

# Craughwell Local Area Plan 2009-2015

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**Appendix 1 Maps**

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Map A	Contour Map
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Map C	GSI Groundwater Vulnerability
Map D	Architectural Heritage
Map E	LAP Boundary and Notional SEA Screening Boundaries
Map F	Natura 2000 Sites

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## 1.0 INTRODUCTION

### 1.1 Purpose of the Plan

The purpose of the Craughwell Local Area Plan (LAP) is to inform the general public, statutory authorities, developers and other stakeholders of the policy framework and land use provisions that will be used to guide and manage development in Craughwell over the period of the plan from 2009 to 2015.

The Craughwell LAP is the main statutory planning framework to guide and manage development in the area in the interest of proper planning and sustainable development and thus has major implications for the future growth and development of the village. It aims to protect and enhance the character of the area and provides objectives, policies and guidelines for land use, community facilities and amenities, infrastructure, transport, access and mobility, housing and design.

### 1.2 Background to the Plan

The LAP has been prepared in accordance with the Planning and Development Act 2000 (PDA 2000), as amended. The LAP is consistent with the objectives of the Galway County Development Plan (GCDP). The LAP is a statutory document and forms part of a hierarchy of plans (see Fig 1a). Each plan in the hierarchy must be consistent with the tier above. Where any provision of the LAP conflicts with the provisions of the GCDP, the provisions of the GCDP will supersede those contained in the LAP. The LAP also contains information on the likely and significant effects on the environment of implementing the plan. The LAP shall last for a period of six years from the date of its adoption by the elected members.

This plan will guide the future development of Craughwell village in recognition of the significant pressure for development that the village is currently experiencing. Sufficient lands are zoned in the Plan to provide for anticipated local housing and community needs to a scale that reflects the size and character of the village. This Plan also provides for the efficient use of services to encourage further sustainable development of Craughwell. It is important to recognise that development permitted in Craughwell is carried out in a manner that is sympathetic with the existing character of the village and its role in the hinterland.

### 1.3 Context

Craughwell is a village located 23km south east of Galway city. Craughwell has been the focus of substantial new housing developments in the form of private estates at the perimeter of the village boundary and surrounding hinterland. As Craughwell continues to develop, it is essential that the unique features of the village are recognised and afforded appreciation and protection through the positive management offered in a LAP.

FIG 1a: Hierarchy of Plans

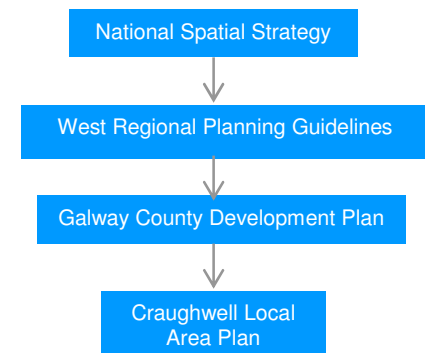
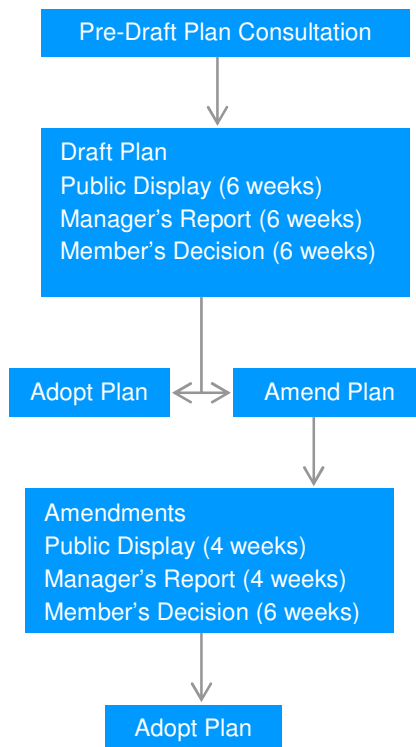


FIG 1b: Map indicating close proximity of Craughwell to Galway city



FIG 1c: Plan Preparation Process



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### 1.4 Aims of the Plan

The aims of the LAP are to:

- Describe the unique character of the village and its landscape setting.
- Identify the features which distinguish the area.
- Produce policies, objectives and guidelines to enhance and manage the character of Craughwell and protect the environment.
- Provide a framework for the future development of the plan area.
- Create an attractive place with high quality amenities; accessible to all members of the community.

### 1.5 Plan Area

Careful attention was given to identifying a suitable LAP boundary due to its importance in managing the growth and development of the village. The following factors influenced the size and location of the Craughwell plan boundary:

- Outcome of public workshop and written submissions<sup>1</sup>.
- Position of Craughwell in the Galway settlement hierarchy.
- Craughwell's status and identity as a strong rural village.
- Historic settlement and development pattern.
- Six year duration of LAP and the anticipated growth of the village during that period.
- Requirement to develop the village congruent with the needs of the village for the foreseeable future.
- Counteract the unsustainable trend of a sprawling linear settlement.
- Extent of developed land.
- Location of existing services and infrastructure.
- 200m and 400m walking distances.
- Proximity of village to Rahasane Turlough.
- Concerns raised by the environmental authorities during the Strategic Environmental Assessment SEA screening process.

The LAP for Craughwell comprises a total developable area of approximately 87.33ha; of this area 26.7 ha is currently developed, 6.01ha is committed for development and 55.12ha remains undeveloped.

### 1.6 Content of the Plan

The Plan takes the form of a written statement, visual illustrations and accompanying maps. If any conflict or ambiguity arises between what is contained in the written statement and the supporting maps, the written statement will prevail. The plan has been divided into a number of sections dealing with issues such as land use development, transportation, layout and built form, facilities and amenities, design and implementation.

<sup>1</sup> Copies of the pre-draft public consultation report are available from the Forward Planning Section of GCC.





### 1.7 Public Consultation

This Draft LAP provides the basis for consultations with the public and stakeholders regarding the future growth and development of Craughwell in accordance with the PDA 2000. The input received will be considered in the finalisation of the LAP for Craughwell. Figure 1c indicates the main steps and timeframes in the plan preparation process.

