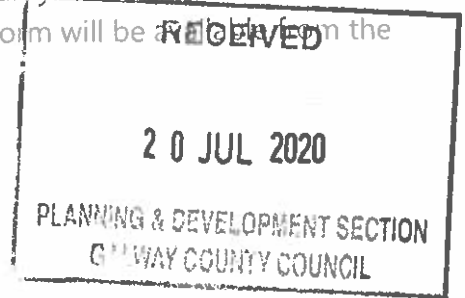


Galway County Development Plan 2022-2028 -Online Pre Draft Submission Form

Galway County Council commences the review of the existing Galway County Development Plan 2015-2021 and commences the preparation of the new County Development Plan 2022-2028 on the 18th June 2020. This on line Pre Draft Submission Form will be available from the 18th June 2020 until 4pm on 10th September 2020.



* Required

1. Name *

2. Organisation (Optional)

3. Email address

4. Phone number

5. Please select the following topics that you wish to make a submission *

Rural Place Making and the Countryside ▼

- RIBBON DEVELOPMENT

6. Do you wish to send your submission by email *

If yes please email forwardplanning@galwaycoco.ie and mark submission "CDP Review"
If no please go to Question No.7

Yes

No

7. Please enter your submission in no more than 4000 plain text characters. *

See attached submission

Submit

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17 July 2020

Re : Galway County Development Plan 2022 – 2028

CDP Review

To whom it may concern ,

I would like to make a submission in connection with the above named plan concerning Ribbon Development in the countryside.

Ribbon or Linear Development is defined as “ high density of almost continuous road frontage type development where five or more houses exist alongside 250 meters of road frontage “. As you may be already aware , the Draft County Development Plan 2015 – 2021 under objective RHO 8 (d) , discouraged such development . However, this objective disappeared from the actual County Development Plan , for no reason that is obvious. This is despite the Sustainable Rural Housing guidelines for Planning Authorities 2005 recommending against the creation of ribbon development for a variety of reasons relating to road safety, future demands for the provision of public infrastructure , as well as visual impacts .

I would be hopeful that this issue would be reflected in the next County Development Plan as , in my view , this is a problem on almost every country road that one travels.



Iggy Sullivan



Objective RHO 6 - Replacement Dwelling

It is an objective of the Council that the refurbishment of existing habitable dwelling houses would be encouraged, as a more sustainable option than the demolition and construction of a new dwelling house, unless a conclusive case for demolition based on technical evidence is made for the Planning Authority's consideration on a case by case basis. It will be a requirement that any new dwelling house be designed in accordance with Galway County Council's *Design Guidelines for Rural Housing* in the countryside. Applicants, who require the demolition of an existing dwelling house shall be accommodated without the requirement to establish a Housing Need or proof of residence and will not be subject to an enurement clause.

Objective RHO 7 - Renovation of Existing Derelict Dwelling/Semi Ruinous Dwelling

It is an objective of the Council that proposals to renovate, restore or modify existing derelict or semi-derelict dwellings in the County are generally dealt with on their merits on a case by case basis, having regard to the relevant policies and objectives of this plan, the specific location and the condition of the structure and the scale of any works required to upgrade the structure to modern standards. The derelict/semi ruinous dwelling must be structurally sound, have the capacity to be renovated and/or extended and have the majority of its original features/walls in place. A structural report will be required to illustrate that the structure can be brought back into habitable use, without compromising the original character of the dwelling. Where the total demolition of the existing dwelling is proposed an Enurement Clause for seven years duration will apply.

Objective RHO 8 - Substantially Completed Single Dwelling

Where planning permission has elapsed on a previously permitted development that has been substantially completed and the dwelling remains unfinished it will not be a requirement to establish a Rural Housing Need if it were not a condition of the previously granted planning permission.

