



## Tuam Local Area Plan 2018-2022 BACKGROUND ISSUES PAPER



Comhairle Chontae na Gaillimhe  
Galway County Council

October 2017

A Local Area Plan (LAP) is a land-use plan which sets out the development strategy for an area within the lifetime of the plan. The plan contains an overall vision for the area and includes specific land use objectives to guide future development to achieve this vision.

The new LAP will establish a framework for the planned, co-ordinated and sustainable development of the area with the aim to enhance and facilitate the balancing of economic, social and environmental needs/demands, in order to maintain and develop a high quality of life, without compromising the protection of the environment and the needs of future generations.

**Why Replace the Current Tuam LAP?**

There is a legal requirement in planning legislation to make, amend or revoke an existing plan, at least every six years. The Tuam LAP 2011-2017 was extended until January 2018 under Section 19 of the Planning and Development Act 2000 (as amended). Therefore a new plan is now required to replace the existing LAP.

**What Issues Will be Considered in the New LAP?**

**Zoning**

As part of the new plan, a new zoning map will be prepared to take account of current and future population needs of Tuam, subject to environmental and other planning considerations.

**Core Strategy**

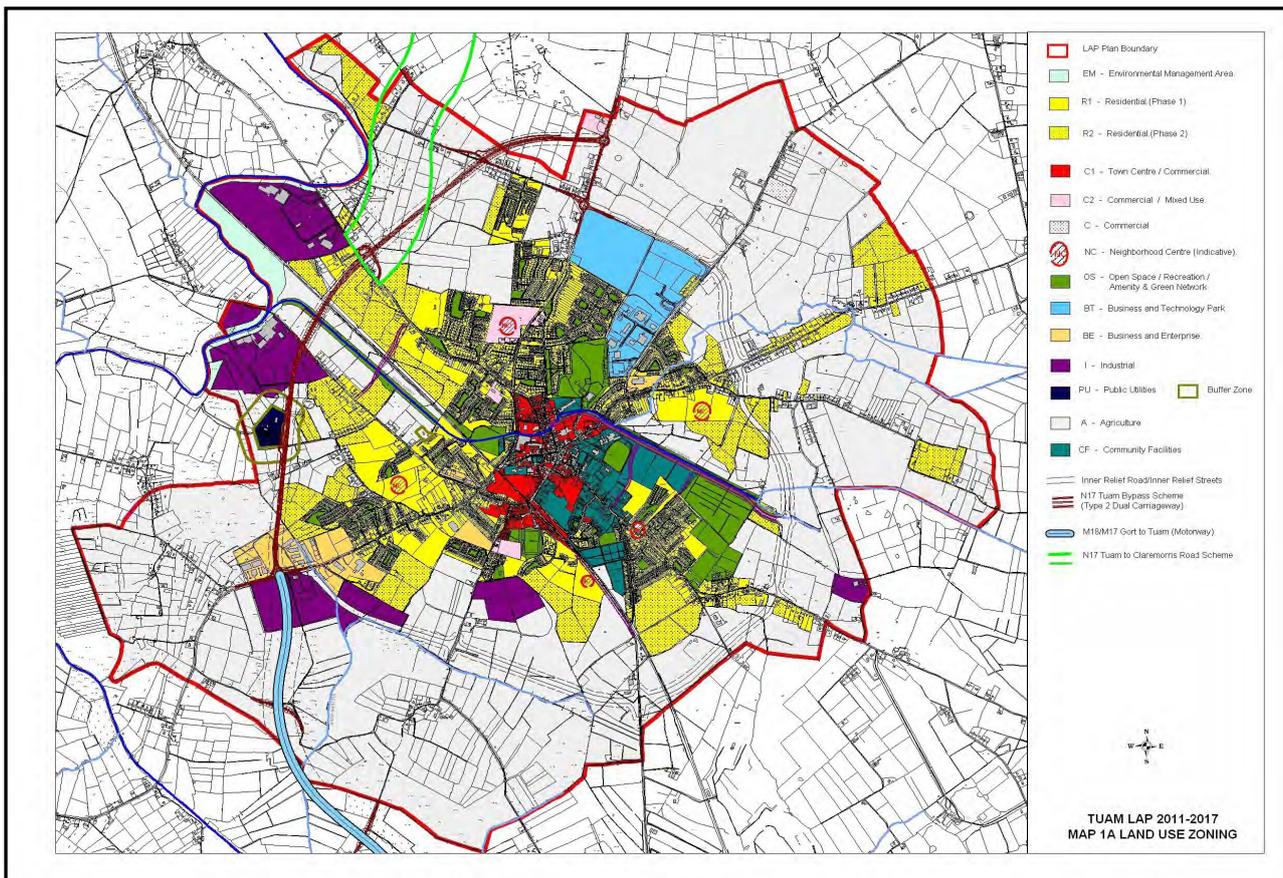
The current LAP provides for a population allocation of 2,080 persons for Tuam over the plan period, which equates to approximately 866 new houses. This population allocation aligns with the Settlement and Core Strategies for County Galway, as set out in the Galway County Development Plan, 2015-2021, and will remain unchanged in the new plan.