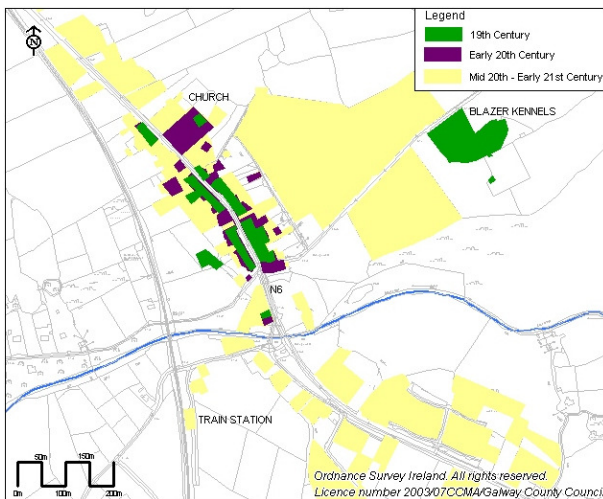




Photo 2a: National Route Signpost

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FIG 2a: The growth of Craughwell



## 2.0 PLANNING CONTEXT

### 2.1 Physical Context

Craughwell village is located along the N6 primary route in the West. It is strategically located approximately 23km from the Galway gateway area and 35km from the Tuam hub. Craughwell is also located on the Western Rail Corridor, which will eventually link Limerick to Sligo, with the Athenry to Ennis segment due to open in 2009.

Craughwell has experienced significant development in the form of residential estates over the last ten years primarily due to its proximity to Galway city. The local primary school, which is located to the north of the village, has surpassed its capacity. Recently, a new commercial development was constructed at the heart of the village core. This development will provide the village with much needed additional retail floor space. There is a lack of adequate usable public open space in the village.

### 2.2 Village Context

Craughwell is an attractive and well maintained village. The village is linear in form and is starting to grow eastwards and westwards into a more nucleated shape. The Craughwell area has experienced significant flooding in recent years. The riparian strip and flood plain have remained flooded for up to 2 – 4 months each year this flooding has occurred. Flooding is considered in more detail in Section 8 of this LAP.

The village developed at a bridging point over the Craughwell / Dunkellin River. The village continued to develop in a linear form along the N6. There was modest development in the village in the 19<sup>th</sup> and early 20<sup>th</sup> century. Conversely there has been significant growth in the village and environs in the late 20<sup>th</sup> and early 21<sup>st</sup> Century (see FIG 2a).

The village is predominantly linear in form and centres on the N6. The Craughwell / Dunkellin River traverse the south of the plan area and the west of the plan area is bounded by the rail line. The plan area is relatively low lying with a maximum elevation of 34m Ordnance Datum (OD) (see Appendix A).

The N6 provides access to adjacent lands but also acts as an environmental and social barrier in terms of noise and safety. The rail line has acted as a constraint to the development of lands to the west of the N6. The flooding has also acted as a physical constraint in the consolidation of the village. This segregation is evident in the form of the village.



### 2.3 Legislative and Policy Context

The preparation of the Craughwell LAP has been guided by the provisions of the PDA 2000 and associated legislation, the National Spatial Strategy (NSS), the Regional Planning Guidelines for the West Region (RPGs) and the GCDP. The PDA 2000 (as amended), sets out the Irish planning framework. An important stipulation of the PDA 2000 is the responsibility of the local authority to prepare plans for certain areas. Each local authority has a responsibility to determine policy in its area through the preparation of development plans and LAPs. The PDA 2000 also specifies the obligation to make plans, the application and content of plans, the plan preparation and adoption process. Public consultation and participation is an important part of this process.

The NSS identifies an important need to support the role of rural towns and villages at the local level, as a focus for investment, economic activity and housing development, which at the same time will support the vitality of wider rural areas. The NSS further outlines measures through which rural potential and alternative employment can be developed. These measures build upon local strengths in agriculture, enterprise, tourism, local services and land based natural resources.

The principle objective of the RPGs is to put in place a broad planning framework for the West region and to provide an overall long-term strategy for the making of development and local plans for each of the local authorities in its administrative area. The RPGs state that traditionally, the economy of the West has been rural in nature and there is a high dependency level due to the large number of small farm holdings, resulting in increased pressure to promote and encourage farm diversification and also to examine alternative means of earning incomes. The RPGs highlight the roles of small towns and villages and seek to sustain rural communities by providing a satisfactory level of service thus ensuring a good quality of life for all.

The GCDP identifies a hierarchy of settlements varying from satellite towns / service hubs and local service centres to small settlements inside and outside the Galway Transportation and Planning Study (GTPS) area. Craughwell is classified as a small rural settlement inside the GTPS in the settlement strategy of the GCDP 2003-2009. The plan further delineates these settlements as providing basic services to their community and provide the basis for further future development. Under the GCDP 2003-2009, Craughwell had a housing allocation of 70 additional new houses with a possible increase of between 30% and 50% under certain circumstances. The recently adopted GCDP 2009 – 2015 classifies Craughwell as a local service centre within Tier 4 of the Galway County Settlement Strategy 2009-2015 with a house construction allocation of 500 housing units ( with up to 30% deviation potential ).

The LAP also has regard to other plans, guidelines and documents such as the Connaught Waste Management Plan, Sustainable Development: A Strategy for Ireland, Childcare Facility Guidelines, Development Management Guidelines, Development Plan Guidelines, Residential Density Guidelines, Retail

FIG 2b: NSS Map

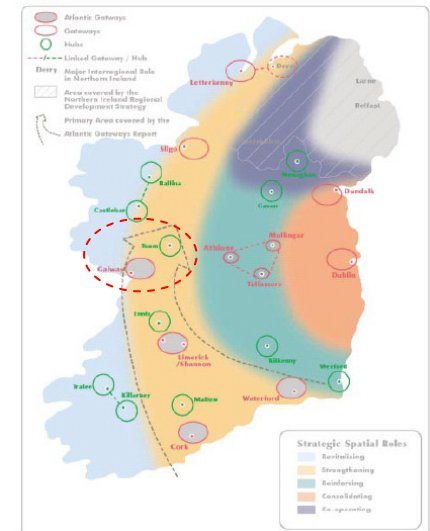


FIG 2c: Western Rail Corridor



Planning Guidelines, Sustainable Residential Development in Urban Areas Guidelines, the Best Practice Urban Design Manual, the Planning System and Flood Risk Management; *Consultation Draft Guidelines for Planning Authorities*, the National Biodiversity Plan, and the National Heritage Plan. Relevant European Directives and requirements have also been considered, including the Water Framework Directive, the Birds Directive, the Habitats Directive and the SEA Directive.

