objectives):

~~**RD14** Anti Social Behaviour Policy to be strictly adhered to up to and including expulsion of families or family members involved in Anti Social Behaviour.~~

~~**RD15** Joint Garda and Ballina Town Council Community Policing Forum to be set up to deal with Community Policing Issues. Forum to consist of Garda Inspector, Sergeants, Town Clerk, Town Engineer, 4 councillors and members of Residence Association where issues concerning Anti Social Behaviour or issues that impact on the community as whole occur that could be resolved by a holistic approach by Council, Gardaí and Residence.~~

~~**RD16** All private housing estates more than 3 years old to be taken over by the Town Council within the life time of the plan. All Housing greater than 10 years be taken over by the Town Council in the first two years of the plan.~~ It is an aspiration of the Council to take over private housing estates as soon as possible, if requested.

~~**RD19** That all planning applications for the Ballina electoral area be administered from Ballina Civic offices.~~

~~**RD20** In the interests of balanced and sustainable development that the post of planning enforcement be created in year one of the plan.~~

The reason for proposing the deletion of Objectives RD 14, 15, 19 and 20 is that they are not planning matters.

The removal of Objectives RD 14 and 15 interacts **negatively** with the SEOs of promoting a safe environment in which to live and the promotion of community cohesion. It is accepted however that these issues of Anti-Social Behaviour and Community Policing are not planning or development-related, and therefore should not be listed in the Town Development Plan. Objectives RD 19 and 20 also relate to planning matters. The removal of these Objectives from the Plan will have **no impact** on the selected SEOs.

The proposed amendment to the text of Objective RD16 has **no interaction** with the selected SEOs.

Proposed Amendment No. 10

To make the following amendments in section RD18:

That all new houses provide as part of the planning conditions efficient energy practices that limit CO2 emissions and promote positive sustainable development practices

The addition of this text to Objective 18 on Residential Development will have a **very positive** interaction with the SEOs relating to Human Beings and Material Assets. The particular SEOs that will be impacted are the promotion of a healthy and high quality environment in which to live and work, and the maximisation of the use of renewable energy sources.

Proposed Amendment No. 11

To make the following amendments in Section 2.3.6 Retail Strategy (para 5):

New developments should be away from national roads, relief roads or areas where major infrastructure has taken place to ensure that the town works more effectively. In accordance with Retail Planning Guidelines, large-scale retailing shall be avoided, where possible, adjacent or close to existing, new or planned national routes. In relation to out of town retail developments, the developer shall submit a transport assessment showing how trips to and from the proposed development might affect the road network.

The addition of this text to the Town Development Plan will interact **positively** with the Human Beings SEO of promoting a safe, high quality environment in which to live and work.

Proposed Amendment No. 12

To amend the following objective RC9 from Section 2.3.9:

Delete Item RC9:1:

~~1) One area to be zoned for heavier retail.~~

[Note: There is no such concept in planning as “heavier retail”. It is presumed that this refers to Retail Warehousing type outlets as these are designed to deal with bulky goods. They belong outside the town centre because the design, bulk and scale of these buildings and their associated parking do not readily fit into the town centre].

Delete Item RC9:2:

~~2) Abbey Street to be re-zoned as Town Centre.~~

[Note: The north side of Abbey Street is zoned as C2 (Commercial – Edge of Centre). The south side is zoned residential as it includes a high-density strip of houses whose conversion to commercial use would be very difficult and such attempt would put great pressure on the amenities of adjoining houses].

Amend Item RC9:3:

~~3) Discontinue particular types of businesses located in the centre of the town.~~

~~4) Turf Accountants/Bookies~~

~~5) Discount Shops (€2)~~

~~6) Takeaways~~

The Council is concerned about the proliferation of Bookies/turf accountants, take-aways and Discount Shops (i.e. One-euro/Two-euro shops) and will seek to restrict further the proliferation of such uses. A Retail Impact Assessment may be requested.

Delete Item RC9:4:

~~7) By law to be drafted to make takeaways responsible for street cleaning within a 200m radius of their premises.~~

[Note: This is not a planning matter.]

To make the following amendments to Objective RC9:5:

- 8) Town Council to work with the owners of Town Centre commercial sites that are derelict or are moving towards dereliction to
 - a) Fast track development where potential investors are available in line with the development plan
 - b) Assist with the redevelopment of such sites by marketing same to national/international retail chains in keeping with the town Development Plan.

- c) Have such sites cleared, **and landscaped** ~~buildings levelled and use for car parking until developers is ready to develop.~~
- d) Enforce the derelict sites act in the interest of commercial of the town.

This amendment will discourage surface car park use on such sites, which is unsightly and prolongs the period over which the site can stand vacant.

The removal of Item 1 of Objective RC 9 from the Draft Development Plan aims to ensure that retail warehousing type outlets are not located in the town centre. This amendment interacts **positively** with the Human Beings SEO of creating a high quality environment in which to live and work through the location of these larger outlets at more suitable areas. The removal of Item 2 of Objective RC9 aims to protect the amenities of Abbey Street residents and therefore also interacts **positively** with this same SEO.

The amendment of Item 3 of Objective RC 9 interacts **positively** with the Human Beings SEO of promoting the diversification of the local economy.

The removal of Item 4 of Objective RC 9 has **no interaction** with any of the stated SEOs. The proposed amendment to Item 5 of Objective RC 9 interacts **positively** with the SEO of creating a high quality environment in which to live and work through the discouragement of car parking on vacant sites within the town centre. It also interacts **positively** with the Landscape SEO of enhancing townscape quality.

Proposed Amendment No. 13

To amend the zoning objectives as shown on attached Maps 06 and 06A and to amend the Objectives as shown on attached Map 07.

Amendments to Maps are discussed in Section 3.3 of this report.

Proposed Amendment No. 14

To amend all references to the Draft County Retail Strategy and replace with **the County Retail Strategy 2008**.

This amendment will have **no impact** with any of the selected SEOs. It ensures that references to the Retail Strategy are up to date.

Proposed Amendment No. 15

To make the following amendments in Section 2.4.3:

~~While a previous traffic study was undertaken more than six years ago, some of the traffic growth forecasts used have since been exceeded and revised upwards by the NRA for future years. This is likely to persist with continued economic growth (which generates demand for trips), population increase and increased car-ownership. The council will implement a programme of necessary traffic management modifications to improve traffic flows and the town centre environment within the town and environs. The earlier study methodology did not include an integrated, area wide modelling approach.~~

~~Given the extent and inter related nature of the many traffic issues in the town an integrated Land Use and Transportation Study (LUTS) approach can best provide for coordinated and efficient traffic planning. For example, a variety of possible approaches to town centre traffic management exist, including systems of road closures, one way links, pedestrianisation, signalisation, etc. An integrated land use and transportation planning study, by building up a~~

~~profile of traffic patterns in the study area, can demonstrate the relative strengths of such options down to a fine degree of detail and will test them within the context of the wider traffic network.~~

~~This approach may include the construction of a comprehensive town centre traffic model. Such a model can then be used to assess the impact of potential land use strategies and allow for detailed assessment of measures, robust scenario testing and visualisation of results and would be most appropriate for the Ballina context.~~

~~As stated above, a number of variations exist and a town centre traffic model may provide the best means of assessing comparative scenarios. The council is considering various scenarios that will be assessed within a land use and transportation study however these would be subject to a rigorous assessment process (Figure 2 below). Importantly, any scenario should take into consideration a developed land use and urban design strategy for the town. The key advantage of this approach is that integrated traffic management scenarios can be visually assessed. It is also a possibility that such an exercise could be funded as part of the design and assessment stages of the town bypass project (as these schemes normally include modelling studies), if the latter were to be accelerated in its time programme.~~

The addition of the highlighted text to Section 2.4.3 of the Plan on Town Centre Traffic Management states the intention of the Council to improve traffic flows and the town centre environment. This addition interacts **positively** with the SEOs relating to Traffic. The text that it is proposed to remove from this section of the Plan discusses possible approaches to town centre traffic management but does not state any specific measures that it is proposed to implement. The removal of this text will therefore have **no impact** on the SEOs.

