



Galway City Council
Comhairle Cathrach na Gaillimhe

Dréacht Phlean Ceantair Áitiúil
na hArdáin
**Draft Ardaun Local Area Plan
2018-2024**



September 2017
Development Plan and Policy Section

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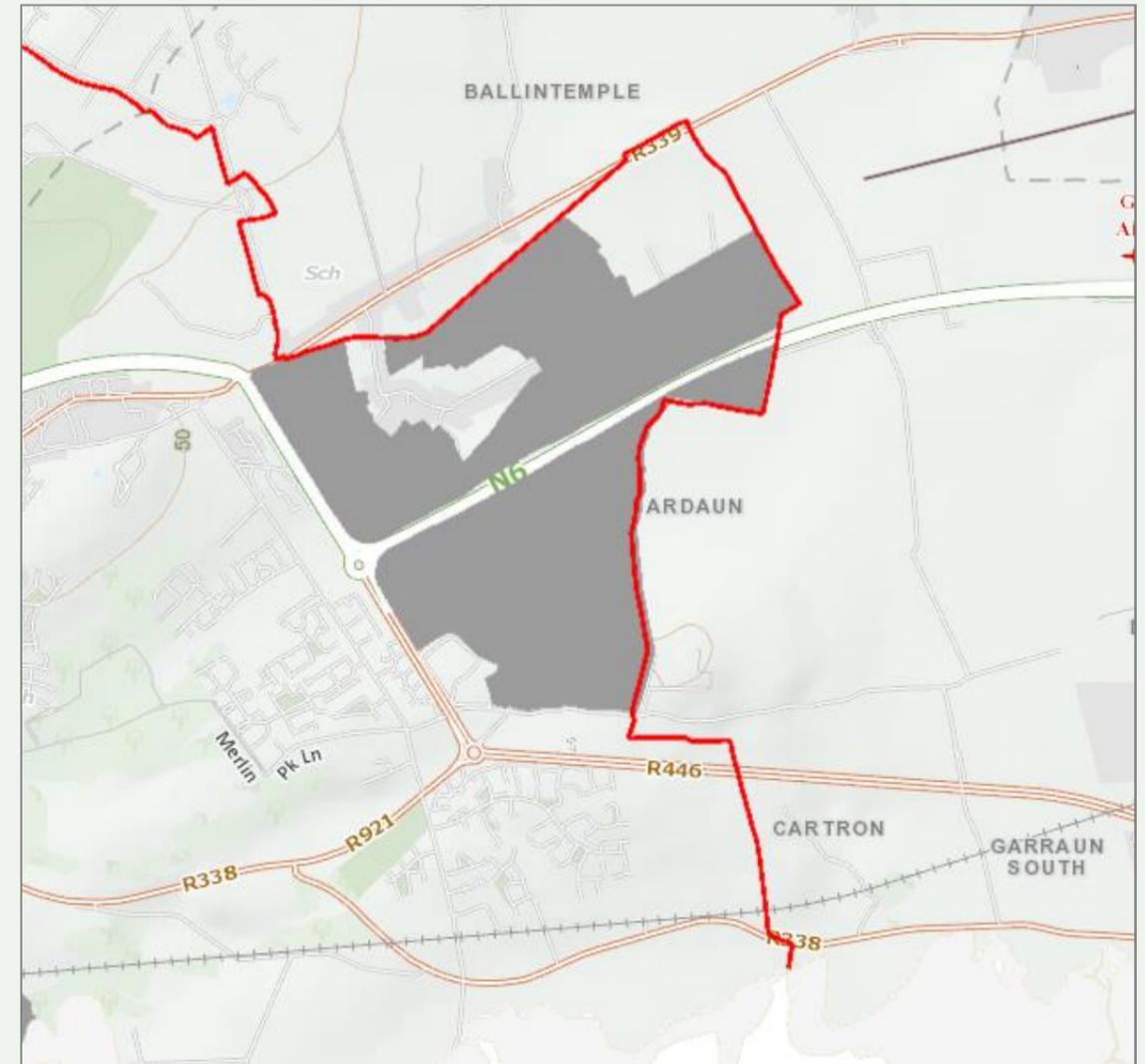


Figure 1 Ardaun LAP lands

1. Context

1.1 Overview

Galway City will continue to grow and expand its role as a regional city. This requires a structured approach to ensure that future development is appropriately planned for. Ardaun, an area on the east of the city is considered as a suitable location to meet a significant amount of this future development demand. The Core Strategy of the City Development Plan 2017-2023 identifies Ardaun as a key development area that can accommodate long term growth in population, economic activity and employment opportunities. In view of the scale and strategic nature of these lands, the requirement to prepare a Local Area Plan (LAP) is a specific objective of the Development Plan. Taking this approach of requiring local level planning will help create a distinctive new 'place' within the city.

Ardaun is currently a bank of greenfield lands, designated suitable for development in the City Development Plan. In area, it is approximately 164 hectares. It occupies a strategic location at a gateway point into Galway City from the east and is located 5km from the city centre.

The purpose of Ardaun LAP is to set out a strategy and framework to plan and direct the future development of Ardaun as an 'Urban Village' and a sustainable neighbourhood in the city. A central focus of the LAP is to create a new community and business district within the city, incorporating sustainable densities underpinned by the accommodation of sustainable transport modes, supporting facilities and services.

A key role and function of Ardaun, as identified in the city plan is to strategically rebalance settlement patterns in the city and to facilitate increased co-location of living and working areas within the city, thereby minimising travel demand and providing for urban consolidation.

Approach of the Plan

The approach of the LAP is as follows;

1. Strategic Context
2. Vision
3. Realising the Vision
4. Development Strategy
5. Land Use Strategies, Key Site Objectives and Guiding Principles
6. Implementation and Active Land Management

The strategy, policies and objectives in the LAP provide for the proper planning and sustainable development of Ardaun over the lifetime of the plan that is 2018-2024. These are designed to be place-specific and expressly responsive to Ardaun. They are intended to fit within the existing planning and policy hierarchy and therefore supplement the prevailing policies and development guidelines in the City Development Plan 2017-2023 which will still provide general guidance for development proposals.

The LAP is accompanied by a number of environmental assessments. A Strategic Environmental Assessment (SEA) Environmental Report details the formal evaluation of the likely significant environmental effects of implementing the LAP. An Appropriate Assessment (AA) Screening Report is

included also which documents the assessment of any likely significant effect on European Sites within the plan area as a consequence of implementing the plan.

1.2 Strategic Context

Population

Notwithstanding the volatility of economic trends in recent years, Galway City has continued to experience population and economic growth. An increase of 5.3% in population has been recorded in the city between the census years of 2011 and 2016. The growth scenario adopted in the City Development Plan 2017-2023, is informed by census trends and the 2009 DECLG Population Targets that is, a population target of 96,700 by 2022. Noting this context, Ardaun presents a key opportunity site to accommodate a significant amount of the anticipated expansion of the city and population growth.

The Core Strategy of the City Development Plan 2017-2023 supports this approach and has anticipated that housing developments in Ardaun will be delivered during the plan period that will contribute to meeting the needs of the population targets.

It is estimated in the Housing Strategy of the City Development Plan that Ardaun could potentially accommodate over 8,000 of this population target. Of this Ardaun phase 1 (Ardaun South) can accommodate a housing delivery of 1,098 units and support an estimated population of 2,987.¹

Housing

There is a recognised growing demand for new housing in the city. This is in addition to an existing pent-up demand which reflects low construction activity over the last number of years. This current lack of housing supply is resulting in house price inflation and limited rental supply. This in turn is negatively impacting on society and the wider economy of the city and is influential in future investment decisions.

Ardaun is ideally located to address this problem and meet current demands for housing. In recognition of this and in the interests of providing affordable, high quality and well located homes, Ardaun has been designated by central government as a *Major Urban Housing Delivery Site* (MUHDS). These sites have been identified as an important contributor to government housing policy identified under *Rebuilding Ireland – an Action Plan for Housing and Homelessness*. The initial delivery of a medium term housing yield of 500 units under MUHDS is projected in conjunction with Ardaun LAP.

Irish Water has dedicated €50 million in their investment plan for the period 2017-2021 to extend water service networks to strategic development areas/sites that will yield a significant number of housing units in settlements with greatest housing need. The list of 15 Initial Candidate Settlements includes Galway City and suburbs. The Council have nominated Ardaun as a Strategic Development Area.

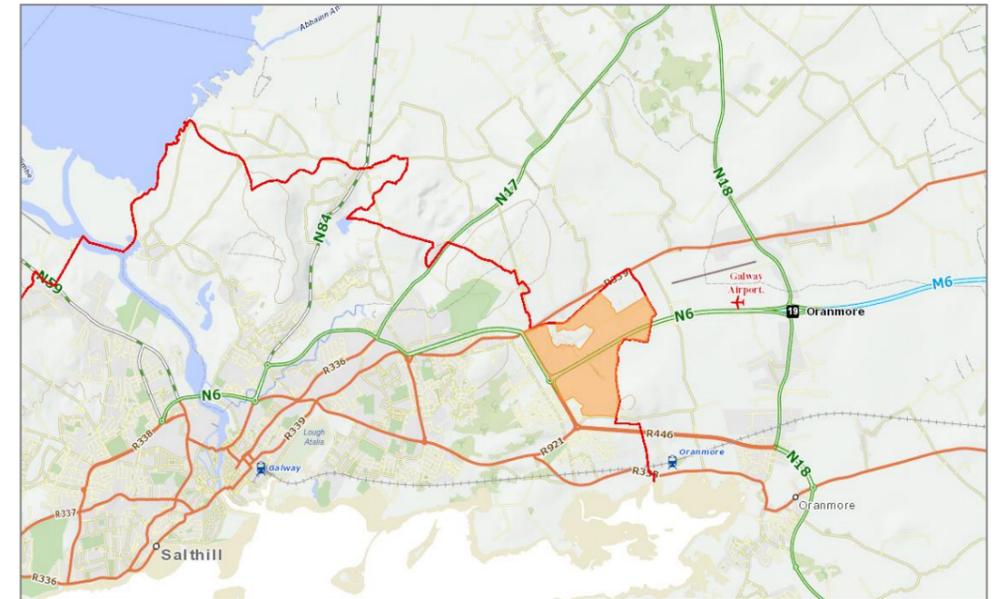


Figure 2 Location of Ardaun LAP Lands within the city

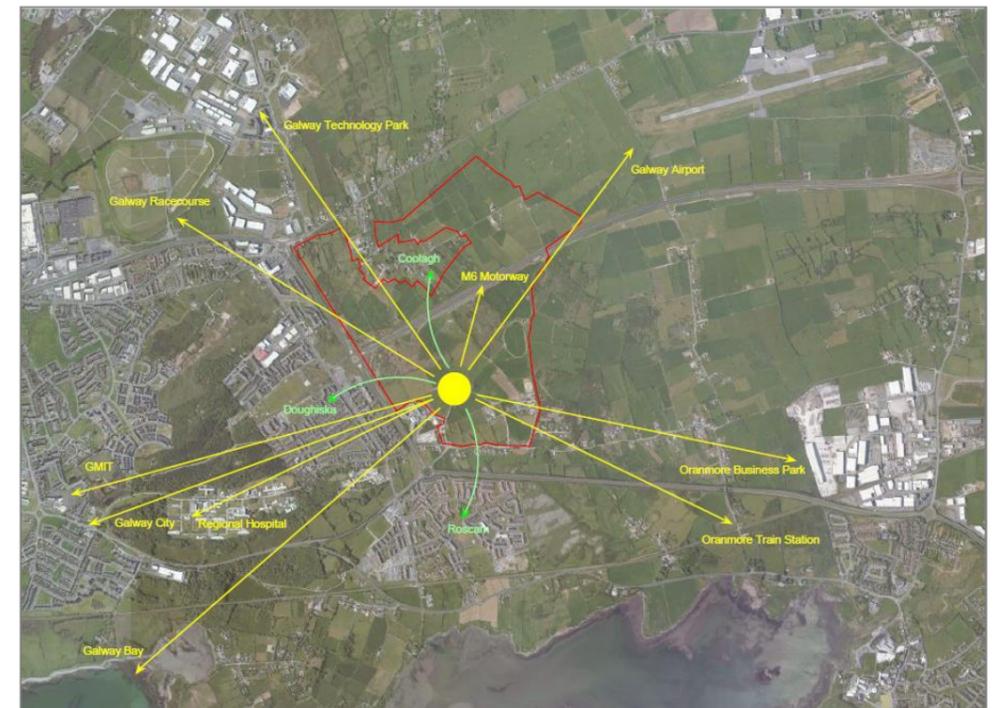


Figure 3 Connectivity of LAP area Ardaun Local Area Plan Urban Design Study – Proposed Village Centre for Galway City Council DMOD (2015).

¹ Schedule 1 Housing Strategy of Galway City Development Plan 2017-2023, Table 4: Estimated potential of house delivery from City Development Plan.

Economy

Ardaun has a recognised strategic and advantageous location within the eastern environs of the city. It is proximate to major employment clusters including IDA Parkmore Technology Park, business parks at Ballybrit and Oranmore, Merlin Park Hospital and the Galway Clinic. The site has a high level of connectivity to the City Centre and sub-regionally. It is located on the M6/N6 and has proximity to the N17/N18 and the potential also to link with the proposed Galway City Ring Road (N6 GCRR). Connectivity is further enhanced by its location close to the main rail line station at Oranmore (Garraun) and proximity to Galway Airport. The transport function of the airport has almost ceased on these lands but there could be synergies created between Ardaun and this site which is being investigated as a potential Opportunity Site.

The Core Strategy of the City Development Plan identifies the potential for job creation at Ardaun as part of the long term development strategy for the city. It anticipates that Ardaun can function as a mixed use business district that will attract a broad working catchment. The retail hierarchy in the plan identifies a number of locations for district centres in the city of which Ardaun is one. The adjacency of Briarhill Shopping Centre, Briarhill Retail Park and other anchors will allow for the district centre in Ardaun to have the potential to accommodate a more diverse commercial mix.

The anticipated economic function at Ardaun is further supported under the Local Economic and Community Plan (LECP) for the city and the enterprise policy of the City Development Plan which includes to facilitate the establishment of an enterprise base at Ardaun.

1.3 Policy Context

The National Planning Framework (NPF) *Ireland Our Plan 2040 Issues and Choices* Paper notes that over the past twenty years more than 60% of all national population growth occurred in areas accessible to the Dublin, Cork and Galway hinterlands but not in the cities themselves. The trend has been towards an overall pattern of suburbanisation, classed as urban sprawl where there is an over-reliance on the car as a mode of transport. The NPF *Issues and Choices* Paper express the desire through planning policies and measures to counter this trend. This aspiration is paralleled by a need to deliver safe, vibrant places for people to live in, places that foster an improved quality of life and well being for people through place-making and design.

The Ardaun LAP is an opportunity to respond to this ideal and to encourage a more sustainable model of plan-led urban development and growth management. In line with the emerging policies in the NPF, it is anticipated that the Ardaun LAP can make provision for the needs of a community and create an environment where car dependency is reduced.

At a regional planning policy level, the West Regional Planning Guidelines 2010-2020 consider Ardaun as the most optimal area for growth in the city and environs. Ardaun satisfies the sub-regional requirements for settlement for the city and environs and offers a significant bank of land capable of being extended in the longer term into the County to accommodate longer term future population requirements. The development framework of the LAP

recognises and accommodates additional potential development on land north of the LAP boundary in the County area, previously the subject of development option analysis².

At local level, successive city development plans since 2005 have recognised that in order to create a sustainable environment at Ardaun and to establish a phased development framework, these lands should be subject to an LAP. In light of this, the preparation of the current LAP has followed national policy as provided for in the *Local Area Plans Guidelines for Planning Authorities, 2013, DECLG*. These Guidelines note that a LAP should be consistent with the Core Strategy of the City Development Plan and should be fundamentally guided and shaped by the specific objectives within the Core Strategy, including population targets, the quantum and location of land zoned for development and the settlement patterns anticipated.

The requirement to complete the preparation of the Draft Ardaun LAP for public consultation in 2017 is included for in Policy 10.5 Ardaun and Specific Objectives 10.7 of the City Development Plan 2017-2023. These policies and objectives require the LAP “..to provide a development strategy which will contribute to the integration of land uses, urban form and structure, transportation and the natural environment to create a sustainable living and working environment as an extension to the existing built up city area and to support a critical mass that will enable it to be a significant urban centre through the co-location of population, jobs and services in particular public transportation”.