#### Section 2.4 Existing and Future Population and Demographic Trends within the Craughwell LAP

The 2002 Census recorded a population of 358 persons for Craughwell. By 2006, this figure has increased to 414 persons – an increase of 15.6%. This represents an actual increase of 56 persons. Using the MIF2 population projection scenario the future population horizon for Craughwell is estimated to be 470 persons by 2015. This is considered to be a conservative growth rate as compared to that which was experienced between 2002 and 2006.

The total housing stock based on Small Area Population Statistics (S.A.P.S) was 519 housing units of this 421 were occupied and 98 were unoccupied. Based on an average household size of 2.97 persons per occupied house, this had the potential to yield a population horizon of 1,250 persons for 2009.

The Settlement Strategy as per the County Development Plan 2009-2015 has placed Craughwell within Tier 4 of the Settlement Hierarchy - Local Services Centres and has a total household allocation of 500 housing units over the CDP period. Based on an average household size of 2.97 persons, Craughwell has the capacity to grow by an estimated 1,485 persons over the plan period. Combining S.A.P.S housing figures and housing allocation as per the Settlement Strategy Craughwell has the potential to provide a total housing capacity of 921 housing units or a population horizon of 2,735 persons by 2015.

The proposed public sewerage scheme has design capacity for 3,900 persons over the following 20 years.

### 3.0 LAND USE DEVELOPMENT

#### 3.1 Land Use Context

The existing land use pattern in Craughwell consists of a range of different uses. The LAP lands are comprised of residential, commercial, community and agricultural land uses. The main street has a mixture of residential, commercial, ecclesiastical and community functions. The village environs have an extensive ribbon development pattern of one off rural housing. Traditionally development has generally been low density in Craughwell. New residential development has occurred to the south and the east of the Main Street in the 1990's and 2000's. These are also low density consisting of apartments, terraced, semi-detached and detached dwellings.

Development generally follows the north-south alignment of the main Galway-Dublin Road (N6). In more recent years, the development of residential estates and mixed-use schemes in the village has resulted in significant changes to the physical fabric and character of the village. The provision of community facilities and amenities to support the new developments in the village has been slower to materialise and there is now a shortfall in facilities to serve the local community.

#### 3.2 Land Use Strategy

The Craughwell LAP has adopted a Land Use Strategy which moves away from conventional land use zoning where single or limited uses, such as residential developments, are permitted in particular zones. The Plan provides a more flexible and facilitative approach that combines **mixed use zoning** and **development areas**. The mixed use zoning component of the Plan provides an overall framework designed to direct development in an orderly and appropriate manner and to provide for a greater mix of complementary uses in appropriate locations. The use of development areas provides more detailed guidance regarding the mix of uses and the type, density and design of development appropriate in the different areas.

This combined approach is considered necessary to allow the village to develop in a more organic and integrated manner and to follow the sequential approach of development from the Village Core out to the Outer Village. This approach to land use development will require the coordination, co-operation and collaboration of a range of different stakeholders to achieve the common vision presented in the Plan. In particular, landowners will need to work together to prepare group proposals for their lands that show how a suitable balance can be struck between an appropriate level and design of development with sufficient community gain to meet the needs of the local community. Local residents and community groups will also be encouraged to be actively involved in the process and provide their input into proposals so that they can be best fitted to their needs and requirements. This will clearly require additional input and effort from all stakeholders to move the process forward and to resolve potential obstacles to the delivery of appropriate community facilities and amenities in conjunction with high quality developments. The PA shall also consider the use of Master Plans for all large development proposals to show the locations, nature and scale of development and the manner in which appropriate types and locations of community facilities and amenities are to be delivered.