Proposed Amendment No. 16

To make the following amendments in Section 2.4.5:

~~Once again, the introduction of such systems will be assessed within a wide area traffic model as part of a comprehensive land use and transportation study.~~

The text that it is proposed to remove from Section 2.4.5 on Junction Design and Layout refers to text that it is also proposed to remove from Section 2.4.3 (Proposed Amendment No.15). There is **no interaction** of this amendment with the SEOs.

Proposed Amendment No. 17

To make the following amendments in Section 2.4.8:

~~One potential solution that will be explored is the possibility of reversing the flow and introducing a one way system. While any such solutions will need to be tested rigorously within a traffic modelling study, it could be possible, for example, to allow the reallocation of road space towards an improved pedestrian realm and act as part of the an inner orbital route. Such a successful circulatory system has been seen to operate in other towns with a similar heritage / riverside urban environment.~~

This amendment relates to Section 2.4.8 of the Draft Plan on Protecting the Amenity of the Town, especially the River Area. This amendment is essentially a re-wording of the current text and as such will have no impact on the SEOs. The introduction of approaches that would however enhance the attraction of walking within the town would have a **positive** impact with the SEOs on Traffic.

Proposed Amendment No. 18

Figure 2.4.2 - remove

Figure 2.4.2 of the Plan shows a possible Integrated Traffic Management Scenario for Ballina, but which is subject to detailed study and process. The scenario presented is preliminary only and would be subject to rigorous testing prior to implementation. The removal of this figure has therefore **no effect** on the SEOs.

Proposed Amendment No. 19

To add section 2.4.12 to 2.4.13 as follows:

2.4.12 Speed Limits

The speed limits in Ballina are in the process of being reviewed with the respective authorities as is required on a two-yearly basis.

2.4.13 Transport Assessment of New Development

It is the policy of the Council that Transport and Traffic Assessments and Road Safety Audits be carried out for all new development meeting threshold criteria by suitably competent consultants, which are assessed in association with their cumulative impact with neighbouring developments on the road network. Guidance is given in this respect in the DoELG/DoT/DTO publication “Traffic Management Guidelines” and “NRA Design Manual for Roads and Bridges(HD 19/01Road Safety Audits) (HA 42/01Road Safety Audit Guidelines). The NRA has also prepared Traffic and Transport Assessment (TTA) Guidelines. These Guidelines seek to promote best practice for the preparation of Traffic and Transport Assessments and explain the relevance of TTA in the planning process. In particular the document is intended to provide guidance for developers, their agents, as well as local authorities and the NRA, in the scoping, conducting and evaluating of traffic and transport assessment for proposed developments.

Planning applications where development proposals are brought forward within the zone of influence of existing national roads or of planned new national roads must identify and incorporate noise mitigation measures, where the additional traffic generated by the development results in a breach of the noise design goals (as per S.I. No. 140 of 2006 environmental noise regulations) on national roads for sensitive receptors exposed to road traffic noise.

The addition of this text to the Draft Development Plan will interact **positively** with the SEOs stated under Human Beings and Air/Climate/Noise, in particular the creation of a safe environment in which to live and work, and the minimisation of noise emissions from traffic.

Proposed Amendment No. 20

To add the following Transportation policy to Section 2.4.12 (Policies):

- *Have regard to possible travel and transport initiatives set out in the Department of Transport 2020 Vision – Sustainable Travel and Transport Public Consultation Document (February, 2008).*

The addition of this text to the Draft Plan states the intention of the Planning Authorities to have regard to Department of Transport policies on sustainable travel and transport. This addition will interact **positively** with the Human Beings SEO of creating a safe, healthy

environment in which to live and work, and the Traffic SEOs of reducing trip generation, trip length and the need for motorised transport, and promoting public transport.

Proposed Amendment No. 21

Transportation Objectives in Section 2.4.12 to be clarified (including the removal of conflicting, obsolete and duplicate objectives) and updated as follows:

It is an objective of Ballina Town Council and Mayo County Council to:

Pedestrians and Cyclists:

- T1** *Improve and widen if necessary, footpath pavements on all town centre streets*
- T2** *Develop a town pedestrian and cyclist strategy*
- T3** *Continue to enhance existing pedestrian linkages between Pearse Street and Emmet Street and other key lanes and alleyways around the town*
- T4** *Establish a network of tourist walking routes around town*
- T5** *To provide pedestrianisation schemes and pedestrian crossing facilities at appropriate locations particularly in conjunction with new developments*
- T6** *Install audio facilities and appropriate surfaces at all traffic lights for disabled people*
- ~~**T7** *Provide appropriate pedestrian crossing for station users at the Kevin Barry Street/James Connolly Street junction*~~
- T8** *Establish cycle lanes on strategic traffic routes leading into town*
- ~~**T9** *Provide a bike parking/locking facility at the following locations:*
 - ~~• *Market Square*~~
 - ~~• *Pearse Street*~~
 - ~~• *Emmet Street*~~
 - ~~• *Bury Street/Tooling Street*~~~~
- T10** *Provide good quality cycle parking in line with cycle parking standards located close to access points for all new town centre developments*
- T11** *Require a pedestrian and cycle desire line analysis in all new residential developments*
- T12** *Carry out Safer Routes to Schools programmes at selected school sites throughout the town in consultation with school management*
- T1X** *Paths to be extended to the town boundary on all National and Regional Roads*
- T1Y** *Cycle lanes to be provided on all new roads and provided where possible on existing roads*

[note: T1X & T1Y relocated from T52 and T54/2/d]

Public Transport:

- T13** *To work with the appropriate authorities and, where appropriate, commercial developers to provide a town bus service*
- T14** *To facilitate the development and future expansion of the railway station for passenger and freight services*
- T15** *Promote the continuation of the development of Rural Transport Initiatives serving the town*

Roads:

- T16** *Develop Stage 1 of the outer ring road linking the N26 (Foxford Road) with the N59 – West (Crossmolina Road) and the R314 (Killala Road).*
- T17** *Develop Stage 2 of the outer ring road linking the N26 (Foxford Road) with the N59 – East (Sligo Road).*
- T18** *Develop Relief roads as indicated on Map No. 07.*
- T19** *Support the upgrading of the N26 as an urgent priority*

- ~~T20 Redirect through traffic from Abbey Street through James Connolly Street/Casement Street.~~
- ~~T21 Prepare an Integrated Land Use and Transportation Study (LUTS) for Ballina in order to assess land use development scenarios and traffic management scenarios within an integrated traffic study~~
- T21 Undertake a programme of necessary traffic management modifications to improve traffic flows and the town centre environment within the town and environs
- T22 Develop an Inner Orbital Route system, which will provide direct access to off-street car parks
- T23 Develop a town centre Environmental Traffic Cell system
- T24 Explore the possibility of different road surfaces and traffic calming within the town core to slow traffic and create a safe environment for pedestrians (shoppers) subject to approval from the necessary authorities.
- ~~T25 Ensure proper surfacing and road lining of all streets in the town~~
- T26 Introduce loading bays for commercial delivery on town centre streets.
- T27 Improving route and parking signage throughout the town, including walking and tourist routes.
- T28 Assess Junction design and layout strategies
- T29 Establish new/refurbish traffic lights with, as necessary and appropriate, MOVA loops, vehicle actuation loops, a pedestrian phase, advanced cycle stop lines subject to approval from the necessary authorities.