The City Development Plan envisages that the development of Ardaun will be carried out on a phased basis to ensure an integrated approach between development and availability of services and infrastructure. This sequencing and co-ordination, in addition to the promotion of sustainable densities, will support public transportation, offering a viable alternative to the car for local trips, travel to the city centre and travel to major employment areas.

The policy approach in the City Development Plan to prepare an LAP for Ardaun, and the associated aspirations for a development framework is in line with the policies promoted in the NPF *Issues and Choices* Paper and most likely will accord too with the imminent Draft NPF.



Figure 4 Policy context of Ardaun LAP

² Lands were designated a sustainable residential neighbourhood area in Draft Briarhill Action Plan which was prepared in the context of 2003-2009 Galway County Development Plan.

2. Vision

The vision for Ardaun LAP was informed by the City Development Plan and associated environmental reports. It was further developed through gaining an understanding of the area and the associated opportunities and constraints. In parallel with this examination there was a specific focus on public consultation, stakeholder collaboration and engagement. In particular the following influenced the vision for Ardaun:

- The City Development Plan describes Ardaun as offering significant opportunities for new development. These opportunities include the scale of the lands and the strategic gateway location on the eastern fringes of the city at a highly accessible location.
- The site appraisal revealed legacy challenges including the severance and impacts of the N6/M6 corridor, the requirement to integrate with Coolagh Village and the requirements to manage a sensitive natural landscape that includes Annex I habitats. These all influence the vision and consequent development framework. So too do the opportunities of the proven benefits that can accrue from the lands being in proximity to key hubs of socio-economic activity, including the IDA Technology Park at Parkmore, Galway Clinic, Merlin Park Hospital, Galway Mayo Institute of Technology and Oranmore Business Park, and the existing communities and supporting facilities.
- A continued consultative and collaborative approach in the LAP preparation process was recognised as essential to informing the vision. This process resulted in a number of outcomes including the Ardaun Urban Design Advices, the Ardaun Street Conversations, the Ardaun Urban Design Charette and a programme of public and stakeholder consultation, workshops and public information sessions. These enabled inclusive and effective consultation and contributed to a collective and evidence based vision for the area (this consultation process is detailed in *Schedule 1 Evolution of the LAP*).

Ardaun – A Vision of an Urban Village

Ardaun is a people and business friendly urban village, well connected with the greater city and environs, where a sustainable framework for private and public investment is available.

The concept of an urban village is considered appropriate for Ardaun. It supports a compact, walkable, mixed use neighbourhood of a sustainable scale. It supports the idea of neighbourhoods where there is a reduced reliance on cars. It is a place where cycling, walking and public transport is promoted and embedded through design, layout, appropriate use mixes and density standards. This vision anticipates the creation of a high level of self containment where opportunities for working, living and recreating can co-exist within reasonable distances.

In particular the promotion of high densities with the associated intensification of development allows for efficiencies in building costs and in the provision of services/infrastructure. It can also allow for a varied range of house types that can meet the broad tenure needs of a balanced community. In addition, facilities, services, employment and amenities can be more easily accessible, community needs better met and car travel reduced.

Relating the vision to the analysis of the site context of Ardaun leads to a logic of three distinctive sub neighbourhoods. This approach is influenced by the challenges of the N6/M6 road corridor and the context of the existing Coolagh village. These sub neighbourhoods are distributed so that the largest area is to the south, and two smaller areas to the north straddling the Coolagh settlement. The strategy also identifies the principal urban village centre in the southern section of Ardaun with two urban nodes (local centres) in the northern sections with linkages to surrounding areas. The importance of the success of the principle urban village centre as a place to establish identity and character, have vitality and vibrancy has been explored through different design and layout options (these are outlined in Schedule 2).

This vision is developed through the *Ardaun Urban Design Strategy* which has set out an urban design framework to support the concept of facilitating a well connected, people and business friendly urban village. The strategy defines key elements of the urban structure, movement, landscape, network of public realm/open spaces. Layered within this are development parcels so located to facilitate interconnectivity and allow for a degree of flexibility to enable the development of Ardaun over time.

Overall the strategy supports a vision that all can commit to and work towards over a period of time, this includes the emerging community, the Council, service providers, prospective developers, investors and social partners.



Figure 5 Urban Village Concept village centre and two nodes, *Ardaun Urban Design Strategy 2014*.



Figure 6 Salthill an example of an urban village within the city

3. Realising the Vision

3.1 Strategic Goals and Policies

The Council recognises that in order to achieve the vision for Ardaun, as a people and business friendly urban village, the future development of the LAP area must be informed by the concept of sustainability and the provisions of the City Development Plan.

A number of strategic goals have been arrived at which reflect the vision for Ardaun as an Urban Village. They provide the framework for the related policies and inform the development strategy for Ardaun. They are:

Strategic Goal 1: Create a high quality, mixed use, urban village that will support a strong sustainable neighbourhood and facilitate access to a range of services and community facilities.

This strategic goal supports the delivery of an urban village, well connected to the city and environs, and capable of providing for most of the daily needs of the community. It recognises that the creation of sustainable communities requires more than just the provision of housing and the concept of an urban village supports a diversity of uses and services to enable Ardaun to function as a strong urban community.

In contrast to the more traditional suburban neighbourhoods, an urban village provides for employment opportunities, an appropriate level of education, retail and recreation facilities. These would be easily accessible and set within an environment with high quality open and civic spaces.

The concept of an urban village is in keeping with the policies of Chapter 2 of the City Development Plan. The plan promotes the development of attractive places to live, that have a distinctive quality and urban form, that fosters a sense of belonging, offers life long choices for living, working and recreation and that promotes universal accessibility and inclusivity.

Strategic Goal 2: Create a business friendly urban village and support the sustainable economic growth of Ardaun.

This strategic goal promotes the development of Ardaun as an economically dynamic location that supports a range of commercial uses, services and employment opportunities for both the local and wider community.

There are over 16,500 persons engaged in employment, education and health uses within 2km of Ardaun. These employment bases which include Parkmore Technology Park, Briarhill Business Park, Galway Clinic, Merlin Park Hospital and GMIT can, by association, influence the potential for Ardaun to develop a significant economic profile. This supports the vision of Ardaun to develop a business friendly urban village. In particular, the proximity of Galway Clinic could provide opportunities for development and investment in allied or supporting uses. The development of local distinctiveness through high quality public realm and architecture will be decisive in attracting investors as will the availability of supporting physical and technological infrastructure.

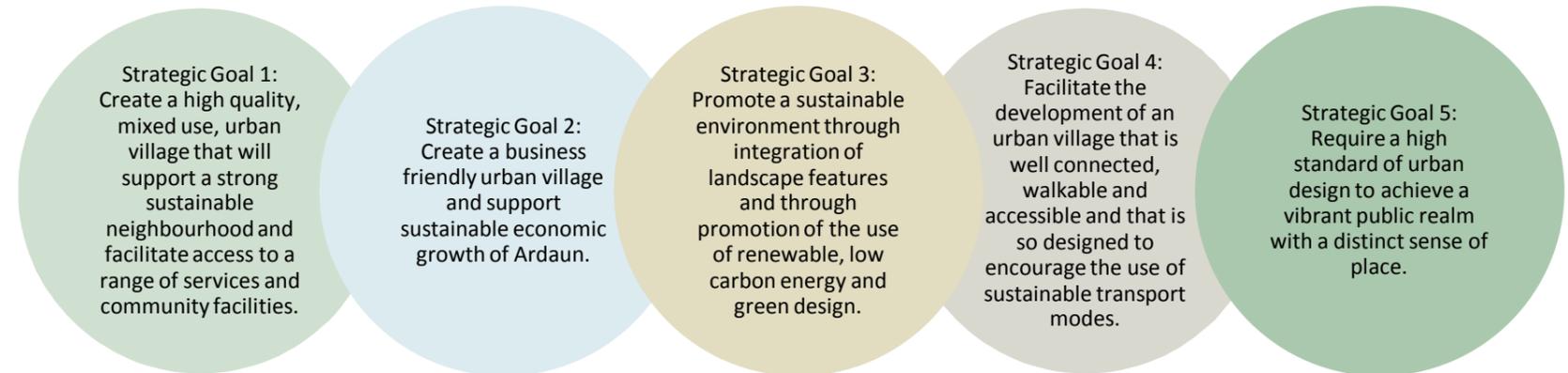


Figure 7 Strategic goals of the LAP

The concept of a business friendly urban village at Ardaun is in keeping with the objectives and actions of the *Galway City Local Economic Community Plan (LECP) 2015* and the economic policies in the City Development Plan, which support the promotion of an environment where business and enterprise can grow and prosper.

In addition, the development of an economic, residential-led base would also be supported through its designation as a district centre under the retail hierarchy of City Development Plan. The district centre is likely to include a mix of convenience and comparison goods, service retail, recreation and community facilities to meet the needs of the resident population. There is also potential for opportunities to attract the patronage of the significant commuter population working nearby.

Strategic Goal 3: Promote a sustainable environment through integration of landscape features and through promotion of the use of renewable, low carbon energy and green design.

Ardaun has areas of exposed limestone pavement and orchid rich dry calcareous grassland which are distinctive and unique features that include the habitat of the Small White Orchid (*Pseudorchis albida*). A sustainable environment will require the protection of these identified habitats of high ecological value. It will also require the integration of existing landscape features, the promotion of biodiversity and the creation of a green network.

The concept of the urban village supports sustainable energy use and the promotion of proactive measures to reduce green house gas emissions. It is anticipated that new development will include for innovative design features and construction techniques that support a best practice approach to all aspects of the buildings' environmental impact. In accordance with the policies of the development plan, SUDS (Sustainable Urban Drainage Systems) will be used where practical in development design subject to hydrogeological assessment. Schedule 5 sets out details in relation to design of SUDS. In line with the strategic goal, where an opportunity may arise, in particular through EU/SEAI initiatives, the potential for a district heating system in Ardaun will be open to consideration.

Strategic Goal 4: Facilitate the development of an urban village that is well connected, walkable and accessible and that is so designed to encourage the use of sustainable transport modes.

This strategic goal supports the development of a connected, walkable, pedestrian and cycle friendly urban village with good connectivity to the existing transport network. Public and sustainable transport connections to the city centre in particular, are key to supporting the community. These are proposed in both the City Development Plan and the Galway Transport Strategy (GTS). In addition, sustainable transport connections to nearby adjoining hubs of activity and amenities such as Parkmore, Ballybrit, Doughiska and Merlin Park are envisaged.

Within Ardaun a network of streets and spaces providing safe and convenient access to home, work, school and essential services will foster sustainable patterns of movement, thereby reducing the reliance on the private car.

Strategic Goal 5: Require a high standard of urban design to achieve a vibrant public realm with a distinct sense of place.

Good urban design is essential to achieving a sense of place and identity, through the arrangement of streets and spaces, blocks and plots and through the appropriate scale and design of buildings.

The character of Ardaun will be defined to a significant extent by its public realm. To achieve this requires an integrated design approach that views streets and public places as multi functional, attractive, safe spaces that are so designed to allow for social interaction and maximum accessibility. A successful public realm will require and afford the use of high quality materials in surfaces and street furniture and opportunities to incorporate art, culture, heritage and nature. These can, in combination with good landscaping, contribute to placemaking and a vibrant urban village.

The following policies give greater expression of the strategic goals to inform the development strategy.

Strategic Goal 1: Create a high quality, mixed use, urban village that will support a strong sustainable neighbourhood and facilitate access to a range of services and community facilities – Policy

Pursue a model of development in Ardaun that would support the concept of an urban village where good opportunities exist for a mix of residential and employment activities, sustainable transport, recreation and open space and where neighbourhoods can develop and cultivate a distinctive community identity.

Support and facilitate the development of Ardaun in a strategic and coordinated manner, that will contribute to the integration of land use, urban form and structure, transportation and natural heritage to create a high quality living and working environment, a place where people wish to live and work, have a sense of belonging and feel socially inclusive.

Support and facilitate the development of Ardaun to meet the needs of the projected future population of the city as set out in the Core Strategy of the City Development Plan 2017-2023.

Develop and facilitate the development of community, social and recreation facilities and services to sustain Ardaun as an urban village.

Support and facilitate the provision of new school(s) in conjunction with the Department of Education and Skills taking cognisance of the recommendations outlined in *The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities (2008)* and *Local Area Plans Guidelines for Planning Authorities (2013)* and the policies of the City Development Plan regarding educational facilities.

Strategic Goal 2: Create a business friendly urban village and support the sustainable economic growth of Ardaun – Policy

Support and facilitate the development of Ardaun as a business friendly urban village open to inward investment, and sustainable employment opportunities.

Explore the potential of Ardaun to develop as an economic hub working in conjunction with IDA, Enterprise Ireland, Galway County Council and Higher Education Institutes capitalising on its advantageous location within the city.

Support the development of ICT infrastructure and SMART technologies to enhance the quality and performance of urban services working with relevant services providers and stakeholders.

Promote developments that can support the integration of employment, housing and transportation.

Strategic Goal 3: Promote a sustainable environment through integration of landscape features and through promotion of the use of renewable, low carbon energy and green design - Policy

Guide the long term development, management, enhancement and use of the public amenity and recreation areas through the preparation of an *Ardaun Landscape Management Strategy*.

Support the sustainable use, biological diversity and management of areas of ecological importance, amenity areas, open spaces and facilities in accordance with the policies of the City Development Plan (2017-2023), and the future *Ardaun Landscape Management Strategy* once prepared.

Ensure that new development includes for connectivity that provides for well designed pedestrian and cycle links to and within the green network as identified in the Urban Design Framework.

Ensure that development and activities in the area identified as hosting the habitat of the protected species know as the Small white orchid (*Pseudorchis albida*), is compatible with the ongoing management of this sensitive ecological environment.

Encourage the retention and inclusion of natural features and wildlife corridors, including trees, hedgerows and stonewalls in the design and layout of developments.

Encourage the use of low carbon and renewable energy sources and green design features in developments.

Ensure that development proposals identify how the principles of SUDS will be applied to development sites to manage surface water discharges in accordance with Galway City Council requirements and include measures to ensure the protection of groundwater quality.

Strategic Goal 4: Facilitate the development of an urban village that is well connected, walkable and accessible and that is so designed to encourage the use of sustainable transport modes - Policy

Promote interconnectivity between all modes of transport, in particular sustainable and public transport modes in order to efficiently link Ardaun with the main hubs for activity including the city centre in accordance with the GTS.

Support and link with the cycling and pedestrian network as provided for in the *Urban Design Framework* to facilitate safe and convenient journeys and offset the need for reliance on cars.

Promote and facilitate the provision of bus service infrastructure in the design of the road and street network associated with developments.

Facilitate the development of a bus terminus/loop as part of the Ardaun Village Centre in conjunction with the public transport network as proposed in the GTS.



Figure 8 400 metre/5minute walkable catchments (PedSheds)



Figure 9 Small white orchid (*Pseudorchis albida*)

Strategic Goal 5: Require a high standard of urban design to achieve a vibrant public realm with a distinct sense of place - Policy

Encourage and prioritise developments that will help realise the vision for Ardaun to develop as an urban village within a high quality built and natural environment.

Ensure that development complies with the policies, development standards and guidelines of the City Development Plan.

Require developments in Ardaun to accord with the urban design framework as provided for in the LAP.

4. Development Strategy

Aim

To facilitate and guide the future development of Ardaun as a quality sustainable mixed use urban village and neighbourhood within the city.

In accordance with the Vision for Ardaun set out in Section 2, the strategic goals and policies in Section 3 *Realising the Vision*, the following section details the development strategy that will govern the future sustainable development of the Ardaun area over the period of the LAP.

The development strategy for the LAP is threefold and includes as follows;

1. An **Urban Design Framework** - this is the physical interpretation of the vision for Ardaun and it sets out an overall planning and design context within which the more detailed projects can be coordinated.
2. A **Land Use Strategy** - this sets out the key principles for uses and density.
3. A **Development Phasing Approach** - this is to ensure that development and the delivery of supporting physical and social infrastructure are co-ordinated.
4. **Key Objectives** to support the Strategic Goals, Policies and Development Strategy for each strategic goal of the plan.