Photo 3a: View of Main Street



Photo 3b: View of Main Street

FIG 3a: Development Areas

3.2.1 Mixed use Zoning

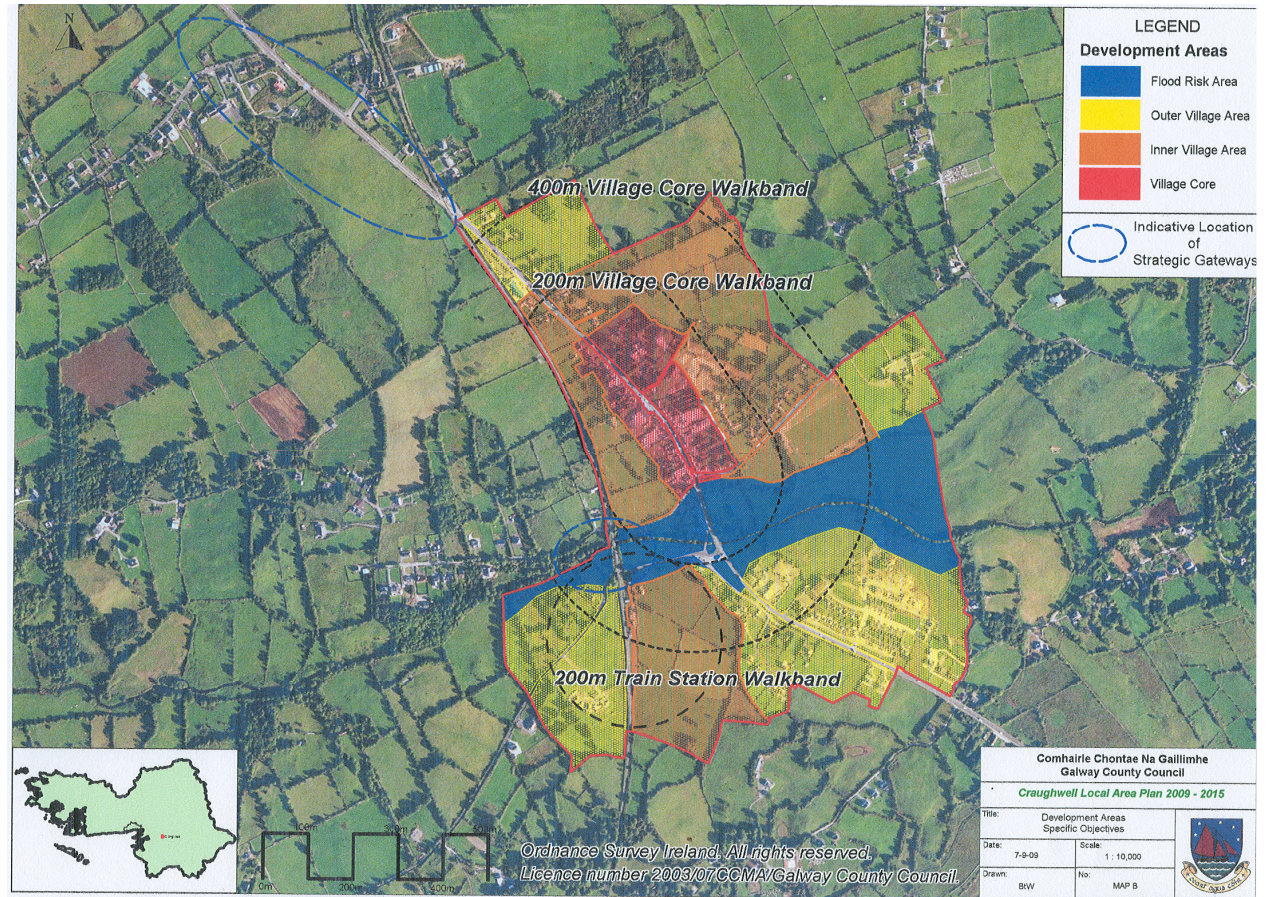
The plan area provides the development envelope for the village for the 6 year plan period and is subject to a mixed use zoning that allows for the development of complementary land uses appropriate to the size, scale and needs of the village.

3.2.2 Development Areas

Four areas are identified in the LAP: the Village Core, the Inner Village, the Outer Village and the Flood Area. The identification of these areas will enable new development to assimilate into the existing context and avoid ad-hoc and inappropriate development.

3.3 Development Phasing

The Land Use Strategy outlined above provides considerable scope for new development within the Craughwell Plan Area. The development potential of the undeveloped lands in the Plan Area represents approximately twice the house construction allocation allowed for Craughwell in the *GCDP 2009-2015*. Given the availability of a substantial amount of undeveloped lands, in excess of that required for the 6 year plan period, future development should be strategically directed to best achieve orderly development and the sequential approach to development outlined above.



September 2009



3.3.1 Growth rates and Phasing Framework

**Growth Rates**

The growth of Craughwell shall be directed in an orderly manner in accordance with the housing construction allocation (500 housing units) provided for under the *GCDP 2009-2015* and any subsequent variation or review. Development will generally be encouraged on a sequential basis from the central and serviced areas outwards in order to facilitate the consolidation of the village, to provide optimum use of existing services and infrastructure and to ensure that the main village facilities and amenities are within walking/cycling distance of the majority of the village population. The development of new houses should be matched by improvements in services and infrastructure and the provision of adequate facilities and amenities to support the growing population in Craughwell

**Phasing Framework**

Development will be encouraged in an orderly and sequential manner by prioritising the developments that meet as many of the following criteria as possible:

- Infill developments within the Village Core and Inner Village areas that contribute to the consolidation of the village and the improvement of the streetscape.
- Developments that incorporate significant community gain through the delivery of important community facilities and/or amenities to serve the local community.
- Developments that are well located with respect to the existing village centre and village population.
- Developments that can be served with an adequate level of road and pedestrian access, services and infrastructure, particularly public wastewater services.



Photo 3i: Railway Bridge, Ardrahan Road (R347)

**Policy LU1** It is the policy of the Council to provide a mixed use zoning framework for the Plan Area to direct development in a manner that ensures complimentary uses, consolidates development in the village centre, which protects and enhances the existing landscape setting, character and unique identity of the village and that complies with the statutory requirements in the *PDA 2000*, including those in respect of Part V (Social and Affordable Housing).

**Objective LU1.1** Promote the development and consolidation of the village as a high quality, mixed use environment that is supported by a range of facilities and amenities that is accessible to the local community, that supports public transport and that can be adequately and cost effectively serviced.

**Objective LU1.2** Apply provisions of the PDA and Part V (as amended) in respect of applicable housing developments in the plan area.



Photo 3j: Railway Track over Ardrahan Road Bridge

- Policy LU2** It is the policy of the Council to direct development into locations that best meet the development areas and density provisions outlined in the LAP and that best achieve orderly development.
- Objective LU2.1 Promote the development of the Village Core as a vibrant well-designed area and encourage development that compliments and contributes to the local mix of uses and provides definition to the main street.
  - Objective LU2.2 Develop the Inner Village as a well connected accessible area and promote development that contributes positively to the Village Core Area and village environment.
  - Objective LU2.3 Develop the Outer Village in a manner that contributes positively to the Village Core and the Inner Village and merges the plan area with the surrounding environs through close attention to boundary features and sensitivity to the landscape.
  - Objective LU2.4 Promote the development of the Flood Risk Area as a natural amenity area which contributes positively to the character of the village.
  - Objective LU2.5 Different parts of the Plan Area have different development potential as a result of the combination of a number of factors, including their proximity to the village centre, ease of access for public and private transport, proximity to residential thresholds of support and ability to be effectively serviced. Different land uses should accordingly be directed to the most appropriate locations in the Plan Area.
  - Objective LU2.6 All developments to have pedestrian/cyclist/public lighting links to existing village facilities.