Parking:

- ~~T30 Undertake a parking study, including updated parking beat survey and parking strategy~~
- T31 Develop a town centre parking management strategy and undertake a review of existing parking bye-laws
- T32 Promote the development of multi-storey or basement car park facilities on the edge of the town centre easily accessible from orbital and main arterial routes
- T33 Restrict on-street facilities, where possible, to short-term, commercial loading, mobility impaired and taxi parking
- T34 Future additional long-term and commercial parking to be provided for in off-street, preferably multi-story and basement facilities
- T35 Manage parking and parking controls to ensure good access and foster commercial activity
- ~~T35 Limit all on street parking to one hour pay and display parking in the Inner Core Shopping area.~~
- ~~T36 Limit all on street parking to two hours on all Outer Core Shopping streets.~~
- ~~T37 Ensure that parking charges favour off street parking.~~
- ~~T38 Enforce rigorous parking controls on all inner and Outer Town Core streets.~~
- ~~T39 Establish coach set down and pick up spaces on the riverside of Emmet Street, for Tour and Private Bus Operators~~
- T40 Provide adequate free coach parking for Tour and Private Bus Operators at a new coach Park (to be identified).
- ~~T41 Introduce on street pick up and set down for coaches at a location near the town centre.~~
- T42 Establish disabled parking spaces at all public off-street car parks and, where necessary, at coach parks.
- ~~T43 Provide disabled parking spaces in line with coach set down spaces.~~
- T44 Encourage use of off-street parking in the Cathedral area.
- T45 Install CCTV and proper lighting at all off-street car parks.
- T46 Erection of motorcycle parking anchor stations at two central off-street car parks, i.e.
 - Market Road
 - Bury Street/Teeling Street
- T47 Ensure that major new town centre developments are self-sufficient in terms of parking where possible and practicable.

- T48** ~~To~~ Investigate the provision of a car park in Market Square under the proposed public square.
- T49** Parking meter zones to be increased to include edge of town centre residential streets to provide extra parking but to allow availability of parking for residents. Residents parking to be regulated by permit.
- T50** Access to long-term car parking to be provided in appropriate locations on approaches to the town.

Other:

- T51** All overhead, power, public lighting and communications cables inside the 50kph speed limit be put underground where feasible and subject to the approval of the relevant authority.
- T52** All town centre Public Lighting to be upgraded and brought to standard by increasing numbers and quality of lights.
- T53** Traffic calming to be provided where required and as determined by the Town Council in all estates in the control of the town council.
- T54** Traffic calming to be conditioned where required and as determined by the Town Council into planning of all new estates.
- T55** Stream at Bohernasup end of Circular Road to be piped to facilitate the provision of a path, an additional traffic lane and ~~the provision of a roundabout on the Humbert Street and Market Road junctions~~ facilitate improvements at the junction
- a) ~~A link road to be developed between the Killala Road at Burton Street via Belleek to Bachelors Walk.~~
- d) ~~Cycle lanes to be provided on all new roads and provided where possible on existing roads~~
- T56** In accordance with Retail Planning Guidelines, large-scale retailing shall be avoided, where possible, adjacent or close to existing, new or planned national routes
- T57** Applications for development on national routes will be subjected to Transport Assessment and Road Safety Audit procedures in line with the recommendations of the National Roads Authority. Individual development applications will be decided on their merits and will be in keeping with good road safety and transport planning practice.
- T58** Existing and future development in proximity to national roads shall be subject to the provisions of S.I. No. 140 of 2006 environmental noise regulations.

The addition of the highlighted text to Objectives T 3, 29, 31, 34, 35, 46, 47 and 51 has **no interaction** with any of the SEOs. The addition of the highlighted text or new Objectives to T 1X, 1Y, 21, 24, 40, 42, 49, 50, 53, 54, 55 and 57 interacts **positively** with the Traffic SEOs of reducing trip generation, trip length and the need for motorised transport, and promoting public transport and attraction of walking/cycling. The addition of Objective T58 interacts positively with the Air/Climate/Noise SEO of minimising noise emissions from traffic.

The removal of Objectives T 7, 9, 20, 21, 25, 30, 36, 37, 38, 39, 41, 43, and 54 (part of) relates to the clarification of Objectives and removal of conflicting, obsolete and duplicate Objectives. Objective T21 is to carry out a programme of necessary traffic management modifications to improve traffic flows and the town centre environment. A number of the Objectives that it is proposed to remove are deemed to be premature prior to the carrying out of this programme and are therefore removed from the list. This has **no interaction** with the Traffic SEOs.

Proposed Amendment No. 22

To add the following Heritage – Townscape policy to Section 2.5.5:

- To promote linkages between features of archaeological and architectural significance.

- *To encourage, where appropriate, the reuse of redundant and obsolete structures.*

The addition of the first policy to the Heritage – Townscape section of the Draft Development Plan will have a **very positive** interaction with the Cultural Heritage SEO of promoting the protection and conservation of architectural and archaeological heritage. The second of the two policies will interact **positively** with the Soils and Geology SEOs of maximising the existing built environment and giving preference to the re-use of abandoned, idle or under-used industrial and commercial facilities, rather than developing Greenfield sites.

Proposed Amendment No. 23

To add the following Heritage – Townscape objective to Section 2.5.5:

HT5 *To protect the setting/context of protected structures and, in the case of areas of new development, to encourage the use of such structures as focal points in new development layouts.*

HT7 *To restore and protect the quay walls.*

The addition of Objectives HT 5 and 7 to the Draft Development Plan will interact **very positively** with the Cultural Heritage SEOs of promoting the protection and conservation of architectural and archaeological heritage, and safeguarding Protected Structures.

Proposed Amendment No. 24

To add the following policy to section 2.6.2:

It is the policy of the Council to consider the development of additional school sites in the town as required and as advised by the Department of Education and Science. Additional lands have been identified on Convent Hill and zoned community facilities (CF) with this in mind. Further school sites may be required and residentially zoned lands (R1 or R2) may be used for this purpose as provided for under this zoning objective (See “Section 2.13.6 Zoning Categories -Primarily for Residential Use (R1 & R2”) in of this plan.)

The addition of this Policy to Section 2.6.2 of the Draft Plan on Community and Cultural Amenities interacts **positively** with the SEO of creating a high quality environment in which to live.

Proposed Amendment No. 25

To make the following amendments to objective RL17 (Section 2.7.3):

~~**RL17** *Public toilets to be provided in a central location with a user fee of €0.50 to prohibit anti-social behaviour and insure that the provision of same are self-financing. Additional toilets to be preconditioned into the planning of major retail units over sq. feet. 2000sqm.*~~ *To provide and/or facilitate the provision of publicly accessible toilets in the town on a cost neutral basis during normal business hours. Public toilets may be required in retail developments of over 1,000 Sq. Mts.*

The amendment to Objective RL 17 specifies the size of major retail units over which additional toilet facilities will be required. This amendment is for information purposes, and has **no interaction** with any of the SEOs.

Proposed Amendment No. 26

To make the following amendments in Section 2.7.3 (Policies):

- *Comply with the recommendations of the Residential Density Guidelines and the Draft Sustainable Residential Development in Urban Areas Guidelines 2008 for the provision of public and private open space in new development areas.*

This amendment states the intention of the Planning Authorities to comply with the most up to date guidelines on sustainable residential development in urban areas with regard to the provision of public and private open space. This policy will interact **positively** with the Human Beings SEO of ensuring adequate provision of open space.

Proposed Amendment No. 27

To make the following amendments to Section 2.7.3:

RL 5 *To develop a pedestrian walkway through the town along the River Moy. In particular, it shall be an objective of the Council to extend the pedestrian link from the Upper Bridge to Canalside Park along the riverbank when the opportunity arises with the redevelopment of property. It is also an objective to improve existing riverside walks and to provide a pedestrian bridge over the River Moy in the vicinity of the existing salmon weir. This objective is subject to an assessment of the impact of any such scheme on the river and its associated habitat and wildlife.*

RL 13 *To protect ~~the woodlands identified on Map No. 07~~ and to make Tree Preservation Orders under Section 205 of the Planning And Development Act 2000, as and when the necessity arises. However, the removal of some trees may be necessary to facilitate the provision of essential infrastructure such as Roads, Water Services etc (e.g. objective WS6). It is, in particular, the objective of this plan, to protect trees on Bury Street in any future developments along the street and to retain as many as possible of the exiting trees in any redevelopments along this street.*

The addition of the highlighted text to Objective RL 5 is vital in ensuring the protection of the River Moy and interacts **very positively** with the Flora and Fauna SEOs of safeguarding designated areas and areas of nature conservation importance and protecting the river environment. Without the addition of this sentence, this objective presumes the development of the riverside environment. The proposed amendment to objective RL 13 interacts **positively** with the Flora and Fauna SEO of conserving the diversity of habitats. It also interacts **positively** with the Landscape SEO of enhancing townscape quality, through the promotion of protecting trees along the street.