Figure 10 Adamstown, Co. Dublin.

Main Development Opportunities	Main Development Challenges
Significant land bank.	Although water, wastewater Infrastructure networks located in proximity requirement for significant enhancement to service the area.
Strategic location with good access to major roads and future GTS bus/cycle network and potential for a direct link with Garraun Train Station.	N6/M6 motorway corridor divides physically.
Unique landscape character and biodiversity.	Opportunity for direct access/bridging the N6/M6 road within Ardaun is restricted.
Potential for linkages with existing nodes of activity within the hinterland including community, retail and recreation facilities, City Centre, Parkmore IDA Technology Business Park, Galway Clinic, Merlin Park Hospital, GMIT and Galway Airport Opportunity Site.	New road network required to facilitate land development and support bus and other sustainable transportation modes.
Proximity to City Park at Merlin Park Woods and Galway Bay coastline.	The N6 Galway City Ring Road route corridor reservation traverses the north-western section of the area.
The location of Galway Clinic adjoining and anchoring the south-west section of LAP.	High voltage overhead electricity transmission lines traverse the site.
Potential for linkages to existing residential communities and supporting facilities.	Protection and conservation requirements in relation to Annex I habitats of international importance and Small white orchid habitat.
Relatively gentle topography enabling for construction.	Protection of groundwater quality.
Adjacent location of potential connections to main infrastructure such as telecoms, gas, electricity.	Land ownership pattern particularly in northern section in disparate.
Potential to exploit design and orientation to maximise aspect and views over Galway Bay.	Sensitive integration required for new development with existing Coolagh village envelope.

Figure 11 Main Development Opportunities and Challenges of Ardaun

4.1 Urban Design Framework

There are challenges in defining a sustainable development strategy for a large greenfield site such as Ardaun. The *Ardaun Urban Design Strategy 2014* acknowledges that urban references are limited and infrastructure design especially road infrastructure has become the more dominant feature in the area. Following appraisal the main development challenges and opportunities were established. These are summarised in figure no. 11.

As referenced previously the importance of consultation and collaboration is recognised as benefiting the process of preparing the LAP and establishing a shared understanding of the issues. The urban design framework of Ardaun was informed by such a process. Notwithstanding that this is a greenfield site, innovative consultation methods were used to engage in a dialogue with the public and other stakeholders to ascertain what was important to making successful places. This public consultation and collaboration work is detailed in Schedule 1.

The processes of the *Ardaun Street Conversations*, the *Ardaun Urban Design Charette* and *Ardaun Urban Design Strategy* affirmed in particular support for a vision of Ardaun as a connected, walkable, urban village with a mixed use urban village centre complemented by two supporting northern local nodes

An aspiration to capture as much of the city centre experience within Ardaun is also a distillation of the consultation process and is an important challenge to achieve in the urban design framework. This objective needs to establish a framework which, through good urban design, will provide for an environment that creates a distinctive sense of place that will support a vibrant public life and a clustering of mixed uses and activities necessary for a strong community and local economy. A number of urban structuring principles from the medieval urban structure plan of the city centre have informed the urban design framework. These are time worn elements of success through urbanism – places of compact nature, dense development and pedestrian in scale. These urban design structuring principles are outlined in Schedule 3.

The urban design approach is also responsive to the local context. It acknowledges the natural heritage and landscape values, translates the policies and objectives of this plan and the overarching policies of the City Development Plan into an overall spatial form.

The key elements of the urban design framework are the urban structure, movement, landscape, network of public realm and the concept of interconnected development parcels. This approach allows for a degree of flexibility to enable the development of Ardaun over time and allow adaptation to the prevailing socio-economic context and reasonable modification to secure technical design requirements.

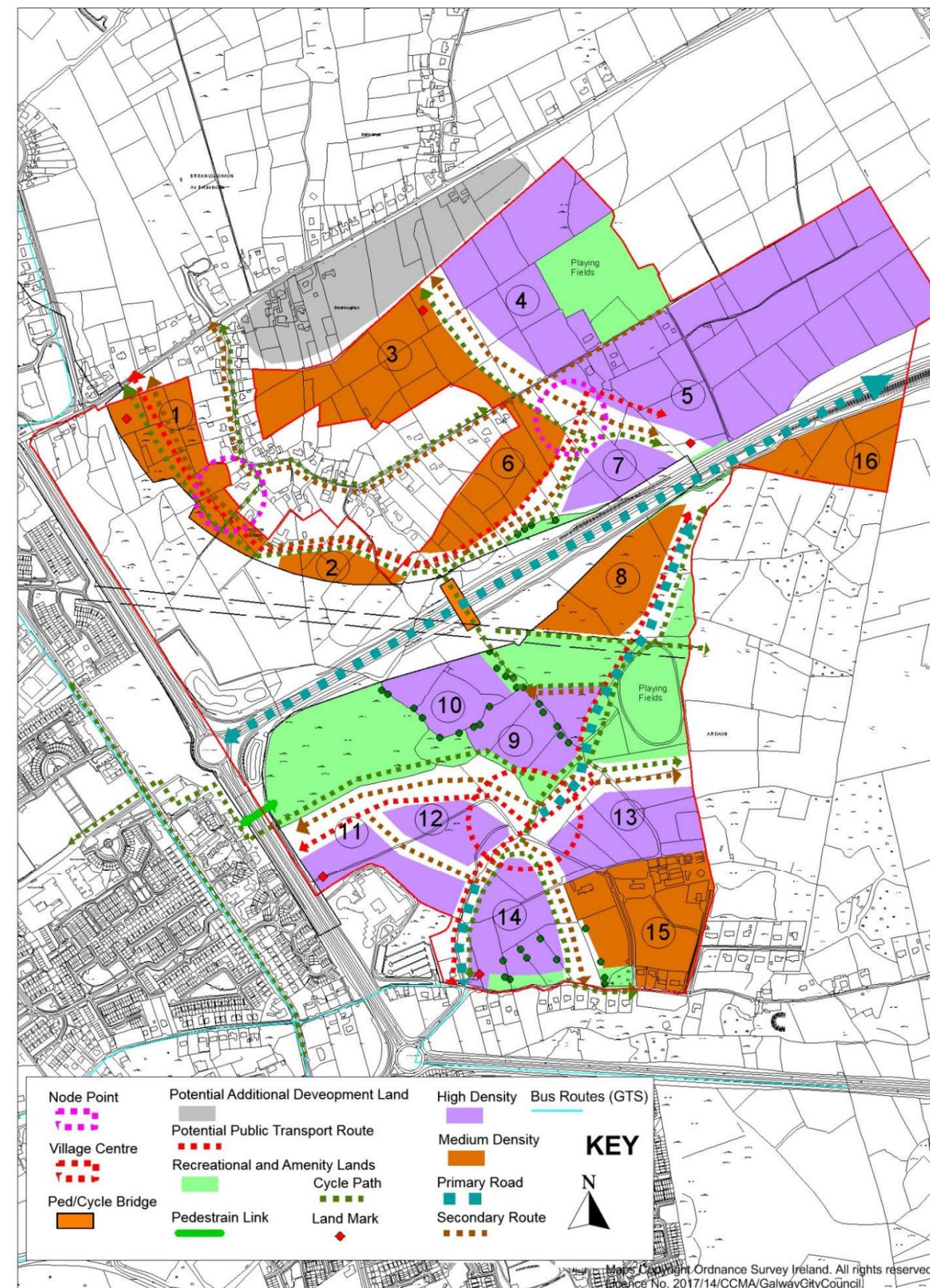


Figure 12 Urban Design Framework

4.2 Elements of the Urban Design Framework

The urban design framework sets out a number of defining and structuring design elements. These include; development parcels, urban village centre and nodes, density, urban form and public realm.

Urban Structure

Creating an urban structure requires the working out of the relationships between development parcels (blocks), streets, buildings, open space, landscape and other distinctive features. The urban design framework has identified 16 development parcels for the purposes of defining the urban structure. All have a definite character and development capacity potential. It is anticipated that the development of each parcel will be guided by specific urban design development briefs prepared in tandem with planning applications. The objective would be to encourage variety and create interest and human scale.

Another critical element of the framework is to accommodate nodes. In the urban design framework, the south node is designated as the main village centre, with two nodes in the northern section designated as secondary centres. The southern node has the advantage of being located on the largest parcel of land, along the designated future public transport route and linked to the green corridor. It adjoins Galway Clinic, has prominence, good orientation and visibility across the entire site, making it the logical choice for the location of the village centre. The mixed use urban village centre and the two northern nodes are at key locations with good potential for connectivity. This will encourage sustainable travel patterns and multipurpose trips. The nodes are intended to be the main focus of the public transport service. Development parcels 11, 12, and 14 are designated to accommodate the urban village centre. Parcel 1 is designated to accommodate a northern node and a second northern node straddles parcels 5, 6, and 7 (see figure no. 12).

Urban Form

The urban design framework requires direction in relation to urban form. Ardaun is, as previously referenced, identified as an area with potential for major development, including for both residential and enterprise uses. The aspiration to establishing its own distinct character will require high design quality. New buildings and public spaces will be required to create a sense of place. This will be formed by building design, use, and by the level and nature of activity on streetscapes.

Building form, scale and massing will be a critical contributor to sense of place. In general and to realise the vision through development, a flexible approach to scale and height will be required. Height, scale and massing however will be required to relate to the development context, parcel briefs, key public spaces and the hierarchy of the street network. In particular there will be opportunities to relate to existing landmark buildings such as the Galway Clinic which is four/five storeys in height. Future urban forms in this area have potential to improve and enhance the legibility of this structure and to create forms and layouts that stitch the building into the surrounding future development context.

The designated urban village centre lands to the north and east of the Galway Clinic offer potential for opportunities for appropriate modern working, living and leisure uses of high density and scale and innovative design which can use the Galway Clinic as an urban form reference.

This area is also designated to accommodate the heart of the centre which will support the more traditional neighbourhood service elements, the main civic space and perform as a public transport node. For this to be a success it must accommodate a mix of uses including retail, commercial, community and residential. Of significant importance will be how elements of urban design are used to create a place that is fine grained, give a sense of enclosure, exploit orientation and key vistas. This would support the aspirations derived from the public consultation to have a place that can nurture vitality and vibrancy, have form reflecting the best of the city centre grid, high quality public realm and be human in scale.

In contrast to the southern landmark, Coolagh village envelope is characterised by low density residential and agricultural building forms. These are generally single and two-storey, randomly distributed in a clachan type cluster. They are set firmly within the landscape context of dry stone wall boundaries and hedgerows. Appropriate infill to reflect this character within the envelope is the best development approach with new development adjoining the edges responding to the specific context in form, use, density and design.

Other locations within Ardaun will require specific design and use resolutions. These include sites adjoining/adjacent to the strategic road and route reservation of N6/M6, to the high voltage overhead lines (if not undergrounded³) and sites facing onto the sensitive ecological areas. At these locations use, layout, design and mitigation measures through design may be used in development resolutions.

Landscape and Public Realm

The public realm and supporting landscaping strategy is an important element in any development framework. It generally relates to the spaces between buildings such as streets, squares, paths. It is the public realm that greatly influences the potential for interaction, the experience of a place, the potential for walking and cycling and the interpretation of safety. Good quality materials make a significant difference to the success of a place and can strengthen local distinctiveness, ensuring a quality of appearance and good long term maintenance and environmental performances.

In this regard, a comfortable and stimulating public realm is part of the development framework for Ardaun where detailed attention to the surfaces of the place and the elements it contains will be critical. This includes hard and soft landscaping, paving, street furniture, way finding, lighting, public art and tree planting. Integrated with the landscaping and public realm framework is the recognition of and need to protect the unique ecological habitats in Ardaun and their associated biodiversity and educational value. In total the framework has included for seamless connections between the main public realm routes, the recreational and amenity lands and the ecologically sensitive lands.

As part of the urban development framework the planning authority will endeavour to prepare guidelines for the public realm. In advance of this, direction on design will be taken from good design guidelines such as those listed in *Schedule 3 Public Realm Guidance*. Where there are multiple designers /developers involved in proximate sites, a collaborative approach will be

³ See *A Sense of Place Design Guidelines for development near high voltage overhead lines, National Grid UK* for best practise guidelines which address the issues and design constraints posed by transmission overhead lines.

necessary to ensure consistency in design, quality and standards. Regardless of development sequence, these details would be considered as standard requirements for inclusion in site briefs.



Figure 13 Galway Clinic



Figure 14 Stand of trees located in southern section of Ardaun.



Figure 15 Adamstown, South County Dublin, existing mature trees incorporated into urban development.

Movement

Movement systems, that is, roads, streets, foot/cycle paths and public transport routes facilitate connections and links and allow urban life to happen. As well as being a means of connecting, they are also a critical component of urban character. The strategy for Ardaun is to develop a network that makes it as easy and attractive to walk or cycle or take public transport as it would be to drive to access local facilities and amenities. This means providing the right kind of route to fit the likely journeys that are to be taken. The movement framework shows how this is being promoted and how the objective for a walkable neighbourhood, well linked into public transport opportunities is factored into the overall design. In addition it shows how access routes into and out of Ardaun is maximised to enhance permeability into the site and to allow connections onto the existing network serving the city and environs. The movements are accommodated through the designation of main roads, GTS bus route, pedestrian, cycleways and provision of a new pedestrian/cycle bridge.

4.3 Land Use Strategy

The land use strategy sets out the key principles for land use mix and density. It has an objective:

- To support a mixed use village centre and nodes with associated civic space, appropriate urban structure and public realm treatment.
- To create employment opportunities so that living and working can be co-located.
- To facilitate high density residential development as part of a new sustainable neighbourhood in the city.
- To support the provision of community facilities such as schools.
- To provide for recreation and amenity, green open spaces and to protect the Annex I habitats.
- To facilitate sustainable modes of transport and link with the movement strategy.

Village Centre

The main designated Urban Village Centre is intended to be the focus of Ardaun. It is anticipated that it will support a range of uses including commercial, retail, office and community. To ensure that vibrancy is secured a significant level of residential content will be needed to be located within the urban village centre.

Particular support will be given to uses and facilities that are of a local service nature, as in combination with the principle of connectivity in the movement strategy, these will encourage walking, cycling and public transportation use. The northern nodes too are considered suitable for a mix of uses of a scale that serves the local area.

The core of the main village centre will require a particular urban design address that can both accommodate modern commercial uses while creating a sense of place through fine grained urban form, provision of civic space, appropriate human scaled animated streets, active ground level street frontages and enclosure. Land uses should be integrated with a parking and servicing strategy. It is envisaged that this core centre would be located as identified in figures no. 12 and no.21. In view of the importance of delivering the core area of the urban village in an acceptable form, suggested design scenarios have been examined (see *Schedule 2 Village Centre Design Study*).

Residential

As Ardaun is a greenfield site there is relatively little legacy of any housing other than a dispersed pattern of low density one off houses, with a more concentrated pattern at Coolagh. However the area is designated in the Core strategy of the City Development Plan as critical in delivering new homes to meet the housing needs of projected populations and ultimately to establish a significant new neighbourhood. In general, the aspiration for residential land use is to accommodate this in a more graduated form of density, supported by new social and community infrastructure. This will contribute to making sustainable residential neighbourhoods in line with the policy in Chapter 2 and 10 in the City Development Plan. As referenced previously it is also anticipated that the village centres will accommodate housing, this will give opportunities for different types of tenure to meet a range of household types and market demands.

Employment

The scale of lands dedicated to the main village centre is to support the vision for Ardaun to develop as an urban village, where there is a high level of self containment and where opportunities for working and living can co-exist within reasonable distances. In this regard it is anticipated that Ardaun can accommodate the requirements for a district centre as designated in the City Development Plan. It is also identified in the plan as a potential enterprise base. It is considered that owing to the proximity to existing hubs of activity the location may make it suitable for research, innovation associated with the medical devices/ICT sector and also has potential to exploit the synergies for enterprise that may come about through proximity to two large hospitals.

Recreation & Amenity

The development framework sees the provision of linked, high quality, open spaces as essential to delivering the goal of creating a sustainable urban village with a strong sense of place. The distribution of such spaces responds to a range of physical characteristics, circumstances and needs. The vision for a heavily landscaped environment from the major open spaces embellished with continuity in the public realm and in future residential open spaces is considered to be critical to establishing the hallmark of place. The layout of amenity and recreation lands has been influenced also by the legacy of important habitats, trees, the need for buffering of residential uses from the strategic roads, the efficiencies to co-locate some uses such as schools and amenity land and the priority objective to create a green network that is easily accessible and encourages sustainable movements. The longer term vision of extending the green network into the county area has also been a consideration.