Objective RHO 9 - Design Guidelines

It is an objective of the Council to have regard to Galway County Council's *Design Guidelines for the Single Rural House* with specific reference to the following:

- a) It is an objective to encourage new dwelling house design that respects the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape;
- b) It is an objective to promote sustainable approaches to dwelling house design and encouraging proposals to be energy efficient in their design and layout;
- c) It is an objective to require the appropriate landscaping and screen planting of proposed developments by using predominately indigenous/local species and groupings.

Objective RHO 10 - Vacant/Unfinished Housing

Applicants for rural housing on lands other than family lands shall be encouraged to consider the option to avail of existing or permitted housing in areas where there are high levels of such stock available. A statement relating to same should be submitted as part of the application indicating that an examination of such stock was carried out and clear reasons for the unsuitability of any developments considered.

(1) ? *
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illustrate that the structure can be brought back into habitable use, without comprising the original character of the dwelling.

Where the total or substantial demolition of the existing dwelling is proposed an Enurement Clause will apply.

Objective RHO 8 - Design Guidelines

It is an objective of the Council to have regard to Galway County Councils' Design Guidelines for the Single Rural House with specific reference to the following:

- (a) It is an objective to encourage new dwelling house design that respects the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape.
- (b) It is an objective to promote sustainable approaches to dwelling house design and encouraging proposals to be energy efficient in their design and layout.
- (c) It is an objective to require the appropriate landscaping and screen planting of proposed developments by using predominately indigenous/local species and groupings.
- (d) It is an objective to discourage linear development (defined as five or more houses alongside 250 metres of road frontage). The Council will assess on a case by case basis whether a given proposal will exacerbate such linear development.



Objective RHO 9 - Vacant/Unfinished Housing

Applicants for rural housing on lands other than family lands shall be encouraged to consider the option to avail of existing or permitted housing in areas where there are high levels of such stock available. A statement relating to same should be submitted as part of the application indicating that an examination of such stock was carried out.

Objective RHO10 - Urban/Rural Demarcation

It is an objective of the Council to preserve and protect the open character of transitional lands outside of settlements in order to maintain a clear demarcation and distinction between urban areas and the countryside.

Definitions applied above:

***Rural Links:**

For the purpose of the above is defined as a person who has strong links to the rural area and wishes to build a dwelling generally within an 8km radius of where the applicant has lived for a substantial continuous part of their life.

***Substantiated Rural Housing Need:**

Is defined as supportive evidence for a person to live in this particular area and who does not or has not ever owned a house/received planning permission for a single rural house or built a house (except in exceptional circumstances) and has a need for a dwelling for their own permanent occupation. In addition the Applicants will also have to demonstrate their rural links as outlined above.



***Urban Fringe:**

Urban Fringe of Gort, Loughrea, Athenry, and Tuam. Applicants whose family home is within the Urban Fringe will be requested to establish a substantiated Rural Housing Need and only this category of persons will be allowed to construct a dwelling in this area.

Appendix 4: Ribbon Development



These guidelines recommend against the creation of ribbon development for a variety of reasons relating to road safety, future demands for the provision of public infrastructure as well as visual impacts. Other forms of development, such as clustered development, well set back from the public road and served by an individual entrance can be used to overcome these problems in facilitating necessary development in rural areas.

In assessing individual housing proposals in rural areas planning authorities will therefore in some circumstances need to form a view as to whether that proposal would contribute to or exacerbate ribbon development. Taking account of the above and the dispersed nature of existing housing in many rural areas, areas characterised by ribbon development will in most cases be located on the edges of cities and towns and will exhibit characteristics such as a high density of almost continuous road frontage type development, for example where 5 or more houses exist on any one side of a given 250 metres of road frontage.

Whether a given proposal will exacerbate such ribbon development or could be considered will depend on:

- The type of rural area and circumstances of the applicant,
- The degree to which the proposal might be considered infill development, and
- The degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development.

Planning authorities will need to arrive at a balanced and reasonable view in the interpretation of the above criteria taking account of local circumstances, including the planning history of the area and development pressures.