Proposed Amendment No. 28

To make the following amendments in section 2.8.3:

Ireland West International Airport to be called Ireland West Airport Knock.

This amendment relates to the correction of a naming error and will have **no impact** on any of the SEOs.

Proposed Amendment No. 29

To make the following amendments in section 2.10.1.2:

2.10.1.2 Trees

A survey was conducted of trees within the plan area for the 2003 Development Plan and this still remains relevant. The town is well endowed with the fine amenity of Belleek Woods but also some other fine groups of trees that add significantly to the environment of the town. The entrance to Ballina Beverages is well wooded and enhances the site and the entrance to the town from Killala.

~~The Objectives Map (Map No. 07) identifies those trees or groups of trees, which are of most significance to the town and to its environment and which the Councils consider should be preserved.~~

The text that it is proposed to remove from Section 2.10.1.2 on Trees contains a reference to trees and groups of trees marked on the Objectives Map (Map No.07). The individual trees/groups of trees are not marked on the map, rather areas are labelled with the relevant objectives. This text has therefore been removed for clarity purposes and has **no impact** on the SEOs.

Proposed Amendment No. 30

Insert the following text to Section 2.10.1, as sub-section 2.10.1.3:

2.10.1.2 Other Areas of Biodiversity Value

In addition to areas designated for conservation, Ballina and its surrounds have other habitats that are considered important on a local and regional scale. These habitats include woodland, scrub, treelines and hedgerows, semi-improved grassland, cutover bogs, wetlands and heaths. These habitats are important in their own right and as wildlife corridors connecting areas of ecological importance together. Belleek Wood is the largest area of woodland within the plan boundary. This woodland contains stands of both broadleaf trees and conifers and is a valuable habitat for wildlife. Belleek Wood and several other small pockets of woodland present within the site boundary may act as refuges/wildlife corridors for fauna commuting within or through Ballina and its environs. In addition to woodland areas, hedgerows and scrub are also known to act as wildlife corridors. Other less improved areas such as semi improved grasslands and wetlands are present within or surrounding the plan boundary may also support a more diverse suite species than adjacent highly improved agricultural habitats.

Amend the numbering of sub-sections 2.10.1.2 to 2.10.1.4 accordingly:

2.10.1.2	2.10.1.3	Trees
2.10.1.3	2.10.1.4	Listed Views
2.10.1.4	2.10.1.5	Litter/Signage

The addition of this text to the Draft Development Plan provides a description of non-designated areas of biodiversity value with the Plan area. This description is provided for information purposes but does not set out any specific policies or objectives of the Planning Authority. This amendment therefore has **no impact** on any of the SEOs. The re-numbering of headings has similarly no impact on the SEOs.

Proposed Amendment No. 31

To add the following Environment policies to Section 2.10.2:

- It is a policy of Ballina Town Council and Mayo County Council to ensure the protection of wetland, surface water and groundwater systems in the Plan area.*

- It is a policy of Ballina Town Council and Mayo County Council to ensure the protection of threatened habitats and species identified in 'The Status of EU Protected Habitats and Species in Ireland' (NPWS, 2008), which occur within and adjoining the Plan area.
- It is a policy of Ballina Town Council and Mayo County Council to protect habitats listed in Annex 1 of the EU Habitats Directive and species in Annex II, IV and V of the directive as well as their habitats and feeding areas.
- It is a policy of Ballina Town Council and Mayo County Council to protect and improve, where appropriate, air quality in the Plan area.
- It is a policy of Ballina Town Council and Mayo County Council to ensure an integrated approach to waste management for any proposed development(s). Waste Management Plans are required to have regard to the 'Best Practice Guidelines on the preparation of Waste Management Plans for Construction & Demolition Projects' (DEHLG, 2006).
- It is a policy of Ballina Town Council and Mayo County Council to ensure the protection of Annex IV species, particularly bats.
- It is a policy of Ballina Town Council and Mayo County Council to ensure compliance with the requirements of EC Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment and the Planning and Development (Strategic Environmental Assessment) Regulations 2004.
- Amend the second policy in Section 2.10.2 from ~~'It is the policy of the Council to protect listed views from inappropriate development'~~ to 'It is the policy of the Council to protect designated scenic landscapes, views, routes and landscape features of local value from inappropriate development'.

The addition of these policies to the Environment Section of the Draft Development Plan interacts **very positively** with the Flora and Fauna SEOs of safeguarding designated areas and areas of nature conservation importance, conserving the diversity of habitats and protected species, and protecting the river environment, and with the Water SEOs of maintaining or improving the water quality of water bodies and aquatic ecosystems, and progressively reducing discharges of polluting substances to waters. The addition of these policies will also interact **positively** with the Material Assets SEO of minimising the amount of waste to landfill and with the Air/Climate/Noise SEO of maintaining/improving air quality. The amendment of the final policy to include landscape features of local value will interact **very positively** with the Landscape SEO of conserving and enhancing valued natural and historic landscapes and features within them.

Proposed Amendment No. 32

To add/amend the following environment objectives to Section 2.10.2:

- E1** Subject to Objective E 2, to protect the trees and groups of trees ~~identified on the Objectives Map (No. 07)~~, as well as hedgerows and corridors of ecological or amenity value.
- E2** To support the replacement of commercial coniferous trees in Belleek with appropriate species of deciduous and hardwood trees and to protect, conserve and enhance areas of natural or semi-natural woodland.
- E4** To ensure that the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) on appropriate assessment are met where required.
- E5** To ensure the protection of the scenic route between Crockets Town and Castleconor.
- E6** To require a Visual Impact Assessment to be carried out for proposed development(s) with potential to impact adversely on the character of the Plan area.
- E7** To require an Ecological Impact Assessment to be carried out for proposed development(s) located in areas of known or likely ecological or biodiversity value.
- E8** To require a bat survey to be carried out for proposed development(s) located within a habitat or structure that is considered suitable for bats.

E9 To encourage the use of native and indigenous species in all developments and landscaping schemes.

E10 To minimise lighting in new developments in the vicinity of sensitive ecological sites.

The addition of Environment Objectives E 1, 2, 4, 5, 6 10, 11, 12 and 13 interacts **very positively** with the Flora and Fauna SEOs of safeguarding designated areas and areas of nature conservation importance, conserving the diversity of habitats and protected species, and protecting the river environment. The additions of Environment Objectives 6 and 9 interacts **very positively** with the Landscape SEOs of conserving and enhancing valued natural and historic landscapes and features within them, and enhancing townscape quality.

Proposed Amendment No. 33

To add the following section 2.10.2:

2.10.2 Environment - Contaminated Lands / SEVESO Sites

Contaminated land is generally considered to be lands where there are substances which could cause significant harm and endanger human health. Examples of land uses that may have caused such contamination include gas works, landfill sites and scrap yards.

While applications for development on contaminated lands will generally be encouraged, the Town Council will require that a detailed investigation is carried out and appropriate measures are taken to ensure that the land is treated properly before development takes place. In order to identify those sites within the Town likely to be contaminated, the Town Council intends to prepare a register of contaminated sites to help identify potential challenges to their redevelopment early on.

The addition of this text to the Draft Plan interacts **very positively** with the Soils and Geology SEOs of maximising use of the existing built environment and giving preference to the re-use of abandoned, idle or under-used industrial and commercial facilities, rather than developing Greenfield sites, and the minimising of the consumption of non-renewable sand, gravel and rock deposits.