- Policy LU3** It is the policy of the Council to ensure the orderly growth and development of Craughwell in a manner that respects the existing character, heritage and amenity of the village and that contributes to the creation of a high quality environment for the local community and visitors to the area.
- Objective LU3.1 The plan aims to consolidate the existing village core through efficient land-use zoning, the promotion of infill development, redevelopment of derelict, obsolete and brownfield sites and adopting the sequential approach to development.
  - Objective LU3.2 Encourage sequential development in the Plan Area, from the centre outwards, in order to ensure that the higher order facilities and the higher density development are located on the most central lands with the optimum access and the highest level of services.
  - Objective LU3.3 Prioritise developments that show a significant level of community gain can be achieved.
  - Objective LU3.4 Prioritise developments that demonstrate that they can be sustainably and cost-effectively





serviced by public infrastructure. Where public infrastructure is generally unavailable, a high standard of private services may be considered subject to appropriate environmental and amenity safeguards.

**Objective LU 3.5** Ensure patterns of development that allow for the future growth and expansion of the village beyond the lifetime of the Plan.

**Objective LU 3.6** Extensions may be considered from one development area into another where the extended part is generally less than the area in the development area, where it is necessary to fit with field boundaries or other natural / physical features, where it promotes an orderly transition and / or where it can be shown that it can help to achieve the community gain priorities established in the plan.



## 4.0 MOVEMENT AND TRANSPORTATION

### 4.1 Movement and Transportation Context

The main modes of transport used in Craughwell are cars, walking, cycling and buses. The movement pattern in Craughwell is strongly influenced by the convergence of major roads.

#### 4.1.1 Roads, Traffic and Parking

Craughwell is situated at a transportation junction between the N6 and the R347, which link the village with Galway city, Loughrea, Ballinasloe and other neighbouring settlement centres such as Ardrahan and Athenry. High levels of existing traffic impact on environmental quality, pedestrian movement and functioning of the village. A number of third class roads also link the surrounding environs with the village.

The opening of the M6 motorway will significantly reduce through traffic in the village.

The village does not have any dedicated public parking spaces but it does have a number of private parking spaces behind and in front of commercial developments and community buildings. Informal parking occurs adjacent to the green across from the Statoil filling station. There is a demand for more convenient public parking spaces within the village. There are insufficient parking facilities at the primary school and this should be addressed to ensure the safety of school children.

#### 4.1.2 Pedestrian and Cyclist Movement

Pedestrian and cyclist access within Craughwell generally follows the road network. There is also a narrow lane off the main street adjacent to the old water tower that is closed to motor traffic, which connects to an access route (L-31136) parallel to the main street. Footpath provision is poor throughout the village due to general condition, lighting, continuity and connectivity. Formal cycle routes and parking facilities are almost non-existent within the village.

GCC has identified three walkbands in the village, a 200m and a 400m Village Core Walkband and a 200m Train Station Walkband based on the time it takes an individual to travel between two points (see FIG4 c). Generally it takes a person 5 minutes to walk 400m's. GCC seek to promote development and community facilities within these walkbands, where appropriate. GCC recognise that there are multiple benefits to a compact walkable village, including increased accessibility and a more vibrant village core. It is the strategy of the Council to ensure that all community developments are accessible through promoting a compact village core.

FIG4a: Roads serving Craughwell



Photo 4a: Pedestrian Crossing

FIG 4b: Western Rail Corridor



There is a need to improve pedestrian and cyclist facilities. Such facilities would improve the permeability of the village, the accessibility of facilities, promote healthier lifestyles and help to reduce dependency on private transport and associated adverse impacts on the environment. The rail line represents a major barrier to movement and significantly reduces accessibility to the west of the village.

4.1.3 Public Transport

Craughwell has a good inter-city bus transport service. However there are a limited number of services which would be suitable for commuting on a daily basis. The village is currently served by *Bus Éireann* and a number of private bus operators and hackney / taxi operators.

There is a bus stop located on each side of the N6 outside the Emo Filling Station. The bus stops are conveniently located in the village centre, however they are located on a National route and do not have a layby. The bus stops do not have any bus shelters.

Access to the bus services from the surrounding environs is limited for people without their own private mode of transport. There is a niche in the local transport market for such a service. Access to such facilities could also be improved through increased pedestrian and cyclist facilities.

The Craughwell rail station is due to open in 2009, initially providing public transport from Craughwell to Ennis and Athenry and eventually between Limerick and Sligo as part of the Western Rail Corridor project ([www.irishrail.ie](http://www.irishrail.ie)). GCC have permitted a development at Craughwell Railway Station which will consist of a new railway station (the old station house is currently used as a dwelling), a new 90m platform, 60 bay car park, platform shelter and bike shelter. Information on the number of services that will be operating to / from Craughwell is unavailable at present. As the train station is located at a distance from the village core, measures will be required to improve connectivity between the station and the village. The new station provides an opportunity to create a sustainable expansion area to the village with easy access public transport services in future.

4.2 Movement and Transportation Framework

Mobility, accessibility and permeability relate to the ease of movement of people within a built environment / transport system. It is a measure of how reachable desirable places are. The extent to which a person can move freely within an area is based on local characteristics and physical barriers such as streets, access routes, roads, bridges, terrain and water. It is essential that Craughwell develops with a high access level for pedestrians, cyclists and motorists. A movement framework has been developed as part of the Craughwell LAP to improve the mobility, accessibility and permeability of Craughwell.



Photo 4b: Public Transport



It is essential to the success of Craughwell as a settlement that permeability and connectivity of the village is facilitated by the local authority, developers, the community and other stakeholders. Settlements rely on movement to allow interaction and community living to occur.