The City Council's *Recreation and Amenity Needs Study 2008 (RANS)* outlines the mechanism to project future open space needs in the city. The potential requirement for public open space generated by an estimated 6,000 population yield, applying the 6 Acre (2.4ha) Open Space Standard as a minimum standard, is 14.4 ha. The total area zoned for recreation and amenity purposes within LAP area is 18ha⁴. In addition, to these recreation and amenity lands, a substantial bank of recreation and amenity zoned land, 24ha, is located immediately to the north-east of the northern section of Ardaun which can also provide for the recreation needs of the future community.

⁴ This figure excludes smaller areas of open space within the LAP area.



Figure 16 Grangegorman, Dublin City



Figure 17 Pedestrian and cycle bridge design concept Source: Arup /KI Studio



Figure 18 Adamstown, South County Dublin

Community and Institutional

Ardaun is estimated to sustain a population of approximately 8,000 persons and support a significant workforce which will come from outside Ardaun. In this regard there is a need to make provision for the accommodation of new social and community infrastructure. In particular there has been an analysis of requirements for educational facilities.

The Department of Education & Skills, following consultation, confirmed a requirement for two sites to be reserved for multi-campus primary and post primary schools in Ardaun. Their analysis took into consideration existing and future community needs. In this regard, two 4 hectare sites have been designated, one in the southern section and one in the northern section of Ardaun. The designation of these lands is so located to integrate with green links and to allow for options for ease of access by sustainable modes for the population they are intended to serve.

Density

The use of density standards in Ardaun is to secure an efficient use of land, achieve the target population and encourage modern scaled employment opportunities. Density standards are also used to support sustainable investment in infrastructure and ultimately to contribute to good urban design. Achieving sustainable densities also promotes walkability of an area and successful place making.

A sustainable range of densities, predominantly high with medium where appropriate, is considered suitable and generally consistent with the plot ratios applicable in the City Development Plan. In view of the lack of existing urban reference other than the Galway Clinic, which is of a significant scale, and in line with the *Sustainable Residential Development in Urban Areas Guidelines, 2009 DECLG*, higher density for development is considered appropriate for the southern section of Ardaun and in the local nodes (centres) to the north. A more graduated scale of density in the northeast, adjoining Coolagh Village is considered appropriate in the interests of existing residential amenity and to facilitate a transition in urban structure.

4.4 Phasing of Development

The City Development Plan in the core strategy sets out the settlement strategy for the city. The plan has anticipated delivery of just over one thousand homes in Ardaun during the plan period. This phasing of Ardaun takes a number of factors into consideration. Firstly it would be essential to ensure an integrated approach between development and the availability of, and the delivery of, supporting social and physical infrastructure including public transport. The development strategy underpinned by the vision also requires a successful village centre to establish identity and place. It is important that this is framed and substantially developed within the urban structure at Ardaun South before advancement of development on the northern section.

The settlement strategy for the city has also envisioned that residential development will occur at other locations within the city too as would be appropriate in view of different needs and locational requirements for the population. Although a logic co-ordinated sequence of development within the two phased areas is anticipated, some flexibility will be appropriate to respond to changing trends in the socio-economic conditions, as the level of development anticipated may not be fully realised over the lifetime of this LAP.

The core strategy of the City Development Plan sets out that the development of Ardaun will be carried out on a phased basis to ensure an integrated approach between development and availability of services and infrastructure.

The over-riding aim of the phasing of development in Ardaun is to create a sustainable urban village with high quality environment and supporting services, amenities and infrastructure.

The plan area is divided into two main development phases. The sequencing of the development phases is reflective of the proposed form and hierarchical function of the urban village centre and northern nodes. The sequencing of the development areas⁵ is as follows:

1. **Ardaun South** - the village centre and surrounding residential neighbourhood, development parcels 8 -16.
2. **Ardaun North** - two nodes and surrounding residential development parcels 1-7.

The phased implementation of the plan will be sequential, progressing in a co-ordinated manner with each phase having the necessary support infrastructure and facilities. The physical accommodation of public transport infrastructure and provision of facilities in each phase will be sought in order to service the emerging community and to attract investment.

Whilst it is critical that development in Ardaun occurs in tandem with the commensurate provision of infrastructure and facilities, the phasing also aims to retain flexibility on the sequence in which the different land parcels are developed so that development is not held up. Allowance will be made for a reasonable degree of choice and flexibility, to respond to changing trends in the socio-economic conditions and good opportunities that may arise.

While a certain degree of flexibility is envisaged in the phasing programme, further phases of development may not be permitted unless it can be demonstrated that key supporting facilities and amenities can be provided in a timely manner and the development proposed contributes to the vision of a people and business friendly urban village. The City Council must be satisfied the necessary infrastructural requirements of previous phases have been complied with, in its assessment of alterations to the phasing.

The potential quantum of development within each phase is subject to the achievement of high quality design, compliance with strategic goals and policies of the LAP and the development guidance and standards of the City Development Plan.

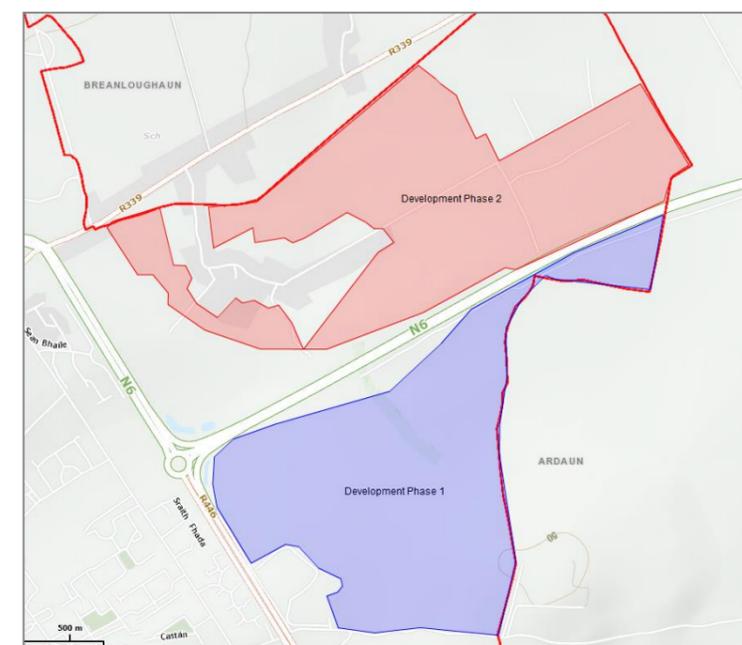


Figure 19 Sequence of development areas.

4.5 Key Objectives to support the Strategic Goals, Policies and Development Strategy

The following objectives support the Strategy Goals and Policies set out in Section 3 Realising the Vision and the Urban Design Framework and Land Use Strategy set out in Section 4 Development Strategy. These are the key objectives in the delivery of development at Ardaun.

Strategic Goal 1: Create a high quality, mixed use, urban village that will support a strong sustainable neighbourhood and facilitate access to a range of services and community facilities.

Promote the sustainable phased development of Ardaun.

Implement a phased programme for the development of Ardaun to ensure the co-ordination of services and infrastructure in tandem with new development.

Require development to co-ordinate with the delivery of an appropriate level of infrastructure, services and key community facilities.

Reserve suitable land for the development of educational facilities to meet the needs of the future primary/post-primary school going population of Ardaun.

Liaise with Department of Education and Skills regarding the development of school sites.

Develop an arts and cultural programme to animate the public realm with an ambition to attract patronage from residents and visitors.

Ensure that the design of public spaces can facilitate and encourage the

⁵ Estimated total developable land bank of the two phases is approx. 81ha.

development of a programme of arts and culture for both residents and visitors.

Work with the Housing Delivery Office of the DHPLG to secure the expeditious development of Ardaun identified as a Regional Pathfinder Site and designated a Major Urban Housing Delivery Site (MUHDS) under the “*Rebuilding Ireland – an Action Plan for Housing and Homelessness*”.

Work with the DHPLG and other stakeholders to deliver enabling infrastructure and essential services at Ardaun through the Local Infrastructure Housing Activation Fund (LIHAF) and other funding initiatives and co-ordination mechanisms.

Encourage and facilitate the provision of community facilities and services of a nature and scale appropriate to the vision for Ardaun as an Urban Village in tandem with residential development.

Liaise and engage in pre-planning consultation with private sector developers and Approved Housing Bodies to facilitate the delivery of housing in accordance with the Core Strategy and the vision and urban design framework of the LAP.

Strategic Goal 2: Create a business friendly urban village and support the sustainable economic growth of Ardaun.

Reserve lands in the southern section of Ardaun to function as an Urban Village Centre that can provide opportunities for a vibrant, mixed-use, urban centre with an appropriate balance of commercial, residential and leisure uses.

Lands reserved for Urban Village Centre uses shall support district centre uses as provided for in the Core Strategy of the City Development Plan 2017-2023.

Reserve lands in the north-west section of Ardaun to function as a local centre that can support local services to meet the needs of the resident population.

Reserve lands in the north east section of Ardaun to function as a service centre that can support services to meet the needs of the resident population and with potential to create employment generating uses for a wider community.

Work with Local Enterprise Office, IDA and other agencies to support business, enterprise and employment opportunities in Ardaun.

Support opportunities for the development of health related services, building on the concentration of health care services in the area.

Strategic Goal 3: Promote a sustainable environment through integration of landscape features and through promotion of the use of renewable, low carbon energy and green design.

Prepare *Ardaun Landscape Management Strategy* in consultation with relevant stakeholders to enable the best development and management of open space amenity and recreation.

Seek the preparation of landscape briefs for each development parcel.

Explore the potential to acquire and manage in conjunction with NPWS the area

identified as hosting the habitat of the protected species known as the Small white orchid (*Pseudorchis albida*), with the objective of preserving it as a living habitat resource and a signature landscape area for Ardaun.

Prepare and establish a management regime for the habitat of the Small white orchid, (*Pseudorchis albida*), in consultation with the NPWS.

Strategic Goal 4: Facilitate the development of an urban village that is well connected, walkable and accessible and that is so designed to encourage the use of sustainable transport modes.

Support and facilitate the provision of an integrated public transport network to service Ardaun through the implementation of the Galway Transport Strategy and in conjunction with relevant transport providers, NTA and other stakeholders.

Prioritise the servicing of Ardaun by public transport in the implementation programme of the Galway Transport Strategy.

Prioritise walking and cycling in Ardaun, that will be supported by a network of walking and cycling routes to promote sustainable transport and permeability to and within Ardaun.

Strategic Goal 5: Require a high standard of urban design to achieve a vibrant public realm with a distinct sense of place.

Ensure developments employ high quality sustainable design and adhere to the vision and Urban Design Framework and the policies and development standards of the City Development Plan.

Seek the preparation of urban design briefs for the individual development parcels in the Urban Design Framework that adhere to the policies and design standards of the City Development Plan and the vision, urban design framework and policies of the Ardaun LAP.

Seek the preparation of urban design briefs for proposed development of a lesser scale than the development parcel but greater than one hectare in area which will demonstrate the relationship between the proposed development to the site context within the wider urban design brief and framework, adjoining development, the achievement of safe and convenient movement within the site and how existing features are to be integrated into the development.

Support the implementation of a phased undergrounding of the ESB lines on progression of development in the interests of visual amenity.

Prepare a public realm strategy for Ardaun to guide the enhancement, management, use and development of publically accessible areas.

Explore potential to secure excellence standards for new developments, as exemplars for achieving sustainable neighbourhoods, through Building Research Establishment Environmental Assessment Methodology (BREEAM), Leadership in Energy and Environmental Design (LEED) or other appropriate certification (in conjunction with SEAI, IGBC or other appropriate bodies).

Supporting Infrastructure: To achieve the vision for Ardaun.

Continue to seek and secure available public funding for supporting infrastructure and services.

Work with Irish Water as a key service provider so as to secure the expeditious delivery of water and waste water infrastructure to enable the phased development of Ardaun.

Support the development of Information and Communications Technology and the use of underground common service corridors for all linear infrastructure and services.

Support the development of energy infrastructure in Ardaun and encourage sustainable energy initiatives.

Prepare a Contribution Scheme in accordance with Section 48 and 49 of the Planning and Development Act 2000 (amended) for the provision of infrastructure and facilities in the area.

5. Land Use Strategies, Key Site Objectives and Guiding Principles

5.1 Introduction

In order to help realise the vision for Ardaun, land use strategies, key site objectives and guiding principles are included in this section to encourage designers and developers to frame future developments so that they will contribute to achieving the vision to build a sustainable urban village. As previously referenced, proposed developments will be guided in general by the objectives, development standards, and guidelines in Chapter 11 of the City Development Plan except where more specific guidance for Ardaun is included for in the LAP.

In general the main land use management zonings objectives in Ardaun as shown on the Zoning and Objectives Map relate to RA, R and CF and are the same as provided for in the CDP. These zonings have the following objective

- RA Natural Heritage, Recreation and Amenity - To provide for and protect recreational uses, open space, amenity uses and natural heritage.
- R Residential - To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.
- CF Institutional and Community - To provide for and facilitate the sustainable development of community, cultural and institutional uses

and development of infrastructure for the benefit of the citizens of the city.

The LAP has introduced an additional zoning objective

- UVC Urban Village Centre -To provide for a residentially led mix of uses particularly those that will support a people and business friendly urban village centre and contribute to establishing a high quality sustainable urban form.

The zoning and objective Map also highlights a number of key specific objectives which relate to the development of the spatial structure including for strategic road access, bus routes and a network of cycle and pedestrian routes. These support Strategic Goal number 4 where achieving good connectivity and a high standard of sustainable movement options are integral to the development of Ardaun. In addition the specific objective to develop a core village area and two supporting nodes will strengthen the aspirations of Strategic Goal number 5 to enable a sense of place and a sustainable business friendly residentially led neighbourhood.

5.2 Key Site Objectives and Associated Guiding Principles

Ardaun South including Village Centre Land parcels 8 - 16

General guiding principles

- Create a sustainable urban village with a high quality environment, supporting services, amenities and infrastructure.
- Promote sustainable densities of residential development that make efficient use of infrastructure, sustains local services and support a public transport service.
- Encourage a varied, high quality housing choice to attract a diverse mix in occupancy in both household type and tenure to create a vibrant mix in the community and offer lifestyle and life span choices.
- Prioritise good urban design as the key element in the development of place-making, embedded into the design of both buildings and the spaces between them to create a place where people will want to live, work and socialise.
- Create a built environment that will encourage a critical scale of business/technology enterprise and sustain high value jobs co-located with residential uses.
- Develop a network of roads and streets, varying in scale and character, but sharing a similar high quality sustainable and enduring design, sufficiently distinctive to create a memorable brand of place.
- Create a strategic, safe and attractive pedestrian and cycle network with high levels of legibility and permeability, affording direct links to the village centre, nodes, public transport routes and the wider area in particular, the City Centre, Parkmore, Merlin Woods City Park and Garraun Train Station.
- Facilitate the reduction of greenhouse gas emissions, healthy lifestyles and more compact good urban forms through reducing car dependency, by encouraging the development of employment

opportunities, local services and homes in close proximity connected by a network of walking and cycling routes and public transport links.

- Structure development sequence on a phased basis which is linked to the delivery of essential community facilities/amenities and co-ordinated with investment in strategic infrastructure.
- Establish an urban village centre with a mix of commercial and community uses that supports a scale of development in line with the anticipated residential and employment catchment so designed and laid out to provide for a vibrant public realm and function as a key focus for community activities.
- Facilitate all forms of social inclusion in the built environment.
- Protect the distinctive natural heritage in the area and develop a green, linked, network with good recreational opportunities and a high biodiversity quality.



Figure 20 Ardaun South

Key Site Objectives

Ensure that all development proposals are considered in terms of compliance with the policies and development standards of the City Development Plan and, where specifically applicable, the policies, guiding principles and objectives of the LAP.

Ensure that development proposals are assessed having regard to *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas* (DECLG 2009), *Sustainable Urban Housing: Design Standards for New Apartments* (DECLG 2016) and with reference to *Design Manual for Urban Roads and Streets* (DTTS and DECLG 2013) and *Permeability in existing Urban Areas, Best Practice Guide* (NTA 2015).