Proposed Amendment No. 34

To add the following section 2.10.3:

2.10.3 Control of Major Accident Hazards Directive (Seveso II Directive)

The E.U Directive (96/82 EC) on the control of major accident hazards, commonly referred to as the Seveso II Directive was adopted on the 3rd February 1999. It was introduced into Irish Law through statutory instrument i.e. the EC (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2000 (S.I. No. 476 of 2000), on the 21st December, 2000.

The Directive aims to prevent major accident hazards involving dangerous substances and chemicals and the limitation of their consequences for people and the environment. These objectives must be pursued through controls on the following:

- The siting of new establishments.*
- Modifications to existing establishments.*
- Development in the vicinity of an establishment which, by virtue of its type or siting, is likely to increase the risk or consequences of a major accident.*

There are a number of Seveso II sites which affect Ballina:

- (i) Brooklands Gas Ltd
- (ii) Coca-Cola Ltd

Article 12 of the Directive provides that appropriate consultation procedures must be put in place so as to ensure that before decisions are taken, technical advice is available to Planning Authorities in respect of relevant establishments. The Health & Safety Authority (or the National Authority for Occupational Health and Safety, NAOSH) provides such advice where appropriate in respect of planning applications within a certain distance of the perimeter of these sites. The distance varies depending on the nature of activity at the site. These are indicated for the two above sites on the Objectives map (No. 07). Such technical advice will be taken into account in the consideration of applications for planning permission.

The addition of this explanatory text to the Environment Section of the Draft Plan interacts **positively** with the Human Beings SEO of creating a safe and healthy place in which to live and work by ensuring that the appropriate steps will be taken in the control of major accident hazards.

Proposed Amendment No. 35

To amend the heading 2.10.2 to be 2.10.4:

~~2.10.2 Policies and Objectives~~ 2.10.4 Policies and Objectives

This amendment relates to the re-numbering of headings only and will have **no interaction** with the SEOs.

Proposed Amendment No. 36

To add the following policies to 2.10.4:

It is the policy of the Town Council in relation to proposals for developments on land which is or may be contaminated, to require the applicant to engage an environmental consultant to investigate and assess the possibility and extent of contamination and to recommend remediation measures for agreement with the Council.

It is the policy of the Town Council to complete a register of contaminated sites detailing those sites likely to be contaminated within the town.

It is the policy of the Ballina Town Council to consult with the Health and Safety Authority when assessing proposals for development in or near sites which are identified under the COMAH (Seveso II) Directive, in order to reduce the risk and limit the consequences of major industrial accidents

The addition of these policies to the Environment Section of the Draft Development Plan interacts **very positively** with the Human Beings SEO of creating a safe and health environment in which to live and work. It also indirectly interacts **positively** with the Soils and Geology SEO of maximising use of the existing built environment and giving preference to the re-use of abandoned, idle or under-used industrial and commercial facilities (which includes those on contaminated sites), rather than developing Greenfield sites.

Proposed Amendment No. 37

To add the following Water & Sewage policies to Section 2.11.4:

- Have regard to the measures and recommendations set out in the 'Provision and Quality of Drinking Water in Ireland', the 'Quality of Bathing Water in Ireland' and 'Urban Waste Water Discharges in Ireland for Population Equivalents Greater than 500 Persons' EPA 2007/2008 Reports.
- Monitor the effectiveness of septic tank systems and enforce planning conditions related to septic tank systems.
- Require a flood risk assessment to be carried out where development(s) are proposed in areas within the floodplain of the River Moy.
- Have regard to measures set out in the River Basin Management Plans and associated Programmes of Measures for the Western River Basin District.
- Reduce the impact of riverbank flood protection and drainage works.

The addition of these Water and Sewage policies to the Draft Plan will have a **very positive** impact on the Water and Flora and Fauna SEOs. Policies 1, 2, 4 and 5 interact **very positively** with the Water SEOs of maintaining or improving the water quality of water bodies and aquatic ecosystems, promoting sustainable water use and progressively reducing discharges of polluting substances to waters. These policies also interact **positively** with the Flora and Fauna SEO of protecting the river environment. The third policy regarding flood risk assessment interacts **very positively** with the Water SEO of avoiding flood risk when selecting sites for development.

Proposed Amendment No. 38

To add the following Water & Sewage objectives to Section 2.11.4:

- WS13** Address point and diffuse pollution sources currently affecting the Moy and Sruffaunbrogue Rivers.
- WS14** Protect riverside angling beats.
- WS15** To identify and repair drainage defects to prevent accidental foul sewage discharges from the network.
- WS16** To connect any remaining houses with the town boundary to the public foul sewer.
- WS17** To review the operation of the existing town effluent treatment plant to ensure that it meets all requirements of effluent treatment standards as recommended by the document "Urban Wastewater Discharges in Ireland Report 2004-2005" prepared by the Environmental Protection Agency.
- WS 18** To investigate the installation of silt traps and screens and other appropriate measures to prevent pollution arising from surface water discharges to the river Moy.

The addition of the six proposed Water and Sewage objectives to the Draft Plan interacts **very positively** with the Water SEOs of maintaining or improving the water quality of water bodies and aquatic ecosystems and progressively reducing discharges of polluting substances to waters. They also interact **very positively** with the Flora and Fauna SEOs of safeguarding designated areas and areas of nature conservation importance (the Moy and Sruffaunbrogue Rivers) and protecting the river environment.

Proposed Amendment No. 39

To amend Section 2.13.6 Zoning categories as follows:

To add the following bullet point at the end of the section entitled "Primarily for Industrial Use"

- The lands zoned for industrial purposes on the Foxford road overlap with a potentially valuable habitat as indicated on Figure 5.2 and Section 5.4.8 of the Strategic Environmental Assessment (Appendix C). Any development of these lands must be accompanied by an ecological assessment and development will only be permitted in accordance with the results and recommendations of such a report.

To add the following bullet point at the end of the section entitled “Primarily for Industrial/Commercial Purposes (IC)”

- *The lands zoned for Industrial/Commercial Purposes (IC) on the Behy road overlap with a potentially valuable habitat as indicated on Figure 5.2 and Section 5.4.8 of the Strategic Environmental Assessment (Appendix C). Any development of these lands must be accompanied by an ecological assessment and development will only be permitted in accordance with the results and recommendations of such a report.*
- *The lands zoned for Industrial/Commercial Purposes (IC) at Commons/Knockleagha are dependent on the provision of satisfactory road access. An objective for the provision of a new road access is provided for in the Objectives Map (Map No. 07).*

To add the following bullet point at the end of the section entitled “Primarily for Residential Use (R1 and R2)”

- *The lands zoned for residential purposed (R2) between the Bonniconlon Road and the Behy Road overlap with a potentially valuable habitat as indicated on Figure 5.2 and Section 5.4.8 of the Strategic Environmental Assessment (Appendix C). Any development of these lands must be accompanied by an ecological assessment and development will only be permitted in accordance with the results and recommendations of such a report.*

To amend the section entitled “Solely for Amenity Use (AM)” as follows:

~~Solely for Amenity Use (AM)~~ Recreation/Leisure Use (RL)

- *To provide for public open space.*
- *To provide for recreation/amenity development.*
- *To protect visual and scenic amenity.*
- *The development of paths or other leisure facilities, on the land zoned RL in the vicinity of the Moy and Brusna rivers shall be subject to an ecological assessment and development will only be permitted in accordance with the results and recommendations of such a report.*

The addition of the highlighted text to Section 2.13.6 on Zoning Categories ensures that no development(s) will be carried out in areas that are known or likely to contain valuable habitats prior to the carrying out of an ecological assessment. These additions interact **very positively** with the Flora and Fauna to safeguard designated area and areas of nature conservation importance and to conserve the diversity of habitats and protected species.