FIG 4c: Movement in Craughwell



FIG 4d: Potential Pedestrian / Cycle Movement



### 4.3 Movement and Transportation Strategy

It is the strategy of the Council to create a village that is accessible to all members of the community; to increase opportunity to reach jobs, services, housing, recreation, shopping, and entertainment within a reasonable time frame, and without being impeded by physical or economic barriers. The Council further seek to facilitate the ability of every person (including elderly and disabled people, those with young children and those burdened with luggage or shopping), to move round Craughwell and to reach places and facilities. GCC further seek to create a hierarchy of routes that assimilates into a network of spaces and places, through emphasis on places where people want to go. GCC further seek to ensure a safe and efficient transport system in Craughwell. All routes – pedestrian and vehicle - shall be sensitive to the existing character and shall be designed in response to the local context. The Council also seek to encourage and improve connectivity between Craughwell and other towns and villages in the vicinity and to facilitate a compact urban form with great permeability and accessibility. The Council seek to reduce the carbon footprint of Craughwell.

- Policy TA1** It is a policy of the Council to seek to provide a safe and efficient transport system, to provide a quality road network and to ensure efficient traffic management and adequate parking spaces.
- Objective TA1.1** Facilitate movement of people and goods into, through and out of Craughwell at a safe speed.
  - Objective TA1.2** Ensure all new developments are properly located in terms of traffic safety.
  - Objective TA1.3** Improve culverts and all roadside drainage through kerb gullies, maintain and renew pavements, widen and improve existing roads, improve road signage and facilitate the provision of new roads within Craughwell, as the need arises and as resources permit.
  - Objective TA1.4** Promote and facilitate greater ease of traffic movement and safe routes to schools in partnership with the local primary school.
  - Objective TA1.5** Require all new proposed commercial, industrial and retail developments and all significant proposed residential developments, or where significant changes are proposed to existing commercial, industrial or retail developments, to submit Road Safety Audits and Traffic Impact Assessments as part of their planning application documentation. For large scale developments, a Transport Assessment will also be required. These assessments shall comply with the requirements as set out in S. 13 Development Management Standards and Guidelines
  - Objective TA1.6** Advertising signage adjacent to the N6 outside the 50km speed limit shall be prohibited.
  - Objective TA1.7** Provision of clear and unambiguous carriageway markings and associated directional



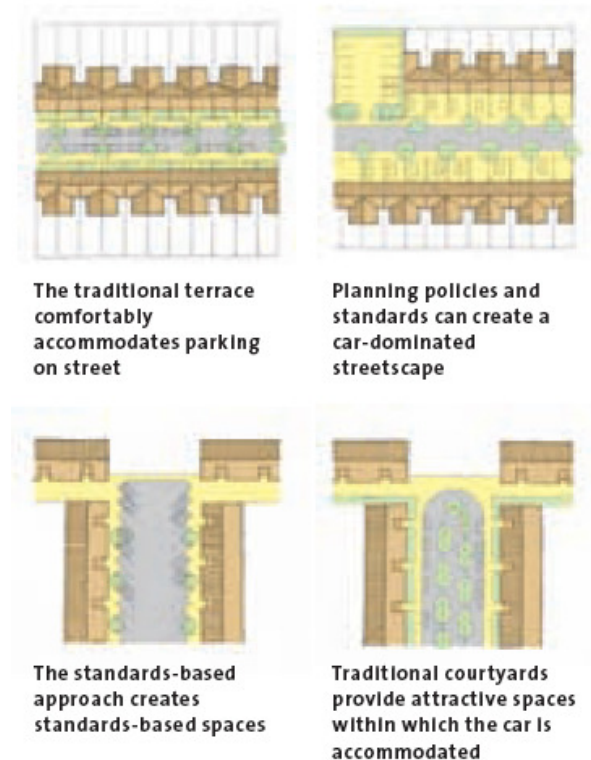
signage indicating directional priorities for traffic shall be encouraged.

- Objective TA1.8 Traffic calming and parking shall be designed into the overall layout of residential developments.
- Objective TA1.9 Ensure all new developments are adequately served by car parking, parking for those with special needs and cycling facilities.
- Objective TA1.10 Provide adequate facilities for people with special needs including mobility needs to create a safe and accessible environment by providing parking facilities on ground floor level, tactile crossing points, audio facilities on traffic lights and dished kerbs.
- Objective TA1.11 Potential access points will be identified to ensure orderly development and avoid ad-hoc future development.
- Objective TA1.12 Facilitate greater ease of traffic movement through, within and around the village without compromising the consolidation of Craughwell.
- Objective TA1.13 Require developers / landowners to provide for adequate access to backland areas in order to facilitate the efficient development of these areas.
- Objective TA1.14 Parking shall be integrated with the movement network to achieve optimum use of parking spaces.
- Objective TA1.15 Reserve strategic gateway entrances from existing road network to lands west of the railway line and north of the R347 to accommodate the medium to long term growth of the village as indicated on Map B of the Plan. Refer to Map B of the Plan for indicative location of 'Strategic Gateways'
- Objective TA1.16 Carry out a Traffic Management Plan for Craughwell and review the existing Plan ever 5 years prior to the review of the Craughwell LAP 2009-2015.

**Policy TA2** As a general policy, the location of new means of access to the National Primary Road and National Secondary Road network, for residential, commercial, industrial or other development dependent on such means of access, shall not be permitted except in areas where a speed limit of 50-60 km/h applies, or in the case of infilling, in the existing built-up areas. The Planning Authority shall in the first instance, seek to channel traffic from new development onto existing local roads and in this way use established access points to gain entry onto national roads.

The only exemptions to this general restriction that may be considered would be developments of national or regional strategic importance which by their nature are most appropriately located outside urban centres and where the developments proposed have specific locational requirements or are dependent on fixed physical characteristics. In this regard, Galway County Council shall engage with relevant stakeholders including the NRA, Dept of Environment, Heritage and Local Government and, if appropriate, neighbouring Local

FIG 4e: Integrating parking into new developments



Source: Urban Design Compendium

Authorities to develop a strategy to identify such strategic activities or strategic locations and a set of criteria which would guide development in such circumstances.