Urban design

Require proposals for development on each of the development parcels, as identified in the Urban Design Framework and for development proposals on site in excess of 1 ha to be accompanied by an urban design brief that includes for specific site requirements, contextual linkage and compliance with the overall principles.

Ensure that the scale of the buildings respond to the street hierarchy and character and affords an appropriate degree of enclosure to key civic spaces and junctions. In general, height ranges in the order of two to six storeys are open for assessment, single storey heights are discouraged in the interests of sustainability and urban design.

Landmark buildings defined by their distinctive architectural quality and/or taller height relative to neighbouring buildings will be open for consideration subject to design assessment and visual impact. The potential locations of landmark buildings are identified in figure no. 12 Urban Design Framework.

Ensure residential amenity is secured in the design and layout of development located in proximity to existing and proposed strategic road corridors through appropriate mitigation.

Acknowledging that the construction of developments may not be coordinated in sequence, nor controlled by the same developer/design teams, it will be required to show that that a coherent, built form, streetscape and public realm with a coherent physical character is adhered to as far as practicable. This requires the adoption of complementarity in building proportions, roof profiles, external materials, colours and tree/plant species.

Require the public realm that is, all the areas which the public have access including streets, roads, parks, and squares, generally the spaces between buildings and the structures that enclose these spaces to be designed with the appropriate attention. This includes for consideration in the context of all users of details such as surface treatment, hard and soft landscaping, lighting, security, street furniture, signage and street art. Schedule 4 Public Realm Guidance sets out best practice advice guidelines.

Residential Density

Sustainable residential densities are encouraged. In general minimum net densities of 35 units per hectare are required. Where medium density parcels have been identified minimum net densities of 24 units per hectare are required. Exceptions to these densities will require specific examination on a case by case basis and agreement with the planning authority.

Higher than the normal residential density standards may be considered in the interests of urban design and where amenity is not considered as being compromised. This may contribute to the goal of providing a range of housing unit types that would help support a diverse community.

Landscape and open space

In order to guide and encourage the development of high standards, unified themes and distinction in public spaces – including streets, open spaces parks and sensitive natural environments, the Planning Authority will prepare a Landscape Management Strategy for Ardaun in consultation with the relevant stakeholders.

In particular with respect to the area of open space to the north west, which hosts the habitat of the Small white orchid (*Pseudorchis albida*) a protected species, the Planning Authority will explore opportunities to manage these lands in conjunction with the relevant landowners and the NPWS with the objective of preserving the lands as a living habitat resource and a signature landscape area for Ardaun.

Ecological impact assessment will be required as part of the development of parcels 8, 9 and 10, where appropriate, taking into consideration the ecological sensitivities of lands in this area.

Existing hedgerows, trees and stone walls shall be retained where feasible in developments. Only native species shall be used in landscaping schemes

Infrastructure and Community facilities

Support the reservation of the CF zoned lands primarily to accommodate the requirements for a school campus in line with Department of Education & Skills (DES) requirements. Explore the potential, in conjunction with DES and other stakeholders for optimising the use of the CF lands through efficiencies in school design, layout, and shared use of open space. Dedicate the use of any residual CF land for other uses compatible with the CF land use zoning.

Explore opportunities for the development of sustainable energy initiatives in conjunction with designers/developers and stakeholders particularly in construction practices and through the use of sustainable energy infrastructure.

Require all proposed developments to demonstrate confirmation from Irish Water that there is sufficient water and waste water capacity to support specific phasing of development.

Ensure proposed developments incorporate SUDS measures into their design. Hydro-geological studies by a suitably qualified person with hydro-geological expertise will be required to support proposed methods of SUDS and surface water drainage management, where appropriate. See Schedule 5 for SUDS design advice.

Support the implementation of a phased undergrounding of the high voltage overhead electricity transmission lines. In the interim, developments crossed by, or in the vicinity of, pylons and overhead lines, should be designed to minimise the visual impact of the overhead transmission lines in order to promote a quality environment.⁶

⁶ See *A Sense of Place Design Guidelines for development near high voltage overhead lines*, National Grid UK for best practise guidelines which address the issues and design constraints posed by

Transport

Develop a primary central avenue route with linked secondary routes that can accommodate all modes of transport and road users in a balanced, safe and attractive manner. Ensure these routes are well designed to function as urban streets rather than traffic distributors, where there is an objective to accommodate multi-modal movements, create a sense of place and contribute to the public realm.

Ensure the layout and design of all other connecting roads function also as urban streets/ living spaces. They should be so designed to be an integral part of the community intended to be the focus of many activities that link together people's lives. In this regard special attention will be needed to ensure road layouts maximise permeability and militate against speeds that discourage pedestrian and cycle movements. Consideration should be given in the use of surface and boundary treatment, materials, landscaping and public art to create a sense of local identity. This is to be in contrast with conventional approaches where repeated standards result in areas that are too similar, lack character and legibility.

Incorporate car parking standards and management that reflect the land use strategy and GTS to reduce the need, distance and time taken to travel in conjunction with the promotion of cycling, walking and use of public transport. This will allow for flexibility to reduce the number of car parking spaces provided in association with uses, where it can be shown that sufficient opportunities exist for choices in transport modes relative to primary destinations.

In order to provide for a coherent sustainable movement strategy and to maximise development capacity on the LAP lands the following enabling infrastructure is important. It is anticipated that these measures will be delivered on a phased basis in conjunction with relevant stakeholders and developers.

- Facilitate the main entrance and exit to Ardaun at a point along the Old Doughiska Road and investigate the potential for a direct link onto the southern alignment of the R446 (Oranmore Road).
- Upgrade of the link road from the Martin Roundabout to the designated junction with the primary central avenue in Ardaun to a standard that can accommodate the scale of anticipated traffic movements including for all modes - vehicular/bus /pedestrian/cycle.
- Facilitate a slip road junction possibly a left in left out (LILO) along the R446 between the Coolagh Roundabout and the Martin Roundabout.
- Develop a primary central avenue route with linking secondary routes ensuring this road network is so designed to have capacity to extend eastwards and accommodate a future extension of Ardaun into the County area, while also providing a connection with Garraun train station.
- Facilitate the cycle and bus network included in the Galway Transport Strategy, in particular the link from Merlin Park, crossing the R446 to the Old Doughiska Road. In advance of delivery of this new link, provision for bus/cycle/pedestrian traffic is to be accommodated via the existing road network and link to Ardaun from the Martin Roundabout.

transmission overhead lines.

- Facilitate a pedestrian-cycle bridge over the existing M6/N6 to accommodate linking Ardaun north and south by such modes.
- Develop a primary cycle and pedestrian network with supporting infrastructure robust enough to allow for ease of access to amenities, facilities, services and employment opportunities and flexible enough to adapt and extend access to likely future destinations.
- Facilitate a well connected bus route(s) and all associated infrastructure such as stops, shelters, bus priority and real time information.
- Investigate improvements to infrastructure off-site including the upgrade of the Martin Roundabout to a signalised road junction, linkage to off-site bus network and Garraun train station and strategic cycle and walking routes such as the proposed Dublin –Galway Greenway.

Urban Village Centre – core area

Urban design

Consider the Village Core concept designs set out in Schedule 2 which demonstrate the practical application of critical urban design principles and the vision for the LAP. These show two different village centre scenarios which illustrate good ideas and an approach to issues of form, bulk, scale, mass and layout informing future design options.

Residential Density

Sustainable residential densities are encouraged. In general, minimum net densities of 35 units per hectare are required. Exceptions to these densities will require specific examination on a case by case basis and agreement with the planning authority.

Higher than the normal residential density standards may be considered in the interests of urban design and where amenity is not considered as being compromised. This may contribute to the goal of providing a range of housing unit types that would help support a diverse community.

Land Use

Reserve lands in the southern section of Ardaun to function as an Urban Village Centre that can provide opportunities for a vibrant residentially led, mixed-use, urban centre with an appropriate balance of residential, commercial and leisure uses.

Establish a village centre core, based on the urban design framework outlined in Section 4, the urban design principles in Schedule 3 and the concept designs in Schedule 2, as the main area of activity and focus in Ardaun. Ensure that this core area is design led, located on the main movement route, has a strong residential content and accommodates public as well as private services. Critical in establishing a sense of community and identity will be the inclusion of an appropriately proportioned civic space forming a 'village square' enclosed by buildings that accommodate ground floor active frontages and defined by a fine urban grain. This civic space will be required to be designed to give identity to Ardaun and act as a landmark destination and primary space for public interaction.

Ensure that the Urban Village Centre area can accommodate a broad range of commercial uses that can support the local area and fulfil the objective in the

Core Strategy of the City Development Plan 2017-2023 to establish a centre of district scale status.

Notwithstanding the objective to establish a new residential neighbourhood, encourage opportunities for employment in particular business/technology type uses and medical related services, building on the concentration of health care services in the area.

Allow for the overall development to accommodate uses primarily of a residential nature ensuring that a significant proportion of the UVC land, equating to approximately 70% is dedicated to residential use.

Consider a plot ratio with an upper limit of 2:1 in the village centre core and where campus type employment opportunities are proposed that would contribute to the urban design context, support sustainable employment uses and meet the goal of making Ardaun a people and business friendly location.

Ardaun North including area east and west of Coolagh Village

Land Parcels 1-7

General guiding principles

- Create a sustainable urban village with a high quality environment, supporting services, amenities and infrastructure.
- Promote sustainable densities of residential development that makes efficient use of infrastructure, sustains local services and can support a public transport service.
- Encourage a varied, high quality housing choice to attract a diverse mix in occupancy in both household type and tenure to create a vibrant mix in the community, offer lifestyle and life span choices.
- Prioritise good urban design as the key element in the development of place-making, embedded into the design of both buildings and the spaces between them to create a place where people will want to live, work and socialise.
- Develop a network of roads and streets, varying in scale and character, but sharing a similar high quality sustainable and enduring design, sufficiently distinctive to create a memorable brand of place.
- Create a strategic, safe and attractive pedestrian and cycle network with high levels of legibility and permeability, affording direct links to the village centre, nodes, public transport routes and the wider area in particular, the city centre, Parkmore, Merlin Woods City Park and Garraun Train Station.
- Facilitate the reduction of greenhouse gas emissions, healthy lifestyles and more compact good urban forms through reducing car dependency by encouraging the development of employment opportunities, local services and homes in close proximity connected by a network of walking and cycling routes and public transport links.
- Structure development sequence on a phased basis which is linked to the delivery of essential community facilities/amenities and co-ordinated with investment in strategic infrastructure.
- Facilitate all forms of social inclusion in the built environment
- Protect the distinctive natural heritage in the area and develop a green, linked, network with good recreational opportunities and a high biodiversity quality.

- Establish two easily accessible northern nodes that provide local services of a convenient nature and that can accommodate opportunities for appropriately scaled enterprise, designed and laid out with good public realm and civic address.



Figure 21 Urban Village Centre – Core area



Figure 22 Ardaun North

Key Area Objectives

General

Ensure that all development proposals are considered in terms of compliance with the policies and development standards of the City Development Plan and where specifically applicable the policies, guiding principles and objectives of the LAP.

Ensure that development proposals are assessed having regard to *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas* (DECLG 2009), *Sustainable Urban Housing: Design Standards for New Apartments* (DECLG 2016) and with reference to *Design Manual for Urban Roads and Streets* (DTTS and DECLG 2013) and *Permeability in existing Urban Areas, Best Practice Guide* (NTA 2015).

Urban design

Require proposals for development on each of the development parcels and for development proposals on site in excess of 1 ha, as identified in the Urban Design Framework to be accompanied by an urban design brief that includes for specific site requirements, contextual linkage and compliance with the overall principles.

Ensure that the scale of the buildings respond to the street hierarchy and character and affords an appropriate degree of enclosure to key civic spaces and junctions. In general height ranges in the order of two to six storeys are open for assessment, single storey heights are discouraged in the interests of sustainability and urban design.

Landmark buildings defined by their distinctive architectural quality and/or taller height relative to neighbouring buildings will be open for consideration subject to design assessment and visual impact. The potential locations of landmark buildings are identified in figure no. 12 urban design framework.

Ensure residential amenity is secured in the design and layout of development located in proximity to existing and proposed strategic road corridors through appropriate mitigation.

Acknowledging that the construction of developments may not be coordinated in sequence, nor controlled by the same developer/design teams it will be required to show that that a coherent, built form, streetscape and public realm with a coherent physical character is adhered to as far as practicable. This requires the adoption of complementary in building proportions, roof profiles, external materials, colours and tree/plant species.

Require the public realm that is, all the areas which the public have access including streets, roads, parks, and squares, generally the spaces between buildings and the structures that enclose these spaces to be designed with the appropriate attention. This includes for consideration in the context of all users of details such as the surface treatment hard and soft, lighting, security signage and street art street. Schedule 4 Public Realm Guidance sets out best practice advice guidelines.

The northern nodes are intended to accommodate the clustering of necessary local services, facilities and business opportunities to service the surrounding northern section of Ardaun, Coolagh Village and potential expansion into the County area. Each node should be designed to facilitate an area of easily accessible open space and quality public realm. Enterprise of an appropriate

type and scale is open for consideration at the north eastern node.

Residential Density

Sustainable residential densities are encouraged. In general, minimum net densities of 35 units per hectare are required. Where medium density parcels have been identified minimum net densities of 24 units per hectare are required. Exceptions to these densities will require specific examination on a case by case basis and agreement with the planning authority.

Higher than the normal residential densities standards may be considered in the interests of urban design and where amenity is not considered as being compromised. This may contribute to the goal of providing a range of housing unit types that would help support a diverse community.

Landscape and open space

In order to guide and encourage the development of high standards, unified themes and distinction in public spaces – including streets, open spaces parks and sensitive natural environments, the Planning Authority will prepare a Landscape Management Strategy for Ardaun in consultation with the relevant stakeholders.

Existing hedgerows, trees and stone walls shall be retained where feasible in developments. Only native species shall be used in landscaping schemes

Infrastructure and Community facilities

Support the reservation of the CF zoned lands primarily to accommodate the requirements for a school campus in line with DES requirements. Explore the potential, in conjunction with DES and other stakeholders for optimising the use of the CF lands through efficiencies in school design, layout, and shared use of open space. Dedicate the use of any residual CF land for other uses compatible with the CF land use zoning.

Explore opportunities for the development of sustainable energy initiatives in conjunction with designer/developer, stakeholders particularly in construction practices and through the use of sustainable energy infrastructure.

Require all proposed developments to demonstrate confirmation from Irish Water that there is sufficient water and waste water capacity to support specific phasing of development.

Ensure proposed developments incorporate SUDS measures into their design. Hydro-geological studies by a suitably qualified person with hydro-geological expertise will be required to support proposed methods of SUDS and surface water drainage management, where appropriate.

Transport

Develop a primary access route with linking secondary routes that can accommodate all modes of transport and road users in a balanced, safe and

attractive manner. Ensure these routes are well designed to function as urban streets rather than traffic distributors, where there is an objective to accommodate multi-modal movements, create a sense of place and contribute to the public realm.

Ensure the layout and design of all other connecting roads function also as urban streets/ living spaces. They should be so designed to be an integral part of the community intended to be the focus of many activities that link together people's lives. In this regard special attention will be needed to ensure road layouts maximise permeability and militate against speeds that discourage pedestrian and cycle movements. Consideration should be given in the use of surface and boundary treatment, materials, landscaping and public art to create a sense of local identity. This is to be in contrast with conventional approaches where repeated standards result in areas that are too similar, lack character and legibility.

Incorporate car parking standards and management that reflect the land use strategy and GTS to reduce the need, distance and time taken to travel in conjunction with the promotion of cycling, walking and use of public transport. This will allow for flexibility to reduce the number of car parking spaces provided in association with uses where it can be shown that sufficient opportunities exist for choices in transport modes relative to primary destinations.

In order to provide for a coherent sustainable movement strategy and to maximise development capacity on the LAP lands the following enabling infrastructure is important. It is anticipated that these measures will be delivered on a phased basis in conjunction with relevant stakeholders and developers.