Proposed Amendment No. 40

To add the following at the end of Section 2.13.6

Developments on Lands in the Vicinity of the Moy SAC and Killala Bay and Moy Estuary SAC

- *Any proposed development on lands in the Vicinity of the Moy SAC and Killala Bay and Moy Estuary SAC and which have the potential to impact on the ecology of these SACs shall be subject to appropriate environmental assessment.*

The addition of this text to Section 2.13.6 on Zoning Categories interacts **very positively** with the Flora and Fauna SEOs of safeguarding designated areas and areas of nature conservation importance, conserving the diversity of habitats and protected species, and protecting the river environment. It ensures that any proposed development that has the potential to impact the designated areas will first be subject to the proper assessment.

Proposed Amendment No. 41

To add the following policy as section 2.14:

Section 2.14 Joint Hub Strategy

Ballina has been identified as being a joint hub along with Castlebar in the National Spatial Strategy with the objective of ensuring balanced growth in the West Region. This joint Hub will play an important role with the national, regional and county structure that will include improvements in regional accessibility through advanced communications, infrastructure, by road and public transport and through the regional airport at Knock – Ireland West Airport Knock. These critical factors also include the enhanced townscape and local services necessary to underpin capacity for development in the two towns and in the wider region where they will support smaller towns and villages

Policies

It is the policy of Ballina Town Councils to be supportive of the development of a joint hub strategy in conjunction with Castlebar Town Council, Mayo County Council and the West Regional Authority.

The addition of this policy to support the development of a joint Ballina-Castlebar Hub in line with the policies of the National Spatial Strategy interacts **positively** with the Human Beings SEOs of promoting local employment opportunities and the strengthening and diversifying of the local economy. The aims of the National Spatial Strategy include the achievement of balanced regional development and the promotion of an integrated approach to land-use planning and transportation.

Proposed Amendment No. 42

To make the following amendments in Section 3.1.1:

3.1.1 Introduction - Residential Density

The issue of densities is a crucial aspect of residential development standards. The Planning Authorities recognize that appropriate design and layout providing a high quality living environment, including the availability of proper shopping, transport and leisure infrastructure, are essential if increased residential densities are to be acceptable. The main provisions of the DOELG publication 'Residential Density; Guidelines for Planning Authorities' have been incorporated into this Development Plan in a manner appropriate to circumstances in the town. New Guidelines are currently being prepared by the Department (Guidelines for Sustainable Residential Development in Urban Areas) and the council will also have regard to these. The Planning Authorities reserve the right to determine appropriate standards for each specific application. Furthermore, the Planning Authorities will encourage innovative and well-designed schemes with a mix of house types.

The addition of this policy to the Draft Plan interacts **positively** with the Human Beings SEO of creating a safe, healthy and high quality environment in which to live and work, by ensuring that the Planning Authorities will have regard to the most recent Government guidelines on sustainable urban residential development.

Proposed Amendment No. 43

Add the following Section 3.1.9:

Section 3.1.9 Standards and Guidelines

In general, the council will have regard to the standards and recommendations set out in;

- *The draft guidelines on Sustainable Residential Development in Urban Areas 2008*
- *Sustainable Urban Housing: Design Standards for New Apartments 2007.*

Similar to Proposed Amendment No. 43, the addition of this policy to the Draft Plan interacts **positively** with the Human Beings SEO of creating a safe, healthy and high quality environment in which to live and work, by ensuring that the Planning Authorities will have regard to the most recent Government guidelines on sustainable urban residential development.

Proposed Amendment No. 44

Add the following to Section 3.2.4:

3.2.4 Housing Layout and Design

The councils shall have regard to the draft government guidelines on Sustainable Residential Development in Urban Areas, 2008 and in particular to the criteria set out in Section 3.3, Box 2 of that document.

As with Proposed Amendment No.s 42 and 43, the addition of this policy to the Draft Plan interacts **positively** with the Human Beings SEO of creating a safe, healthy and high quality environment in which to live and work, by ensuring that the Planning Authorities will have regard to the most recent Government guidelines on sustainable urban residential development.

Proposed Amendment No. 45

To make the following amendments in section 3.6.2:

3.6.2 Septic Tanks & Proprietary Effluent Treatment Units

Areas outside the mains sewerage system are dependent on 'on-site' wastewater treatment systems. Conventional septic tank systems (septic tank and percolation area) properly installed and maintained are satisfactory where suitable subsoil conditions exist. The design and installation of the percolation area must conform with minimum requirements set out in the NSAI Standard Recommendations Septic Tanks Systems: Recommendations for Domestic Effluent Treatment and Disposal from a Single Dwellinghouse S.R.6.1991 or the requirements set out in the revised Environmental Protection Agency (EPA) document: "Wastewater Treatment Manuals: Treatment Systems for Single Houses" published by the EPA in 2000. All percolation areas must be assessed, designed and certified by a competent engineer or environmental technician. A list of other qualifications acceptable for this certification is available from the Planning Authorities.

The addition of the highlighted text to Section 3.6.2 of the Plan, which is included in the main section of Standards for Rural and other Residential Development, interacts **positively** with the Water SEO of progressively reducing discharges of polluting substances to waters. This subsequently interacts **positively** with a second Water SEO, which is to maintain or improve the water quality of water bodies and aquatic ecosystems. The amendment also ensures that the installation of wastewater treatments systems must have regard to the most relevant and up-to-date requirements.

Proposed Amendment No. 46

To make the following amendments in Section 3.7.1:

An owner or occupier of a protected structure may make a written request to the Planning Authorities to issue a **Declaration** as to the type of works, which it considers would or would not materially affect the character of the structure or any element of the structure that contributes to its special interests. The Planning Authorities shall have regard to the ~~Architectural Conservation Guidelines issued by Dúchas, The Heritage Service.~~ **Architectural Heritage Protection: Guidelines for Planning Authorities, issued by the Dept., of Environment, Heritage and Local Government in 2004.**

and

By regulation, applications for outline planning permission for works involving protected structures cannot be entertained. ~~Section 8(10)(b) of the 1999 act~~ **Section 57(10)(b) of the Planning and Development Act 2000 states that a Planning Authority shall not grant permission for the demolition of a protected structure save in exceptional circumstances.**

The addition of the highlighted text to Section 3.7.1 of the Plan, which refers to General Development Standards, ensures that the Planning Authorities in considering planning applications will have regard to the required guidelines and legislation with respect to Protected Structures. This addition therefore interacts **positively** with the Cultural Heritage SEO of safeguarding Protected Structures.

Proposed Amendment No. 47

To add the following at the end of Section 3.7.2 Recorded Monuments and Places of Archaeological Interest

In the case of planning application at other locations, a preliminary archaeological assessment of the site shall be required in the case of any major developments. This will be required as part of the planning application.

The addition of this Policy to the Draft Development Plan interacts **very positively** with the Cultural Heritage SEO of promoting the protection and conservation of architectural and archaeological heritage.

Proposed Amendment No. 48

Add the following Section 3.7.7:

3.7.7 Policies and Objectives

It is the Policy of the Council that proposed development immediately adjacent to the designated ACA sites shall not materially affect the character or integrity of the ACA areas as view into and out of the area.

It is the Policy of the Council to ensure that ACA areas are treated sensitively in relation to all proposed development proposals within and adjacent to them

It is the objective of the Council to protect ACA areas and their vicinity from development that would be insensitive to the character of the areas.

The addition of these policies and objectives will have a **very positive** impact with the Cultural Heritage SEOs of promoting the protection and conservation of architectural and archaeological heritage, and maintaining the environmental quality of Architectural Conservation Areas. They also interact **positively** with the Landscape SEO of enhancing townscape quality, by ensuring that the character or integrity of ACAs are not adversely affected by insensitive development.

Proposed Amendment No. 49

To add the following to Section 3.8.5:

In accordance with Retail Planning Guidelines, large-scale retailing shall be avoided, where possible, adjacent or close to existing, new or planned national routes. In relation to out of town retail developments, the developer shall submit a transport assessment showing how trips to and from the proposed development might affect the road network.