Relevant considerations may include;

- Relevance and appropriateness of the proposed development in supporting the aims and objectives of the National Spatial Strategy and the Regional Planning Guidelines.
- The nature of the proposed development and the volume of traffic to be generated by it
- The implications for the safe and efficient operation of the national road as well as any proposed upgrades or routes for new roads
- Implications for the traffic carrying capacity and service life of the road
- Suitability of the location vis-à-vis other locations
- Existing development in the area
- The precedent that could be created for follow-on development of a similar nature and potential implications for national roads

### Policy TA3

It is the policy of the Council to seek to encourage pedestrian and cyclist movement that conform to natural desire lines in the interest of providing a permeable and sustainable circulation pattern.

#### Objective TA3.1

The needs of people on foot require careful analysis and shall be paramount in development layouts to ensure that roads do not dominate new developments.

#### Objective TA3.2

All new developments shall link to and integrate with existing routes where possible. All new routes shall be developed along desire lines i.e. footpaths shall lead where people want to go, be positive, direct and barrier-free.

#### Objective TA3.3

Pedestrian links will be developed in a co-ordinated manner to connect open space systems.

#### Objective TA3.4

Existing footpaths shall be improved and maintained where resources permit.

#### Objective TA3.5

Ensure that all new pedestrian facilities have particular regard to the needs of the mobility impaired.

#### Objective TA3.6

Promote sustainable modes of travel through enhanced pedestrian connectivity and safety.

#### Objective TA3.7

The movement network shall be developed to provide adequate space for pedestrians and cyclists and to offer choice with a presumption in favour of walking, cycling and public transport.

#### Objective TA3.8

Pedestrian routes should be well-connected, convenient, convivial, comfortable, conspicuous



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and safe.

**Objective TA3.9** Facilitate the provision of pedestrian/cycle/public lighting links between Craughwell National School and the existing village core as resources permit.

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**Policy TA4** It is the policy of the Council to facilitate and expand the public transport system where appropriate, to enable ease of movement, business and quality of life.

**Objective TA4.1** GCC shall co-operate with service providers to increase the number of bus services to neighbouring settlement centres.

**Objective TA4.2** Investigate measures to encourage the extension of public transport within the plan lands.

**Objective TA4.3** Co-operate with transport providers and community groups in the improvement of the public transport system, the creation of an integrated transport network and the provision of a bus shelter.

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## 5.0 LAYOUT AND BUILT FORM

### 5.1 Context

The plan lands include the village of Craughwell and the immediate environs and centre on the N6. The Craughwell / Dunkellin River transect the south of the plan lands and are partially bounded by the rail line to the West. The land is gently sloping with a defined valley to the south of the Village Core. The highest point of the LAP lands (34mOD) is located in the south of the LAP and is currently undeveloped. The village is linear in form. There is opportunity to consolidate the built form of the village. There are tracts of undeveloped land to the West of the Main Street, the North-east of LAP area and around the train station. These tracts of land present great opportunity to expand and develop village centre activities, new neighbourhoods and recreational facilities. The annual flooding of the plan area presents both challenges and opportunities in creating and adding to the character of the area. The rail line, the river and river valley have historically acted as parameters to the expansion of the village (see FIG 5a and FIG 2a).

### 5.2 Strategy

GCC will seek to encourage the consolidation of the village and to improve the overall built form of the village through the development of brownfield sites, the re-use and redevelopment of existing buildings and greenfield development where appropriate. GCC further seek to encourage careful attention to design and detail in all developments. All new developments shall facilitate a layout that integrates with the existing village. GCC will also encourage Sustainable Drainage Systems (SuDS) to enhance the natural amenity of the area while managing the problem of flooding. SuDS are discussed in more detail in Section 8.

GCC seek to achieve appropriate densities in line with national guidelines to ensure that developments are in keeping with, and complement the existing character, amenity and heritage of the village and to achieve high standards of design and layout. As discussed in Section 3, four development areas have been identified each with their own specific character, with differing types and densities of development, a movement network including proposed cycle / pedestrian routes and indicative access points and provisions for adequate open space and natural amenity areas (See FIG 5a). Development in these different areas will be guided through the following density guidelines and plot ratios (See TABLE 5a) and the development management standards set out in Section 13.

FIG 5a: Development Constraints / Parameters

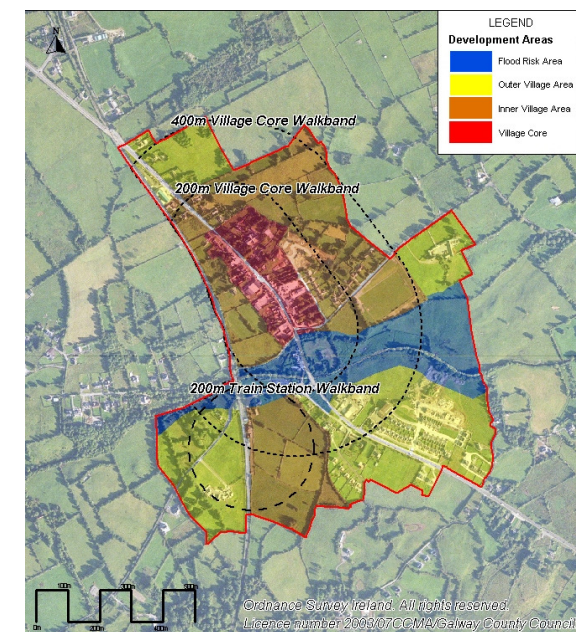
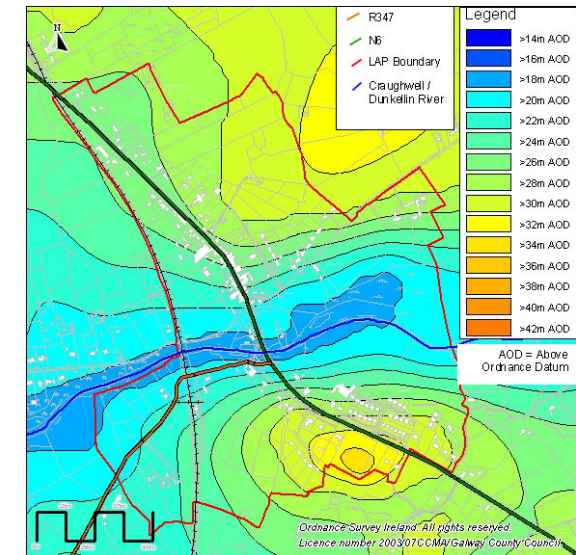