- Facilitate two/more vehicular access points to /from Ardaun from the adjacent R339 Monivea Road located in the County area.
- Ensure that the internal road network is so designed to have capacity to extend eastwards and accommodate any future extension of Ardaun into the County area and to give access to the Galway Airport Opportunity Site.
- Facilitate the cycle and bus network included in the Galway Transport Strategy, in particular the link from Merlin Park, crossing the R446 to the Old Doughiska Road. In advance of delivery of this new link provision for bus/cycle/pedestrian traffic is to be accommodated via the existing road network and link to Ardaun from the Martin Roundabout.
- Facilitate a pedestrian-cycle bridge over the existing M6/N6 to accommodate linking Ardaun north and south by such modes.
- Develop a primary cycle and pedestrian network with supporting infrastructure robust enough to allow for ease of access to amenities, facilities, services and employment opportunities and flexible enough to adapt and extend access to likely future destinations.

- Facilitate a well connected bus route(s) and all associated infrastructure such as stops, shelters, bus priority and real time information.
- Investigate improvements to infrastructure off-site including the upgrade of the Martin Roundabout to a signalised road junction, linkage to offsite bus networks and strategic cycle and walking routes.

5.2 Land Use Zoning Objectives

The LAP sets out the land use zoning objectives for different areas within Ardaun. Zoning seeks to promote the development of uses that achieve the objectives for the areas concerned and achieve the vision for Ardaun. The land use zonings used in the plan area as follows:

RA Natural Heritage, Recreation and Amenity RA Land Use Zoning

To provide for and protect recreational uses, open space, amenity uses and natural heritage.



R Residential R Land Use Zoning Objective

To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.



CF Institutional and Community CF Land Use Zoning Objective

To provide for and facilitate the sustainable development of community, cultural and institutional uses and development of infrastructure for the benefit of the citizens of the city.



Specific development objective for CF zone:

CF lands at Ardaun: The Council will reserve these lands primarily for educational use as a school campus. In the event that some of these lands become unnecessary, these lands can be used for uses compatible with the CF land use zoning.

UVC Urban Village Centre Land Use Zoning Objective

To provide for a residentially led mix of uses particularly those that will support a people and business friendly urban village centre and contribute to establishing a high quality sustainable urban form.



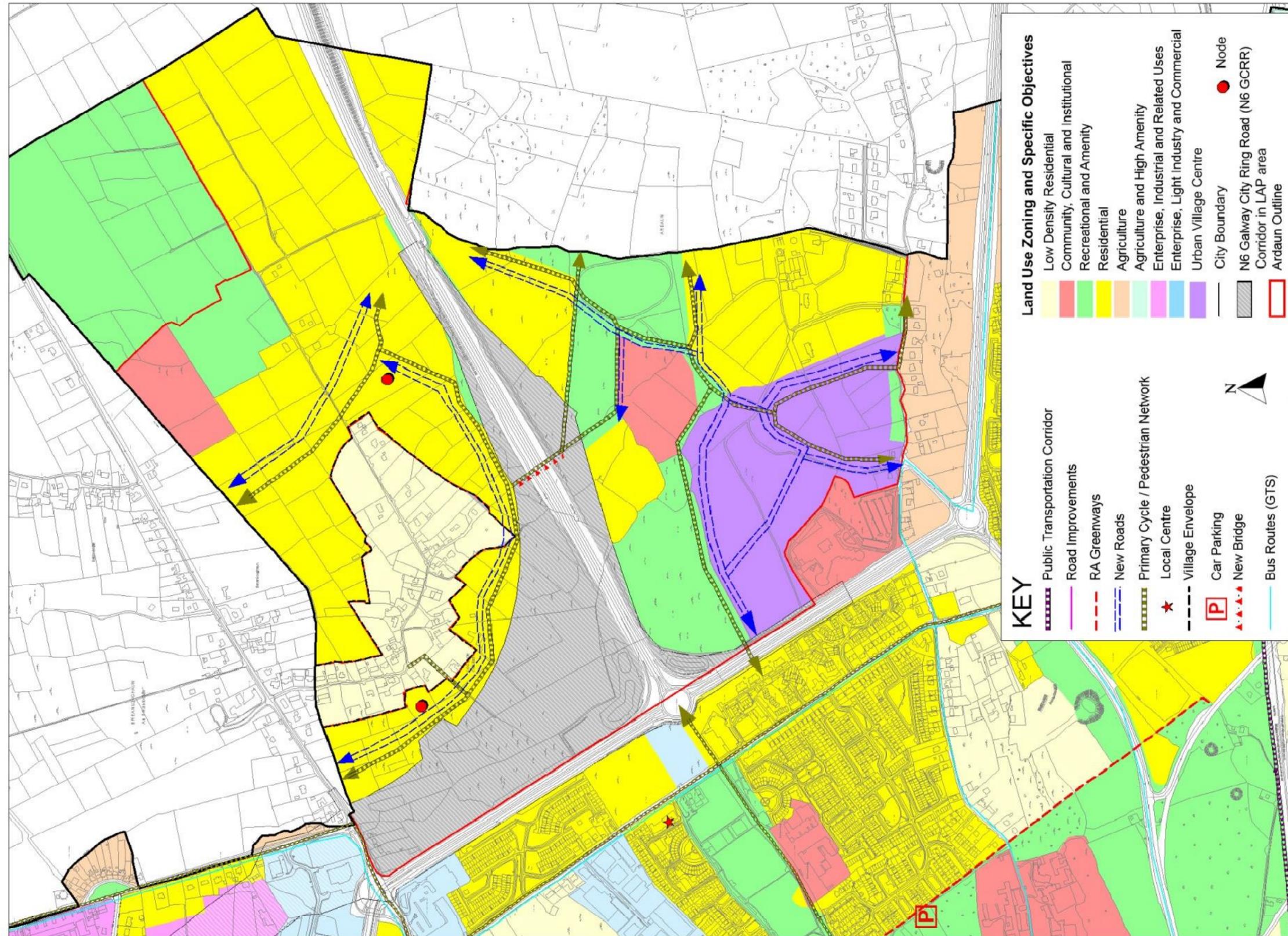


Figure 23 Land use Zoning

6. Implementation and Active Land Management

The City Council will engage in active land management. In the context of *Rebuilding Ireland*, Ardaun has been designated as a Multi Unit Housing Delivery Site (MUHDS) by the Department of Housing Planning and Local Government (DHPLG). In this regard, the City Council will work with the DHPLG Housing Delivery Team to expedite development. The anticipated housing delivery is set out in Schedule 6.

Ardaun has been nominated as a Strategic Development Area under the Irish Water *Network Extension to Water Services to Support Housing in Key Strategic Areas* process. In this regard, the City Council will work with Irish Water and support the progression of works to provide suitable wastewater and water supply infrastructure for Ardaun.

The implementation of the plan will be supported by continued collaboration with landowners/developers, sectoral interests, key stakeholders and the local/new community. It is an objective to establish a Local Area Plan Implementation Group coordinated by the City Council. It will include representation from key stakeholders and will review and monitor progress and seek to address any bottleneck issues.

Monitoring and Review

It is intended that a LAP Monitoring and Review Report will be prepared every two years for the lifespan of the plan. Monitoring will be carried out on an ongoing basis over the period of the plan through the assessment of planning permissions, construction rates and environmental monitoring programmes including through the SEA process. Feedback will also be sought from the local and emerging community and stakeholders.

The Report will review the progress achieved in implementing the LAP and may identify new or revised objectives to further support implementation. In this regard, the City Council may recommend that the City Development Plan and LAP be amended accordingly.

Development Management process

Many of the objectives of the LAP will be achieved through implementation of grants of planning permissions. Individual planning applications will be assessed having regard to the LAP and the City Development Plan and in particular, the qualitative objectives of the plan and the urban design framework.

The requirement to prepare urban design briefs as part of planning applications will ensure that the qualitative aspects of the plan and the principles of sustainable urban design and place-making are supported. The planning section will proactively engage with all the applicants through the pre-application process in order to deliver the objectives of the LAP.

Funding Opportunities

The implementation of the LAP will require significant investment in both physical and social infrastructure. Developers will be largely responsible for the infrastructural costs of the development of their own lands.

It will also be a requirement to contribute financially to the cost of other essential infrastructure and facilities to be provided in Ardaun. In this regard, a

specific Section 48 Development Contribution Scheme (Planning and Development Act, 2000, as amended), will be prepared. Monies raised under this scheme will be ring-fenced specifically for the acquisition of amenity lands and the provision of public infrastructure and facilities in Ardaun. The contributions will be based on the planned expenditure of public infrastructure and the quantum of development proposed in Ardaun. In advance of the preparation of the scheme the existing City Council Development Contribution Scheme will prevail.

Where appropriate, the Council may also enter into legally binding agreements with developers to secure land for public facilities and amenities.

The Council will take a proactive role in identifying public funding opportunities to deliver facilities and infrastructure through national streams such as the Local Infrastructure Housing Activation Fund (LIHAF). It is also envisaged that NTA funding for implementation of measures set out in Galway Transport Strategy will facilitate public and sustainable transport access to Ardaun.

Under the imminent NPF (and subsequent Regional Socio-Economic Strategy), it is anticipated that regional cities will be a focus for investment and additional funding opportunities may become available for Galway.

EU funding initiatives will also be explored and opportunities for partnerships with other agencies to advance key developments will be investigated.

6.1 Implementation Schedule

The development of Ardaun is based on delivery of the southern section as a Phase 1 and the northern section as a later phase and an Implementation Schedule for each section is set out below. While flexibility is envisaged with regard to specific requirements in each phase, the delivery of key enabling infrastructure and facilities in tandem with residential development will be necessary.



Figure 24 Implementation of LAP

Implementation Southern Section		Land parcels 8 – 16 including Village Centre	
<p>Indicative uses/ Developments Residential development, school campus, playing fields, sport/leisure facilities, amenity open space. Urban Village Centre - residential development, core civic public square, hotel, mixed use local retail and service retail, Bus facility, health facility, place of worship, childcare facility, residential care, community uses, technology/business industry offices/enterprise, multi-storey car parking.</p> 			
Enabling infrastructure	Phase/timeframe	Responsibility	
<p>Public/sustainable transport Bus stop along the primary central avenue</p> <p>GTS Public transport bridge link over R446 into Ardaun.</p> <p>Crossing of R446 to link to GTS primary north/south cycle and pedestrian network along Doughiska Road and east/west cycle and pedestrian network through Merlin Woods City Park.</p> <p>Pedestrian and cycle bridge over N6/M6 connecting north and south Ardaun.</p>	Delivery in tandem with development	NTA Service Providers GCC DTTAS	
<p>Transportation Upgrade road link from Martin roundabout and Old Doughiska Road to the junction with the primary central avenue Primary central avenue route from Old Doughiska Road</p>	Delivery to align with initial phase of development	GCC Developers TII	
<p>Water & waste water services Upgrade storage in Merlin Park Area Drainage collection network Water supply storage provision</p>	Delivery to align with initial phase of development Demonstration of adequate water and drainage supply as part of any planning application.	IW	
<p>School Site identified for school campus to be made available to the Department of Education and Skills as per their requirements.</p>	Delivery to align with initial phase of development	DES	
<p>Public Realm</p>	Proposals for development to demonstrate contribution to the public realm, including civic spaces, shared surfaces, public and communal open space, cycle / pedestrian routes.	Developers GCC	
<p>Public Open Space Prepare a landscape strategy including for management regime to protect the habitat of the Small white orchid (<i>Pseudorchis albida</i>).</p>	Park and playing fields to be provided in tandem with relevant phase of development.	Developers GCC NPWS	
<p>Community/Recreation facilities</p>	Delivery in tandem with development. Specific facilities aligned with the scale of development. Recreation facilities in accordance with table 11.2 of the CDP.	GCC Developers Service Providers	
<p>Overhead lines Existing overhead transmission lines to be undergrounded within Phase 1 lands.</p>		ESB	
<p>Surface Water Drainage</p>	Proposals for development to incorporate principles of Sustainable Urban Drainage Systems	GCC Developers	

Implementation Northern Section		Land parcels 3-7	
<p>Indicative uses/ Developments Residential development, Village node (civic public square), local centre (comprising of a small group of shops, typically comprising newsagent, small supermarket/general grocery store, sub-post office and other small shops of a local nature, amenity open space, playing fields. Potential for appropriately scaled enterprise/technology facility.</p> 			
Enabling infrastructure	Phase/timeframe	Responsibility	
<p>Public/sustainable transport Provide public transport infrastructure to connect to the GTS bus route at Parkmore Road/Monivea Road junction. Bus stop</p> <p>Pedestrian and cycle links to Monivea Road and connect into GTS primary cycle network for access to Parkmore.</p> <p>Pedestrian and cycle bridge over N6/M6 connecting north and south Ardaun.</p>	Delivery in tandem with development	NTA GCC GCoCo Service Providers DTTAS	
<p>Transportation Main Access route from Monivea Road</p>	Delivery to align with initial phase of development	GCC GCoCo Developers TII	
<p>Water & waste water services Provision of waste water facilities Water supply storage provision</p>	Delivery to align with initial phase of development Demonstration of adequate water and drainage supply as part of any planning application.	IW	
<p>School Site identified for school to be made available to the Department of Education and Skills as per their requirements.</p>	Delivery to align with this phase of development	DES	
<p>Public Realm</p>	Proposals for development to demonstrate contribution to the public realm, including civic spaces, shared surfaces, public and communal open space, cycle / pedestrian routes.	Developers GCC	
<p>Public Open Space Prepare a landscape strategy</p>	Park and playing fields to be provided in tandem with relevant phase of development.	Developers GCC	
<p>Community /Recreation facilities</p>	Delivery in tandem with development. Specific facilities aligned with the scale of development. Recreation facilities in accordance with table 11.2 of the CDP.	GCC Developers Service Providers	
<p>Surface Water Drainage</p>	Proposals for development to incorporate principles of Sustainable Urban Drainage Systems	GCC Developers	

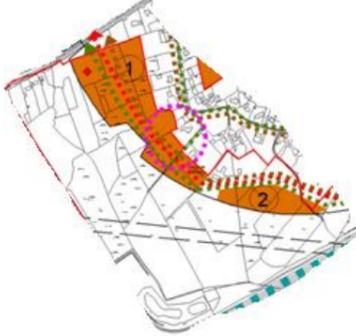
Implementation Northern Section		Land parcels 1 & 2
Indicative uses/ Developments Residential development, Village node (civic public square), local centre (comprising of a small group of shops, typically comprising newsagent, small supermarket/general grocery store, sub-post office and other small shops of a local nature serving a small localised catchment population, amenity open space N6 Galway City Ring Road corridor reservation. Low density infill to Coolagh Village		
Enabling infrastructure	Phase/timeframe	Responsibility
Public/sustainable transport Provide public transport infrastructure to connect to the GTS bus route at Parkmore Road/Monivea Road junction. Bus stop Pedestrian and cycle bridge over N6/M6 connecting north and south Ardaun. Pedestrian and cycle links to Monivea Road and connect into GTS primary cycle network for access to Parkmore. Pedestrian and cycle links to Coolagh village	Delivery in tandem with development	NTA GCC GCoCo Service Providers DTTAS
Transportation Main Access route from Monivea Road (through Co.Co. lands)	Delivery to align with initial phase of development	GCC GCoCo Developers TII
Water & waste water services Provision of waste water facilities Water supply storage provision	Delivery to align with initial phase of development Demonstration of adequate water and drainage supply as part of any planning application.	IW
Public Realm	Proposals for development to demonstrate contribution to the public realm, including civic spaces, shared surfaces, public and communal open space, cycle / pedestrian routes.	Developers GCC
Public Open Space Prepare a landscape strategy	Park and playing fields to be provided in tandem with relevant phase of development.	Developers GCC
Community/Recreation facilities	Delivery in tandem with development. Specific facilities aligned with the scale of development. Recreation facilities in accordance with table 11.2 of the CDP.	GCC Developers Service Providers
Surface Water Drainage	Proposals for development to incorporate principles of Sustainable Urban Drainage Systems	GCC Developers

Figure 25 Artist impression of Ardaun Urban Village Centre⁷

⁷ Image created by Galway City Council Architects Section and is based on development scenario A axial of Ardaun Local Area Plan Urban Design Study – Proposed Village Centre (DMOD 2015), see Schedule 2 Village Centre Design Study of this plan for further detail.

