

GALWAY COUNTY COUNCIL

Comhairle Chontae na Gaillimhe, Áras an Chontae, Prospect Hill, Galway
Guthán: (091) 509308 E-mail: planning@galwaycoco.ie Faics: (091) 509199

Version	Date of Circulation	Last Updated	Status:
1.02	23/07/03	23/07/03	Working Draft

RURAL HOUSING NEED FORM FOR EACH INDIVIDUAL ADULT ASSOCIATED WITH AN APPLICATION FOR RURAL HOUSING

INSTRUCTIONS:

This Form should be completed and submitted as part of a planning application for a rural house in areas of the County where it is necessary to substantiate a housing need.

Such areas include all

1. Class 3,4 and Class 5 Landscape Sensitivity areas (excluding Settlement Centres outside the Gaeltacht),
2. All of the Gaeltacht (including smaller Settlement Centres),
3. The 15 Km zone around Galway City,

and although not specifically required under the provisions of the Development Plan it would be advisable to submit a completed form with applications in the following areas

4. The Urban Fringes of Tuam, Loughrea, Athenry, and Gort.
5. Class 2 and Class 1 areas of the County where substantial development pressure exists or is being generated by the policies contained in the Development Plan.

Please refer to the various Guidelines on interpretation of the Development Plan prepared by the Planning Department.

Please answer fully all Questions relevant to your application. the form will be used to assess eligibility for housing so provide as much information as possible. if there are additional FACTS, WHICH YOU CONSIDER RELEVANT, include these as a separate sheet. there is no obligation to answer any question.

Please note that the purpose of the foregoing form is to assist the Planning Authority to determine your eligibility for Rural Housing. It is a general form applicable to all restricted areas of the County in which it is necessary to substantiate a housing need. Applicants are encouraged to add any additional information that they consider would assist their cases. Please also note that the information supplied will be included in the planning file and will be available to the public at large to view.

SECTION 1: GENERAL INFORMATION

(1) Name of adult for whom Rural-Housing need is being established (This should be the same as the name under which the application has been submitted. A person 18 years of age and over will be considered to be an adult. Documentary evidence to establish this fact may be requested)

.....

(2) Is your current accommodation: Owned: Rented: Other:

If other, please specify:

.....

(3) Owner’s name and address if you are not the owner:

.....

(4) Indicate on an OS sheet the location of your current residence in relation to the proposed dwelling? (If it is located at a distance too large to map then give address and distance in kilometers)

OS Sheet Included:

.....

(5) Indicate on an OS sheet the location of the family home in relation to the proposed dwelling? (If it is located at a distance too large to map then give address and distance in kilometers)

OS Sheet Included:

.....

SECTION 2: EXISTING ACCOMMODATION AND FAMILY DETAILS

(6) Names, ages and relationship of all persons residing in your existing dwelling

Name	Relationship	Age

(7) Description of house now occupied by you

Number of bedrooms		Number of other rooms	
Water Supply			
Sanitary Facilities			
General Condition of House			
.....			
.....			
Will the house continue to be occupied when your new house has been built and if so by whom? Yes/No. Please provide details of occupant or use.			
.....			
.....			

SECTION 3: PROPOSED USE OF PERMITTED DEVELOPMENT

(8) Is the proposed site/dwelling for?

- (a) Occupation by a farmer engaged whole time in agriculture: Yes: No:
- (b) Occupation by a member of the farm family: Yes: No:
- (c) Applicants own occupation: Yes: No:
- (e) A second home/ holiday home: Yes: No:
- (d) Sale: Yes: No:
- (f) Other, (please specify):

.....

.....

.....

SECTION 3: FUNCTIONALLY DEPENDANT ON THE LAND, SUPPORT RURAL ECONOMY, INVOLVED IN RURAL ECONOMIC ACTIVITIES

The purpose of this section is to establish eligibility under the provisions of Policy 6(1), (3) and (4); and Policy 90(2)

(9) Source of income (Include all economic activities that you are involved in and what percentage each activity contributes to your overall income) **It is not necessary to specify your actual income.**

- i _____
- ii _____
- iii _____
- iv _____

(10) For each source of income for which you are self-employed describe
(Use additional sheets if required)

(a) The type of activity

.....
.....
.....

(b) Geographical area in which activity is carried out

.....
.....
.....

(c) Reason why you must locate in the proposed area

.....
.....
.....

(11) For each source of income for which you are an employee:

Name of employer _____

Address of Employer _____

Your position\job _____

Actual Place of work _____

Distance of work from present residence _____

Distance of work from proposed residence _____

Any additional circumstance(s) why you consider that these facts require you to locate in the particular area.

SECTION 4: DETAILS OF SITE OWNERSHIP

(12) State the full name and address of the person from whom the site has or will be acquired: _____

(13) State applicant's relationship, if any, to person named above

.....

(14) Has site been legally transferred? Yes/No If Yes When?

(15) Outline in colour all lands in the ownership of the person named above on a map at scale 6" to 1 mile or 1:2500. This map **should** be submitted with the application form. (Certified copy of Folio Maps and Folio should be submitted)

(16) Are you aware that an occupancy condition (Enurement Clause) restricting the occupancy of the proposed house, as a place of permanent residence, may be applied?

Yes: No:

SECTION 5: PLANNING HISTORY

(17) Have you made any other application been made to this Planning Authority for permission for a dwelling house? Yes: No: If Yes please provide details and mark clearly on land registry maps.

a) Has house been built? Yes: No:

b) If yes. Who resides in it?

.....

(18) Has any other member of your family made a planning application to this Planning Authority on this farm\land holding? Yes: No: If Yes please provide following details.

- c) Has house been built? Yes/No
- d) If yes. Who resides in it?

.....

(19) Has any other planning application been made to this Planning Authority on this farm\land holding? Yes: No: If Yes please provide following details.

- e) Has house been built? Yes/No
 - f) If yes. Who resides in it?
-

SECTION 6 : RETURNING EMIGRANTS

1) Emigrants, returning to a site on the family holding from which they emigrated and which is still in family ownership, will, generally, be treated the same as if they had not left the area. Documentary evidence demonstrating the existence of this family holding **must** be produced.

Some evidence should be produced to demonstrate that the applicant(s) are actually returning. The extent of this evidence will be judged on a case-by-case basis. Evidence such as sale of property abroad, resignation of employment, enrolment of children in schools, offers of employment in the locality will all assist in making a case but are not essential. Proof of on-going connection to the area will also assist in establishing need.

2) Emigrants, returning to a site on the family holding from which they emigrated but which is no longer in family ownership

Emigrants returning to an area in which they no longer have a family holding in family ownership will be required to provide evidence of the existence of this holding. The period of family ownership of the holding, the reasons for its disposal, the current location (if any) of the family members will be taken into account. On establishment of eligibility for rural housing they will be considered for housing on lands within the "local area" of the former family holding.

The meaning of "local area" will be decided on a case-by-case basis. Generally any location within approx. 1.6 kilometres of the family home will be acceptable. Site location to minimise impact will be a major consideration in the assessment of the application.

3) Returning emigrants who are unable to obtain a site on the family holding.

Claims that a site is not available on the family holding will be accepted where it is not possible to build on the lands due to physical constraints or due to Landscape