The addition of this text to Section 3.8.5 on Retail Warehousing in Commercial/Retail/Industrial Development in Mixed-Use Zones has **no interaction** with any of the SEOs.

Proposed Amendment No. 50

To make the following amendments in section 3.1.7:

Where water and/or sewerage infrastructure is privately provided, the type and design shall be in compliance with the standards set by the Planning Authority. In addition, provision must be made for possible future connection into the public system. All sewerage systems should conform with the proper planning and development of the area and public health standards. Septic tanks & Proprietary Effluent Treatment Units, individual and/or group schemes will be required to connect to the public sewerage scheme when it is provided.

The addition of the highlighted text ensures that all effluent treatment systems along with septic tanks and individual/group water schemes must connect to the public sewerage scheme when required. This policy interacts **positively** with the Water SEO of progressively reducing discharges of polluting substances to waters, and subsequently the SEO of maintaining or improving the water quality of water bodies and aquatic ecosystems.

Proposed Amendment No. 51

To make the following amendments in section 2.9.2:

It is the policy of the Ballina Town Council and Mayo County Council to primarily restrict one-off housing development within this zone. New housing will be restricted to those with a housing need. This refers to those with land in the area who require housing for their own use. However, special consideration will be given to applications for single houses by persons who satisfy the planning authority that the proposed house is for their own primary residential use. In all cases, the minimum site requirement for a single house in the agriculture zone is 3,000 sq metres (i.e. 0.74 acre). In the case of a site that is located within the town boundary, the required site area will be reduced to 2,000 sqm when the site is abounded by services.

Developments abutting the edge of the agricultural zone and developments that will function as a “permanent edge” to the town should face towards the adjoining undeveloped lands, particularly in locations such as the river. The Council will seek to protect agricultural activities from harmful intrusion by residential and other developments and will seek to secure a clean break at the edge of the town between urban and rural uses.

The addition of the highlighted text to this section of the Plan relating to the Urban Fringe makes a distinction between areas that lie inside the town boundary and those that lie outside it. It interacts **positively** with the Human Beings SEO of promoting the meeting of local housing needs.

Proposed Amendment No. 52

To make the following amendments in section 2.13.6:

2.13.6 Zoning Categories

Primarily for Residential Use (R1 & R2)

- *To provide for residential development.*
- *To protect residential amenity.*
- *To provide for local shopping, amenity, recreation, community facilities and utilities.*
- *To restrict the development of betting shops and turf accountants in residential areas.*
- *To promote the development of attractive residential communities with good pedestrian access to amenities and neighbourhood facilities*
- *To promote community-friendly residential estate layouts providing for car access while promoting good pedestrian access and safe and amenable environments*

The addition of the highlighted text to Section 2.13.6 of the Plan interacts **positively** with the Human Beings SEO of promoting a high quality environment in which to live and work.

3.3 Assessment of Proposed Amendments to Maps

Following the review of submissions/observations received on the Ballina & Environs Draft Development Plan 2009 – 2015, it was proposed to amend three of the maps contained in the Draft Plan. These are Maps 05, 06, and 07. Following the consideration of the Manager's Report by the Councillors, it is not proposed to amend any other additional maps. Five additional changes have been proposed to Map 06 however. A full description of the proposed amendments to Maps 05, 06 and 07, and the subsequent impact on or interaction with the selected Strategic Environmental Objectives (SEOs) is set out in this section of the Addendum report. This description of impacts is as per Addendum Report I, with the exception of Map 06, for which the five additional amendments have been included.

Proposed Amendment to Map 05 – Core Retail Area

The core retail area refers to the town centre area in which retail units are interspersed with service and commercial type activities. Map No. 05 shows that it is proposed to add a small area to the Core Retail Area of Ballina Town. The area that it is proposed to add contains an established office. The addition of this building to the Core Retail Area has **no interaction** with the SEOs.

Proposed Amendment to Map 06 – Land Use Zoning

The proposed amendments to Land Use Zoning are shown in Map No. 06 of the Draft Development Plan. The assessment of amendments No.s 1 to 7, as set out below, was included in Addendum Report I. The assessment of the five additional amendments that have been proposed following the consideration of the Manager's Report, is set out as Points No. 8 to 12.

1. R3 amended to A

This proposed amendment refers to a change in land-use zoning from Residential R3 (two units per acre) to Agricultural in the northern environs of the town. This amendment follows recommendations set out in the submissions received from Mayo County Council and the Spatial Policy Section of the Department of the Environment, Heritage and Local Government (DoEHLG). It was stated by Mayo County Council that no additional lands in the town environs area, such as those identified to the north, should be zoned as R3 Residential. The

aim of this recommendation is to ensure consistency with the zoning and rural housing objectives of Mayo County Development Plan with regards to Areas Under Strong Urban Pressure. The DoEHLG Spatial Policy Section stated that given the location of the proposed R3 zone at the fringe of the town and in the absence of any evidence of a need, the R3 zoning is not considered to be in the interest of the proper planning and sustainable development of Ballina. This amendment would result in no changes to the current land-use zoning at this location and has **no interaction** with the selected SEOs.

2. R1 amended to CF

This proposed amendment refers to a change in land-use zoning from Residential (Medium Density) to Community Facility at Convent Hill, to the west of the town. This amendment has arisen following the review of the submission received from the Department of Education and Science. The zoning of additional land for Community Facilities is expected to provide a site for an additional school, possibly a Gaelscoil. This amendment interacts **positively** with the Human Beings SEOs of creating a high quality environment in which to live and work and promoting community cohesion.

3. R1 amended to C1

This proposed amendment refers to a change in land-use zoning from Residential (Medium Density) to Commercial (Town Centre). Map No. 06A shows a closer view of the proposed zoning changes at this location. The area of the town to which it refers is located adjacent to the town centre area, thus the proposed zoning change is consistent with the adjacent land-use zonings. This amendment has **no interaction** with the selected SEOs.

4. R2 amended to R1

This proposed amendment refers to a change in land-use zoning from Residential (Low Density) to Residential (Medium Density) at a small area of land along the Sligo Road. The amendment relates to a small infill on a site that is close to the town centre and existing services. The proposed change in land-use zoning from Low to Medium Density Residential is consistent with adjacent zoning, and interacts **positively** with the SEO to promote the meeting of local housing needs.

5. C2 amended to R1

This proposed amendment refers to a change in land-use zoning from Commercial (Edge of Centre) to Residential R1 (Medium Density). This change to Residential land-use will provide increased consistency with the adjacent land-use zoning, which is primarily Residential R1. None of the adjacent areas are zoned as Commercial (Edge of Centre). This amendment interacts **positively** with the Human Beings SEO to promote the meeting of local housing needs.

6. CF amended to C2

This proposed amendment refers to a change in land-use zoning from Community Facility to Commercial (Edge of Centre) at a location close to the town centre. Map No. 06A shows a closer view of the proposed zoning changes within this area. The land to which this proposed amendment refers is currently used for commercial purposes and is deemed superfluous to existing Community Facility uses (schools, etc.) adjacent to this location. This proposed change in land-use zoning therefore has **no impact** on the selected SEOs.

7. A amended to IC

This proposed amendment refers to the reinstatement of Industrial/Commercial zoning on lands at Knockleaha and The Commons, to the southwest of the town, rather than changing the existing land-use zoning to Agricultural. The development of these lands for Industrial/Commercial use is dependent on the provision of satisfactory access infrastructure. An objective for the provision of a new road access is provided for in the Draft Plan. This amendment encompasses the retention of the current land-use zoning and has **no interaction** with the SEOs.

8. A amended to IC

This proposed amendment refers to a change in land-use zoning from Agricultural to Industrial/Commercial. Planning permission has been granted for an Industrial/Commercial development on the site to which this amendment refers. The zoning of this site as Industrial/Commercial is therefore consistent with previously granted development, but is inconsistent with the surrounding land-use of Agriculture. This amendment interacts **negatively** with the Soils and Geology SEO of giving preference to the re-use of abandoned/idle or under-used industrial and commercial facilities, rather than developing Greenfield lands.