**Purpose of the Issues Paper?**

The purpose of this Issues Paper is intended to get you thinking about the type of land-use issues that might be addressed in the new Tuam Local Area Plan, and to encourage you to make a submission on these issues, or any other planning issues that you think are important. It also provides an important opportunity for the residents of Tuam Town and its environs to get involved in the plan preparation process.

**Submissions**

Your submissions on the Issues Paper will assist Galway County Council in identifying the local issues that will inform the preparation of the proposed draft Tuam LAP 2018, the first stage in the plan making process. If you are interested in making a submission at the pre-draft stage, you are invited to make your submissions to the Forward Planning Policy Section of Galway County Council from **Friday 27th of October 2017 until Friday 24th of November 2017 inclusive.**



## Community, Heritage & Culture

It is important that the character of Tuam is maintained and that new development reflects its unique sense of place and existing character. Open space, amenities and community facilities play an important role in the development of healthy and sustainable communities, ensuring a good quality of life, social interaction and social inclusion.

**Q What community facilities deficit do you think needs addressing in the new Local Area Plan?**

**Q What local places, buildings or areas of Tuam have a cultural, community of heritage importance for you?**

**Q What does Tuam mean to you & how do you see its future development?**

## Housing

The current LAP promotes a housing supply to meet the varied needs of the community is necessary for an acceptable standard of living. It must be provided in a sustainable manner, so as to have regard for the provisions of the Core Strategy of the Galway County Development Plan, the natural environment and established settlement patterns.

**Q Do you believe there is adequately zoned housing land in the settlement zoning plans ?**

**Q What are the priorities for housing in Tuam, in terms of size & type of housing?**

**Q Are more town centre apartments needed, family housing or specialist housing, for example older people?**

## Roads & Transportation

The Roads and Transportation Strategy in the current LAP seeks to ensure the provision of a safe and convenient road and pedestrian movement network that caters for the existing and future orderly and sustainable expansion of the area within the lifetime of the plan. The new Local Area Plan will promote integrated land use and transportation planning to further support and encourage more sustainable modes of travel, such as walking, cycling and public transport.

**Q How can the Local Area Plan help to improve and promote sustainable forms of transport in Tuam?**

**Q Would you like to see priority given to pedestrians in the town centre?**

**Q Is there a good level of connectivity within the Town?**

**Q Are there areas which would benefit from improved or enhanced cycling/walking facilities?**

## Economic and Employment Development

Tuam is the main economic driver in North Galway and hosts a range of industrial/enterprise businesses. The town provides retail, employment and services for the population of Tuam and that of the surrounding rural hinterland. The new Local Area Plan will seek to encourage and facilitate a diversity of employment opportunities, promote inward investment, commerce and the enhancement of the tourism economy.

## Infrastructure services

**Q How should the new Plan support, different types of employment opportunities, provide for a vibrant Town Centre or promote Tuam's potential?**

**Q Is there sufficiently zoned industrial/economic/business land in the current zoning plans and how can the Local Area Plan promote economic development within Tuam?**

**Q What attracts you to shop in Tuam & how could the town be made more attractive for shoppers?**

The current LAP seeks to optimise every opportunity for continual improvements that are required to water and waste water services . The Clare River and River Nanny and other water bodies which run through Tuam have the potential to give rise to flood risk. Utilities, energy, and communication networks need strategic planning along with the relevant provider e.g. Irish Water, Bord Gáis etc., so as to ensure that there is adequate availability at the appropriate time to support future development.

## Biodiversity & Nature Conservation

**Q The sustainable growth of Tuam is dependent on the satisfactory provision of services infrastructure, development. What services do you think need improvement?**

**Q Are there areas you know of which are particularly prone to localised flooding?**

The current LAP promotes the appreciation of buildings and places which because of their intrinsic quality and style or because of their historical significance are of local importance.

It also requires all development should have regard to the natural and built environment in which it takes place, in particular to EU, National and County Development Plan designations. Natural heritage in Tuam includes a wide range of natural features that make an essential contribution to the environmental quality, ecological biodiversity and investment potential of Tuam.

**Q How can the Local Area Plan best support the protection, conservation and enhancement of natural heritage and biodiversity?**

**Q Are there local Parks or green areas which could benefit from enhancement or works to improve their biodiversity?**

### **Built Heritage & Architectural Conservation**

Tuam has an abundance of old buildings, along with a number of Protected Structures which contribute to the strong character of the Town. The town has a designated architectural conservation area and its surrounds also display rich Archaeological Heritage, evidenced through the Recorded Sites and Monuments which confirm early settlement in the area.

**Q Are there any historic buildings within the Local Area Plan area which are not already on the protected structure list that merit inclusion?**

**Q How can the Local Area Plan best promote the conservation and enhancement of the built heritage of Tuam?**

**If you are interested in any of the issues in this booklet or have any other planning issues that you wish to have considered in the preparation of the Draft Tuam Local Area Plan 2017, you are Invited to have your say, before Friday 24th of November 2017 (4pm), in one of the following ways:**

- A) WRITE to: Forward Planning Policy Unit, Planning Department, Galway County Council, County Hall, Prospect Hill, Galway City.**
- B) EMAIL:**  
**[forwardplanning@galwaycoco.ie](mailto:forwardplanning@galwaycoco.ie)**

**Last Day for Submissions is 4 PM on Friday the 24th of November 2017**