Schedule 1 Evolution of the LAP

The preparation process of the LAP has focused on public and stakeholder consultation and engagement in order to devise a sustainable and evidence based plan for the development of Ardaun. Section 20 (1) of the Planning and Development Act 2000 (as amended) requires planning authorities to take what ever steps they consider necessary to consult with the public in preparing a LAP including consultations with local residents and community groups, public sector, government and non-governmental agencies and other interests within the area. Preliminary studies, including, the *Ardaun Urban Design Advices 2012*, *Street Conversations 2013* and the *Urban Design Charette 2013* have enabled meaningful and effective consultation and has established a collective vision for the LAP. This series of collaborative studies have informed the evolution of the strategies of the LAP, ensuring that it is robust, sustainable and inclusive. The different elements of the preparation process for the LAP are detailed below.

Ardaun Urban Design Advices Report

The Ardaun Urban Design Advices Report 2012 explored the urban design opportunities and challenges to devise an integrated sustainable urban design strategy and set out key goals for the vision for the LAP area. Urban design challenges identified in the report include the severance by roads and electricity transmission lines, airport flight paths and presence of protected habitats. Opportunities highlighted in the report include the potential for linkages between Ardaun and existing neighbourhoods, nodes of activity and the green network. The challenges and opportunities were a key focus in the work undertaken in the Urban Design Charette in 2013.



Street Conversations

The purpose of the Street Conversations 2013 was to elicit views and responses on urban design from the general public, who might not otherwise participate in the planning process, in an open and informal manner. Street Conversations were completed with 108 people at two locations which were selected for comparison purposes; Eyre Square and Doughiska.



The consultation exercise provided an insight into people's perception of the urban environment and the city, and its importance in public life. This guided the Council in the preparation of the Ardaun LAP. The Street Conversations also afforded a broader understanding of vision, character and place and highlighted the importance of public life, streetscape and culture.

The need for gathering places and clearly defined public civic spaces to enjoy a sense of community and public life in a new city outer suburb neighbourhood was highlighted in Doughiska.

Street Conversations in Eyre Square confirmed the importance of vibrant public life in the city centre as an attraction for visitors and local residents. It highlighted the strong sense of place and identity that exists and that it is this self-reinforcing cycle of people, place and public life that gives the city centre its unique urban design character.

This exercise informed the development strategy of the LAP to strive to create a place as unique as the city centre. It provided an important input into the Urban Design Charette forming the basis for a collaborative evaluation of strategic urban design choices and objectives for the LAP.

Ardaun Urban Design Charette

The Ardaun Urban Design Charette 2013, engaged a number of stakeholders in collaborative group work in order to;



- Review major urban design themes in an integrated manner,
- Explore options, alternatives and generate ideas,
- Present findings on mitigation measures to address severance,
- Deliver some consensus on the strategic urban design concepts.

A diverse range of stakeholders contributed to the Charette, including Galway City Council, Galway County Council, NRA, NTA, ESB, DECLG and IDA. It was recognised that future development proposals for Ardaun should be urban design led. It identified that a collaborative approach would be necessary to address the opportunities and challenges of the lands and that innovation and flexibility is a key part of that approach.

The Charette stakeholders embraced the 'urban village concept' as the basis of place making for Ardaun. The *Urban Design Charette Report 2013* notes that the Charette presented an understanding of the quality of public life in Galway and of the challenges of achieving a successful urban design strategy for Ardaun. Common themes emerged from the Charette in relation to the vision for Ardaun;

- To imagine a place where people are proud to call home.
- A place where people want to live, work and play, where they can walk to all the local services they need for daily living.
- A place that is unique, that will live in the future memory of their children and grandchildren.

Stakeholders participating in the Charette expressed the need to instil a sense of place in the new neighbourhood at Ardaun. Discussions emphasised the importance of connections, that Ardaun should be well connected not just in terms of transport and walkability but socially, economically and culturally. Discussions also emphasised that there was a need for a centre or centres within Ardaun to act as focal points while ensuring connections and linkages to the surrounding area, and the city. *"Connectivity is vital to how Ardaun can develop as a place. It is critical that the urban structure builds on the vision of Ardaun."*⁸



Figure 26 Studies and consultation involved in the preparation of the vision, principles and strategy of LAP



Figure 27 Street Conversations

⁸ *Urban Design Charette Report 2013, Section 4 Urban Vision.*

Stakeholders discussed the function of Ardaun in the context of Galway and considered its role in the strategic rebalancing of the city to counter the drift of development to the west. The Charette emphasised that it is important not to look at Ardaun in isolation but as a series of interconnected 'urban villages'. The concept of a series of urban villages, compact urban cells, walkable neighbourhoods, were common themes which focused on a structuring concept whereby the services necessary for daily living located within each village centre are available within walking distance. Some groups in the charette identified two urban villages, while other groups identified three urban villages.

Strategic issues, which could have an effect on the urban design strategy including the N6 Transport Project, the ESB power lines, an Ardaun bus link and the Galway Airport site, were examined. The possibility of the national route bounding the site to take on a different boulevard type character, pedestrian links from Ardaun to Doughiska and an efficient and reliable bus link to underpin sustainable transport connections was examined. The future usage of Galway Airport facility and a phased undergrounding of the ESB lines on the progression of development were also discussed.

'Putting people first' was an overriding theme of the urban vision explored in the charette. This included;

- Ardaun is a place where people want to live, work, invest in and to visit.
- The image of the place is as a people and business friendly urban village with three nodes.
- The village embodies closeness, community, ownership of place, is connected, and is smart, an eco-village, a healthy place, integrated socially, economically, culturally and with nature.
- Cultivation is an important theme of the vision, allowing Ardaun to grow incrementally over time, cultivating innovation, social progress and economic success community and healthy life styles.
- Collaboration and management will be essential components of achieving the vision.

Pre-draft Public and Stakeholder Consultation

Other methods of consultation with the public were undertaken in preparation for the draft LAP. The aim of the pre-draft public consultation programme was to engage with a broad spectrum of interests at the outset of preparing the LAP. Pre-draft consultation included a landowner information session, a series of workshops with other departments of the City Council, consultation with statutory agencies, stakeholders and service providers and SEA 'scoping' with prescribed environmental authorities.

Written submissions were invited from the public regarding different aspects of a LAP from Monday 14th July 2014 to Friday 15th August 2014. An Issues Paper was prepared to assist in making submissions or observations to help stimulate debate on the planning issues that the new plan might address. In addition, a SEA Scoping Report was made available to the public during the consultation period in parallel with the Issues Paper. The SEA Scoping Report details the consultation carried out with prescribed environmental authorities to determine the key issues, to be included in the Environmental Report. Information Days were organised to coincide with the pre-draft public consultation period at Doughiska and City Hall. A Pre-draft Consultation Report

August 2014 presents the outcome of the consultation carried out. The report, submissions and feedback received at information sessions during this pre-draft public consultation have guided the preparation of the draft LAP and its vision.



Figure 28 Urban Design Charette



Figure 29 Public Consultation in Doughiska

Schedule 2 Village Centre Design Study

In order to explore and illustrate different design layout concepts for the village centre, the City Council commissioned the *Ardaun Local Area Plan Urban Design Study – Proposed Village Centre 2015*. It presents two different development scenarios for the proposed village centre (development parcels 12-14 and a section of the green corridor). The study details design and layout scenarios having regard to the strategic goals and policies of the LAP and the standards and requirements set out in the City Development Plan.

The design study evaluates the opportunities for the development of the village centre having regard to the;

- Quantum, density and type of development.
- Arrangement of the urban form.
- Opportunities for connection to a wider hinterland.
- Promotion of a particular character for the village centre.
- Protection and enhancement where possible of existing habitats and biodiversity.

Two different urban development scenarios with distinct design concepts for the village centre emerged in the study.

Scenario A, focussed on an axial, ‘bipolar’ alignment between urban squares of different natures offset from the main arterial corridor, and Scenario B, focussed on a radial alignment centred on an ‘bivalve’ urban square through which the main arterial corridor passes.

The design of both scenarios have particular reference to the;

- Key structuring principles and urban form of the Urban Design Framework,
- Mobility strategy for vehicular, bicycle and pedestrian movement,
- Arrangement of landscaping and other features within the public realm,
- Quantum and types of development, and
- Sequencing of construction and allowance for flexibility and contingency.

In addition, although each urban development scenario for the village centre is distinct, the following key considerations have informed the design outcome in both cases;

The provision of an appropriate balance of residential development distribution between houses, dedicated apartment buildings and mixed use structures incorporating apartments over commercial and retail facilities.

The relationship between proposed new house development (2/3 storeys) and proposed new urban core development (5/6 storeys) and strategies for providing a transitional threshold between.

The interface between new development and existing development features with particular reference to density, height and character, noting in particular the Galway Clinic and hedgerows and stone walls along the old Doughiska Road.

The opportunity to enhance and integrate existing development and amenities into the new development, such as Galway Clinic, adjacent houses and farms,

the city/airport connection, parkland and existing landscape features.

The introduction of measures to mitigate the severance of the site from adjacent development at Doughiska and Roscam and from the other hubs within the LAP area.

There are similarities between the two village centre urban design approaches. In each option, there is an;

- Village centre core generated by arranging high density development including apartments over commercial and retail facilities to form distinct urban enclosures with central civic spaces.
- Urban fringe that mediates between high density and medium density development and
- Urban hinterland comprised largely of 2/3 storey terraced and detached housing.

Both scenarios address the interface between new development and existing development with matching density, height and character, in particular at the junction with the Galway Clinic and at the junction with the Doughiska Road. In addition, in each scenario accommodation that requires integral external areas (for instance childcare, sports and rehabilitation facilities) is located outside the village centre, both allowing for maximum density at the centre and availing of the parkland perimeter amenity.

Both urban development scenarios propose a hierarchy of landscaping and amenity space provision. The primary focus is the proposed green corridor and the orthogonal connection between this parkland and the urban centre. The secondary focus is the provision of greenways connecting the village centre with nearby communities of Doughiska, Roscam and Coolagh. Thirdly an appropriate boundary interface is provided by extending the woodland at the rear of the Galway Clinic and integrating the pattern and composition of hedgerows and walls along the old Doughiska Road to the south.

The nature and extent of development proposed in Scenario A and Scenario B presents the extent of development set out in the *Ardaun Urban Design Strategy 2014* and includes a quantum of proposed floor space dedicated to different lands uses in order to create mixed use and centres of public life. The quantum of development presented is not absolute and displays an optimum development potential of the site.

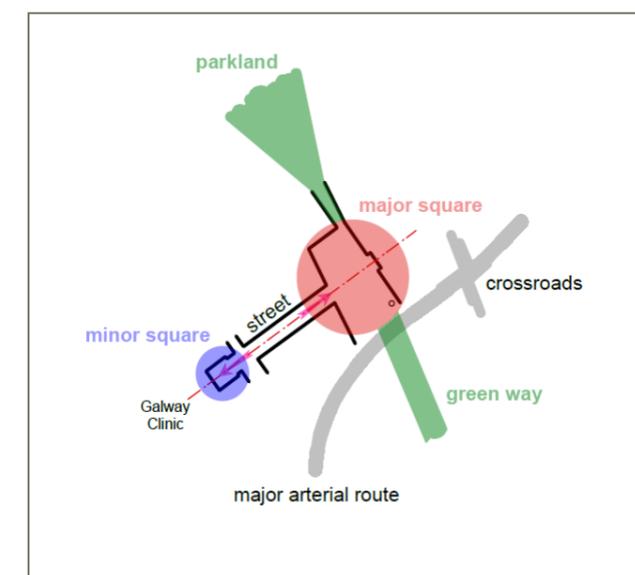


Figure 30 Scenario A Axial

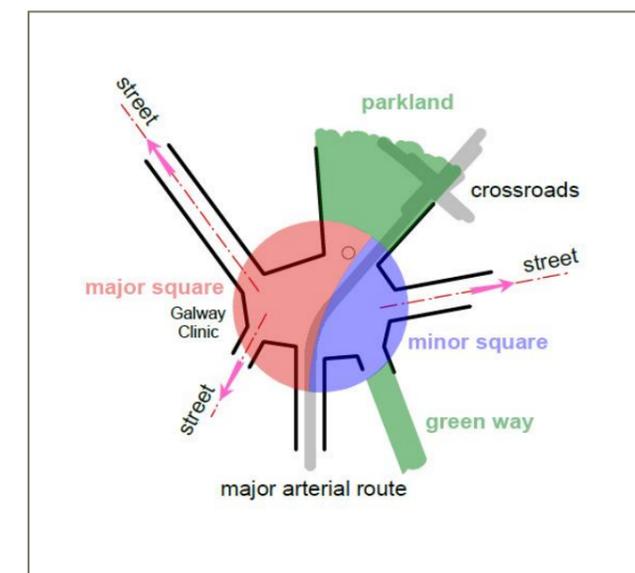


Figure 31 Scenario B Radial

The following illustrations show the scale of the village centres for both Scenario A and Scenario B in comparison to similarly scaled and orientated urban squares, Eyre Square and Grand Canal Square, Dublin.