9. I amended to IC

This proposed amendment refers to a change in land-use zoning from Industrial to Industrial/Commercial. The change from Industrial to Industrial/Commercial does not constitute a significant change in land-use zoning. Furthermore, this area of land adjoins an existing Industrial/Commercial zoning, and is therefore consistent with surrounding land-uses. This amendment has **no interaction** with the selected SEOs.

10. R1 amended to C2

This proposed amendment refers to a change in land-use zoning from Residential (Medium Density) to Commercial (Edge of Centre). This area of land adjoins the Commercial (Town Centre) part of town, and the proposed change in zoning is therefore consistent with land-uses in the immediate vicinity. This amendment has **no interaction** with the selected SEOs.

11. R2 amended to RL

This proposed amendment refers to a change in land-use zoning from Residential (Low Density) to Recreation/Leisure. The provision of additional land zoned for Recreation/Leisure interacts **positively** with the Human Beings SEO of ensuring adequate provision of open space.

12. R1 amended to C2

This proposed amendment refers to a change in land-use zoning from Residential (Medium Density) to Commercial (Edge of Centre). The area of land to which this proposed change relates, adjoins the main Commercial (Edge of Centre) part of town, and the change in zoning is therefore consistent with the surround land-uses. The loss of this small area of residentially (Low Density) zoned land from a much larger area of land zoned for this use will have **no interaction** with the SEOs.

Proposed Amendment to Map 07 – Specific Objectives

The amendments to Map 07 reflect the proposed amendments to the Policies and Objectives of the Ballina Town and Mayo County Planning Authorities, which have been assessed individually in Section 3.2 of this Addendum report to the SEA. The map also shows the

location of two Seveso II sites within the Plan boundary and the associated 600-metre consultation distance. Following the consideration of the Manager's Report by the Councillors, there are no additional changes proposed to Map 07.

4. Summary of Findings

4.1 Proposed Amendments to Written Statement

The assessment of the proposed changes to the written statement of the Ballina & Environs Draft Development Plan 2009 – 2015, as presented in Chapter 3 of this report, shows that the majority of the impacts resulting from these changes will be 'Positive' or 'Very Positive' in terms of their interaction with the Strategic Environmental Objectives (SEOs). The SEOs affected encompass those listed under Human Beings, Flora and Fauna, Soils and Geology, Water, Air/Climate/Noise, Landscape, Traffic, Cultural Heritage and Material Assets.

Eleven of the proposed amendments to the text of the Plan were found to have no interaction with the SEOs. These amendments typically relate to the correction of naming or numbering errors in the Draft Plan or to planning matters that do not impact any of the SEOs.

The only proposed amendment found to interact in a negative manner with the SEOs is Amendment No. 9, which proposes to remove Objectives RD 14 and 15 from the Residential Development section of the Draft Development Plan. The removal of these objectives has a negative impact on the Human Beings SEOs of promoting a safe environment in which to live and promoting community cohesion. It is accepted however that these objectives, which relate to Anti-Social Behaviour and Community Policing are not planning or development matters and therefore should not be included in the Town Development Plan.

Table 4.1 shows a summary of the SEO type impacted by each of the proposed amendments (Human Beings, Flora and Fauna, etc.), and the nature of the resulting interaction (Positive, Very Positive, etc.)

Table 4.1 Summary of Impacts of Proposed Amendments to Text of the Draft Development Plan

Proposed Amendment	Type of SEO Impacted	Nature of Interaction
1	Human Beings	Very positive
2	Human Beings	Very positive
3	None	No Interaction
4	Human Beings	Very positive
5	Human Beings	Positive
6	Human Beings	Positive
7	Human Beings	Positive
8	Human Beings	Positive
9	Human Beings, Human Beings	Negative, No Interaction
10	Human Beings, Material Assets	Positive, Positive
11	Human Beings, Traffic	Positive, Positive
12	Human Beings, Landscape	Positive, Positive
13	Refers to Maps	See Section 4.2 on Maps
14	None	No Interaction
15	Traffic	Positive
16	None	No Interaction
17	Traffic	Positive
18	None	No Interaction
19	Human Beings, Air/Climate/Noise	Positive, Positive
20	Human Beings, Traffic	Positive, Positive

Proposed Amendment	Type of SEO Impacted	Nature of Interaction
21	None, Traffic	No Interaction, Positive
22	Cultural Heritage, Soils and Geology	Very Positive, Very Positive
23	Cultural Heritage,	Very Positive
24	Human Beings	Positive
25	None	No Interaction
26	Human Beings	Positive
27	Flora and Fauna, Landscape	Very Positive, Positive
28	None	No Interaction
29	None	No Interaction
30	None	No Interaction
31	Flora and Fauna, Water, Material Assets, Air/Climate/Noise, Landscape	Very Positive, Very Positive, Positive, Positive, Very Positive,
32	Flora and Fauna, Landscape	Very Positive, Very Positive
33	Soils and Geology	Very Positive,
34	Human Beings	Very Positive,
35	None	No Interaction
36	Human Beings, Soils and Geology	Very Positive, Very Positive
37	Water, Flora and Fauna	Very Positive, Positive
38	Water, Flora and Fauna	Very Positive, Very Positive
39	Flora and Fauna	Very Positive
40	Flora and Fauna	Very Positive
41	Human Beings	Positive
42	Human Beings	Positive
43	Human Beings	Very Positive
44	Human Beings	Very Positive
45	Water	Positive
46	Cultural Heritage	Positive
47	Cultural Heritage	Very Positive
48	Cultural Heritage Landscape	Very Positive, Positive
49	None	No Interaction
50	Water	Positive
51	Human Beings	Positive
52	Human Beings	Positive

4.2 Proposed Amendments to Maps

Proposed amendment No. 13 to the Ballina & Environs Draft Development Plan 2009 – 2015 is to amend the zoning objectives as shown on Maps 05, 06 and 07 of the Draft Plan.

Map No. 05 shows that it is proposed to add one building to the area defined as the Core Retail Area of the town. This amendment was found to have no interaction with the SEOs. Map No. 06 shows the twelve proposed changes to land-use zoning within the Plan Area,

which are described in Section 3.3 of this report. One zoning change was found to interact negatively with the SEO for Soils and Geology. The impacts of the remaining amendments were found to range from 'No Impact' to 'Positive'. Map No. 06A shows the four proposed zoning changes within the town centre area in closer detail; these changes have been discussed as part of the changes to Map No. 06. The proposed changes to Map No. 07, which shows specific objectives, reflect the updated policies and objectives as set out in the written text of the Plan, and as such have been discussed individually in Section 3.2 of this report.

Table 4.2 summarises the SEO types impacted by each of the proposed amendments (Human Beings, Flora and Fauna, etc.), and the nature of the resulting interactions (Positive, Very Positive, etc.)

Table 4.2 Summary of Impacts of Proposed Amendments to Maps of the Draft Development Plan

Proposed Amendment	Type of SEO Impacted	Nature of Interaction
Map 05 – Core Retail Area	None	No Interaction
Map 06 – Zoning Objectives:		
1. R3 to A	None	No Interaction
2. R1 to CF	Human Beings	Positive
3. R1 to C1	None	No Interaction
4. R2 to R1	Human Beings	Positive
5. C2 to R1	Human Beings	Positive
6. CF to C2	None	No Interaction
7. A to IC	None	No Interaction
8. A to IC	Soils and Geology	Negative
9. I to IC	None	No Interaction
10. R1 to C2	None	No Interaction
11. R2 to RL	Human Beings	Positive
12. R1 to C2	None	No Interaction
Map 07 – Specific Objectives	Reflects Changes to individual Policies and Objectives – See Section 4.1	See Section 4.1