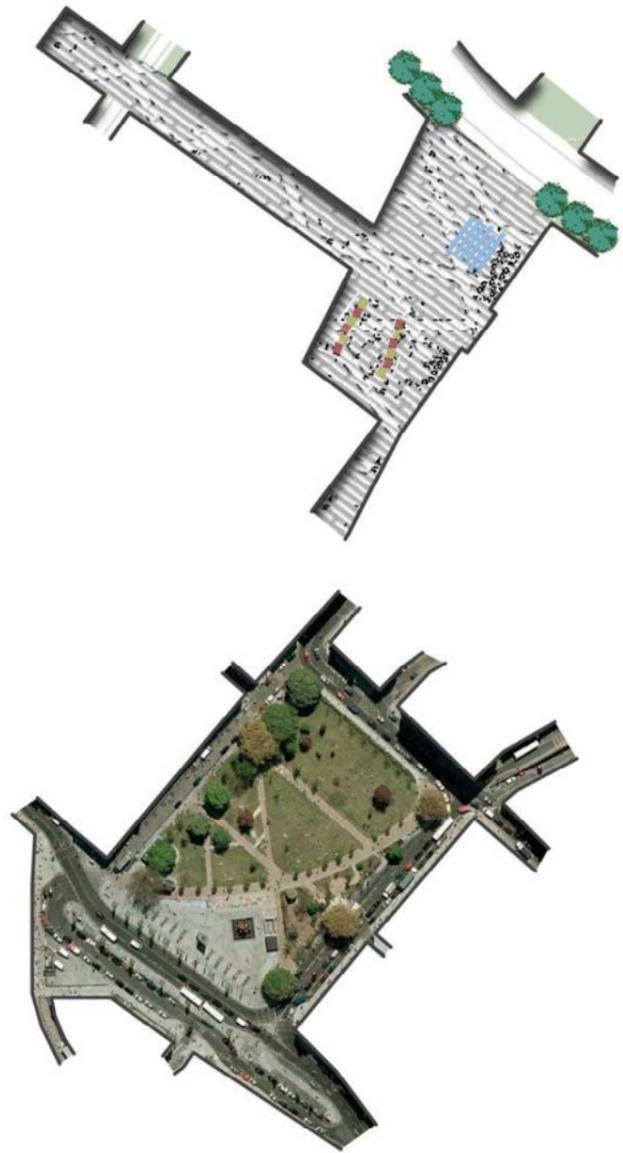


Figure 32 Scenario A Axial and Eyre Square

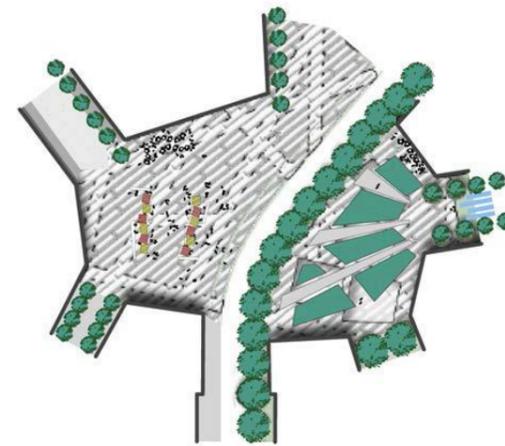
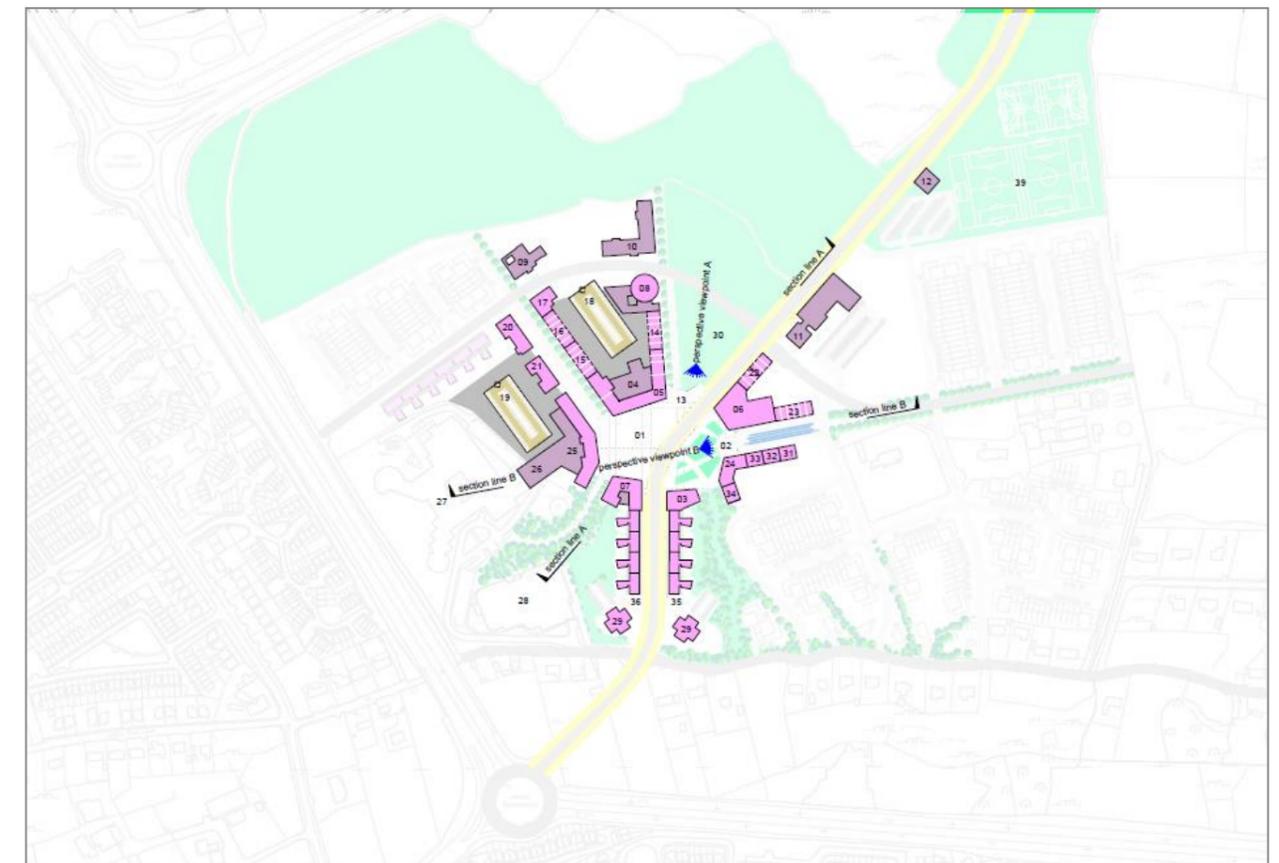


Figure 33 Scenario B Radial and Grand Canal Square, Dublin

Scenario A Axial Potential Quantum of Development



Scenario B Radial Potential Quantum of Development



Nature and extent of development for Scenario A: (01) major square (02) minor square (03) community centre (04) hotel facilities (05) hotel accommodation (06) indoor recreation facilities (07) mixed use retail (08) church and pastoral centre (09) childcare centre (10) residential care community (11) sports and leisure complex (12) sports club and changing rooms (13) high amenity BRT terminus (14) mixed use development - apartments over retail (15) mixed use development - apartments over retail (16) mixed use development - apartments over retail (17) mixed use development - apartments over retail (18) multistorey car parking structure (19) multistorey car parking structure (20) offices (21) offices (22) offices (23) offices (24) offices (25) healthcare facilities (26) Galway clinic connector (27) Galway Clinic (28) multistorey car parking structure (29) apartments complex (30) ornamental gardens (31) mixed use development - apartments over retail (32) mixed use development - apartments over retail (33) mixed use development - apartments over retail (34) mixed use development - apartments over retail (35) mixed use development - apartments over retail (36) mixed use development - offices over retail (37) mixed use development - offices over retail (38) mixed use development - apartments over retail (39) playing fields.

Nature and extent of development for Scenario B: (01) major square (02) minor square (03) community centre (04) hotel facilities (05) hotel accommodation (06) indoor recreation facilities (07) mixed use retail (08) church and pastoral centre (09) childcare centre (10) residential care community (11) sports and leisure complex (12) sports club and changing rooms (13) high amenity BRT terminus (14) mixed use development - offices over retail (15) mixed use development - offices over retail (16) mixed use development - offices over retail (17) offices (18) multistorey car parking structure (19) multistorey car parking structure (20) offices (21) offices (22) mixed use development - apartments over retail (23) mixed use development - apartments over retail (24) offices (25) healthcare facilities (26) Galway Clinic connector (27) Galway Clinic (28) multistorey car parking structure (29) apartments complex (30) ornamental gardens (31) mixed use development - apartments over retail (32) mixed use development - apartments over retail (33) mixed use development - apartments over retail (34) mixed use development - apartments over retail (35) apartments complex (36) apartments complex (39) playing fields.

Schedule 3 Urban Design Structuring Principles⁹

Ten principles for urban structuring which support good urban design practice have been derived from the city's medieval plan in the urban design framework so that those principles in turn may inform the urban design structure for development parcels.

- 1. Affirm the human scale and safety.** The first principle should be to devise an attractive and enduring urban structure that affirms the human scale and safety. This means a prioritising of the human scale and safety where there is a conflict with traffic movements.
- 2. Establish linkage, connection to the surrounding area.** The second principle is to establish linkage and connection to the surrounding area. The historic city plan provides for various forms of linkage, a bridge link over the river, various roads and a major open space Eyre Square.
- 3. Celebrate the entrances.** The third principle is about creating many entrances and celebrating the entrances to the city or to the street or building so they are clearly defined and legible. Ardaun lies at the entrance to the city from the east and therefore there is an importance in celebrating the image of the entrance to the city.
- 4. Provide a coherent and legible urban street structure, movement strategy.** The fourth principle follows on from the third to provide a coherent and legible urban street structure for movement strategy through Ardaun, which is permeable and seeks to connect streets with entrances and exits and places within the village and places outside Ardaun. There is a legible hierarchy of routes to traverse the area.
- 5. Provide for a series of public spaces for congregation.** The fifth principle is to provide for a series of public spaces for congregation and connect the street structure to the public spaces so there is a connected public realm. Related to this principle is the need to devise an appropriate scale for public spaces relevant to the urban design context and function.
- 6. Capture serial vision.** The sixth principle is the street structure should capture serial vision to have the potential for drama and surprise as the street changes direction and the view changes. The medieval city plan avoids the unrelenting monotony of modern grid street layout.
- 7. Provide for a sense of enclosure.** The seventh principle is that the urban structure should provide for a sense of enclosure between the streets and the buildings. This provides for different human perceptions as people move through streets and spaces within Ardaun.
- 8. Establish a coherent streetscape form.** The eighth principle is to provide for a streetscape where buildings can relate to other buildings on the street by means of clear relationships to building lines and plots in refining the urban grain of the street. The medieval plan provides for a coherent defined building line, which provides for a unified streetscape notwithstanding varied building designs and heights.
- 9. Legibility.** The ninth principle is to provide for a legible village centre characterised by a varied urban form denoting landmarks at important crossroads or nodes, clustering of uses forming different districts, quarters and clear paths linking nodes and landmarks.
- 10. Scale.** The tenth principle is to manipulate the tolerances of scale of urban form to contribute to the urban design legibility and character. The tower

houses and churches in the medieval plan present larger scale buildings in a manner in which the scale and height is used to define landmarks, orientation and public space. Higher buildings than the norm should present an urban design function as orientation or landmark. In general in the medieval plan there are tolerances of different scales and height of two or more floors which overall contributes to the diverse streetscape character.

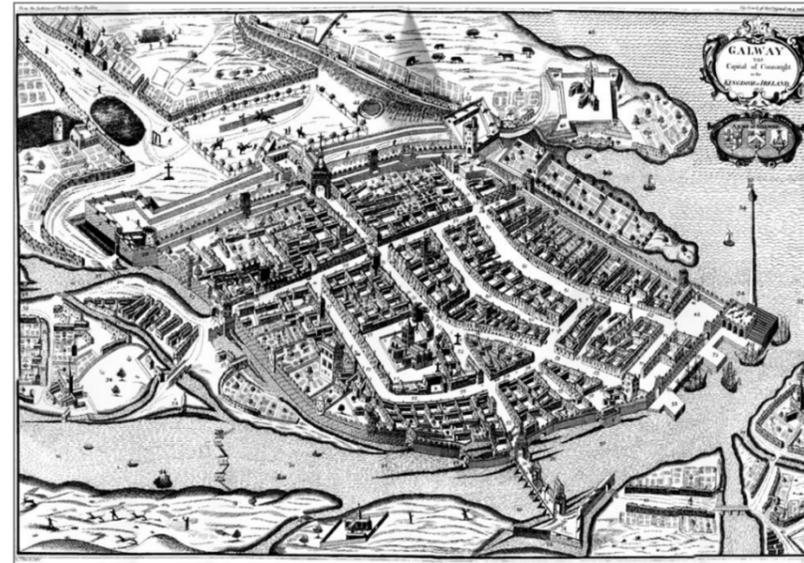


Figure 34 Medieval plan of Galway, 1651



Figure 35 Roscam, Galway City

Schedule 4 Public Realm Guidance

Adamstown Street Design Guide, South Dublin County Council, 2010.

Design Manual for Urban Roads and Streets, DTTAS and DHPL, 2013.

Designing Street, Scottish Government, 2010.

Urban Design Manual, A Best Practice Guide, DHPLG, 2008.

Permeability in existing Urban Areas, Best Practice Guide, NTA 2015.

Principles of Universal Design, Centre of Excellence in Universal Design, 2012.

Public Realm Masterplan for the North Lotts and Grand Canal Dock SDZ Planning Scheme, Dublin City Council, 2014.

Shared Space, Shared Surfaces and Home Zones from a Universal Design Approach for the Urban Environment in Ireland, Centre of Excellence in Universal Design and TrinityHaus, 2012.

South Docks Local Area Plan Public Realm Strategy, Cork City Council, 2013.

Streets Ahead: Technical Guidelines for Quality Streetscape Projects, Scottish Enterprise, 1997.

Urban Design Compendium, Part One, English Partnerships and the Housing Corporation and Urban Design Compendium, Part Two *Delivering Quality Places*, Homes and Communities Agency.



Figure 36 Adamstown, South Dublin.

⁹ Ardaun Urban Design Strategy (2014) Galway City Council, Reid Associates and Emma Curley Associates.

Schedule 5 SUDS Design Advice

The Strategic Flood Risk Assessment (SFRA) for Three Local Area Plan Areas: Initial Flood Risk Assessment - Stage II (2012) Galway City Council details that there are two general methods of SUDS design:

- Minimise the amount of water entering the piped drainage system, and
- If the amount cannot be reduced adequately, provide attenuation measures, which will at least slow the rate of entry into the watercourse. Storage volumes should then be provided to meet the various design criteria.

Minimise Surface Water Entering Drainage System

When planning an overall development, the amount of impervious surfaces should be minimised to prevent infiltration and increased run-off and pollutant loadings. Suggested approaches to limiting impermeable surface areas include:

- Minimising road lengths and widths,
- Minimising building footprints,
- Locating buildings close to the main road network to minimise lengths of impervious access,
- Using grass swales for roadway drainage to encourage infiltration, and
- Using porous pavements for driveways and parking areas.

Within individual properties, source control systems should be provided to further cut down on the area being drained. Examples are soak ways and water butts. Outside the individual properties, pervious pavements, grass swales and infiltration blankets should be provided to cater for the first 5mm of rainfall as a minimum and in general promote infiltration on the site.

There will be some instances where infiltration will not be possible either due to ground conditions or due to groundwater considerations such as:

- Where poor run-off water quality may pose a pollution threat to groundwater resources, particularly where water supply could be affected.
- Where groundwater levels are high (known to come within 1m of ground surface).

In these instances, minimising of hard standing areas is critical and all run-off should pass through a Class 1 bypass petrol interceptor, which will intercept first flush discharges and reduce water pollution.

Attenuation Measures (To Slow Down Rate of Flow)

In addition to minimising the area that is positively drained by the surface water system, attenuation measures should be provided to slow the rate of surface water flow off the site during storm conditions. All new developments that have > 1,500m² impervious area should have attenuation measures. Typical alternatives for the on-site attenuation could include construction of large diameter pipes (oversized gravity sewers), underground storage tanks or geocellular systems. Attenuation systems shall be designed in accordance with the principles outlined in Section 6.0 of the Greater Dublin Strategic Drainage Study – Regional Drainage Policies – Volume 2 New Development or in accordance with other international best practices SUDS Manuals. All attenuation systems should be designed for a minimum critical storm event of 30 year. The network should be designed to ensure no surface flooding during the critical 30-year return period storm event. Outflow from the attenuation system should be limited to the pre-development rate (greenfield run-off rate) of approximately 2l/s/ha in accordance with the City Council’s general standard of practice. Justification (including calculations) should be provided for the use of a higher greenfield run-off rate. The attenuation system should contain the 100 year critical storm event on site. Where developers propose to discharge run-off to infiltration ditches or soakways, these shall be designed in accordance with BRE Digest 365.

The surface water management techniques to be employed at Ardaun can be summarised as follows;

1. Amount of impervious areas to be minimised.
2. Individual soak ways for roof run-off from houses shall be used where appropriate
3. Pervious paving shall be used for all driveways where appropriate.
4. Rain harvesting and water saving devices shall be encouraged for all developments.
5. Infiltration of surface water through the use of swales, etc; shall be encouraged where appropriate.
6. A Greenfield run off rate of 2l/s/ha shall be used unless otherwise agreed with Galway City Council.
7. Class I Bypass Hydrocarbon Interceptors shall be used on all roads and car parking run-off.

Hydrogeological Studies

Hydro geological studies by a suitably qualified person with hydro-geological expertise will be required to support proposed methods of SUDS and surface water drainage management, where appropriate.



Figure 37 High Line, New York.

Schedule 6 Potential Residential Unit Delivery

Southern Section – Phase 1			
	Residential lands	Urban Village Centre	Total
Area	28 Hectares	20 Hectares	48 Hectares
Indicative units	980	490	1,470
Indicative population	2,665	1,333	3,998

Northern Section – Phase 2			
	Residential lands		Total
Area	61 Hectares		61 Hectares
Indicative units	1,915		1,915
Indicative population	5,208		5,208

Ardaun	
Indicative units	3,385
Indicative population	9,206

*These are indicative capacity studies based on generic density standards.

Schedule 7 Statutory requirements for establishment of the Local Area Plan

Section 18(1) of the Planning and Development Act 2000 (as amended) states that a planning authority may at any time, and for any particular area within its functional area, prepare a Local Area Plan (LAP) in respect of that area. A LAP is a statutory document, made up of a written statement and maps, prepared in accordance with the requirements of Section 18, 19 and 20 of the Planning and Development Act 2000 (as amended), which will guide and manage future development in the area. The policies and objectives of a LAP must be consistent with policies and objectives of the City Development Plan, its Core Strategy, relevant national legislation and policy and Regional Planning Guidelines.

The adoption of the LAP is the responsibility of the Elected Members of the City Council. The Members can adopt, amend or revoke the LAP following consideration of any issues raised. Once adopted by Members, the Planning Authority and An Bord Pleanála must have regard to a LAP when determining planning applications in the area covered by the plan.

The LAP will be valid for a period of 6 years unless the time frame is extended by resolution for a period of not more than 5 years. It is intended that the long-term vision, objectives and phasing programme as set out in the LAP will provide the framework for development into the future. The statutory LAP process takes approximately 18–35 weeks to complete, from the date on which the draft plan is placed on public display. The key milestones of the LAP making process are summarised in figure no. 38.



Figure 38 Key stages of LAP preparation