FIG 5b: Development Areas



TABLE 5a: Density Guidelines and Potential Development Yield

DEVELOPMENT AREA	DENSITY GUIDELINES AND POTENTIAL DEVELOPMENT YIELD									
	Gross Area	Net Developed Area	Committed Lands	Undeveloped Lands	Required Minimum Public Open Space	Average No. of Dwellings per ha	Potential / Optimal No. of Dwellings	Max Plot Area Ratio	Max Site Coverage	Max Building Height
<b>Plan Area 94.39 ha(including Roads)</b>										
Village Core	7.04	4.42	0.04	2.58	15%	25	64	1.00PAR	40-60%	2.5
Inner Village	32.48	8.82	1.4	22.26	15%	25	557	0.35PAR	40%	2
Outer Village	33.73	12.52	3.21	18	15%	20	360	0.3PAR	30%	2
Flood Risk Area	14.58	0.94	1.36	12.28	-	-	-	-	-	-
Plan Area	87.33	26.7	6.01	55.12	15%	-	981	-	-	-

## Notes:

- Plot Area Ratio** – Plot area ratio (PAR) refers to the gross floor area of buildings on a site divided by the gross site area, where the gross floor area is expressed as a fraction of the gross site area. An increase in PAR may be considered on sites where major new community facilities are provided that form a new focal point in the village, such as a new open space area.
- Site Coverage** – Site coverage refers to the area covered by the building(s) footprint expressed as a percentage of the total site area. A maximum of 60% shall apply to 1.5 and 2 storey buildings (up to 9m in height) and a maximum of 50% shall apply to 2.5 storeys or higher (up to a maximum of 11m in height) in the Village Core. Increased site coverage may be considered, subject to high standards of design, adequate natural lighting and the protection of the amenity of adjacent developments.
- Building Height** – The maximum building height of 2.5 storeys is consistent with the predominant character and scale of existing development within the village centre. A maximum height of 2 storeys is considered generally appropriate, with 2.5 storey buildings on corner sites or other focal points in the Village Core.
- Public Open Space** – Public open space (POS) generally refers to usable, well-located green areas but in certain cases may also include paved areas that can be used for recreation, that are well-landscaped and that form an integral part of the development. POS would generally only be required in non-residential and multiple unit residential developments. The POS requirement may be reduced at the discretion of the Planning Authority provided there is adequate access to sufficient open space lands nearby and the character and amenity of the development and surrounding properties is not unduly affected. Private open space would also need to be provided in accordance with the GCDP 2003-2009 and the Residential Density Guidelines 1999, as appropriate.
- Potential / Optimal Number of Dwellings** is for indicative purposes only and is calculated by estimating the no. of houses that could be developed on the undeveloped lands (excluding the Flood Risk Area) using the Average No. of Dwellings per Ha.
- The total potential number of dwellings is approximately twice the housing allocation for Craughwell under the CDP that is currently being reviewed. This is considered to be an appropriate figure taken cognisance of the revised population projections and timescales for delivery of a Wastewater Treatment Plant for Craughwell.



- Objective LB1.1 New developments should be designed in such a way as to create new focal points and landmarks within the village. This can be achieved through the use of increased building heights or different materials or design treatments in strategic locations, such as corner sites or those at the entrance to significant new developments.
- Objective LB1.2 Appropriate gateways, entrances and thresholds should be encouraged at the edges of the village and at the entrance to major new developments. The entrances to the village should be designed as gateways with high quality public spaces, structures and / or landscaping to create a sense of place, arrival and identity.
- Objective LB1.3 Orientate buildings towards public roads and other public spaces so as to provide a 'face' to development, to create a more vibrant streetscape and to ensure natural surveillance and a safe environment. Buildings on corner sites will be encouraged to 'turn the corner' by fronting onto two streets.
- Objective LB1.4 Buildings and spaces should be designed to provide a human scale along street frontages with the use of appropriate building heights and responsive ground floor treatments.
- Objective LB1.5 Home zones provide an innovative approach to the design of residential streets as useable spaces for local residents, pedestrian, cyclists and children and should be promoted in appropriate areas.
- Objective LB1.6 Apply appropriate building lines that contribute to the streetscape in the Village Core but which provide a more organic fit to the landscape in the Inner Village and Outer Village. Setback and accentuate buildings in key locations along the main street to provide for new public squares, to provide relief from rigid building lines, to create a more vibrant and active street edge and to improve the visual quality of streets.
- Objective LB1.7 Building widths will be encouraged to reflect vernacular forms with narrow floor plans that provide benefits in terms of dual aspects and views, solar gain, reduced ridge heights, less monolithic buildings, greater opportunities for creating enclosure, defined street edges and courtyards.
- Objective LB1.8 Building heights should be in keeping with the character and scale of existing development in the area and should respond appropriately to the immediate context. A maximum building height of two-storeys will generally apply but reduced building heights will be required in visually vulnerable locations. Increased building heights may be considered in exceptional circumstances where they contribute positively to the village character and design subject to high standards of design and site suitability.
- Objective LB1.9 Building materials and finishes should be appropriate to the locality, site context and building function. Appropriate local building materials would include limestone, nap plaster



and slate. A limited and / or complementary palette of high quality building materials should be used in both buildings and paving to provide a unified character in particular areas.

- Objective LB1.10** GCC will encourage the use of locally sourced or sustainable materials for conservation or enhancement of works
- Objective LB1.11** New buildings should be sustainable in their siting, orientation, design and construction. Passive solar design techniques, high energy efficiency, low impact construction methods and the use of local building materials and craftsmanship can all help to ensure that new developments minimise their environmental impacts and long term costs.
- Objective LB1.12** Buildings and public spaces should be designed to create quality places that are suited to their context, that have a recognisable identity and that contribute to the creation of a high quality public realm.
- Objective LB1.13** Developments should provide for a high level of connectivity and permeability, to encourage walking and cycling and to promote linkages between areas, together with an adequate level of legibility, to provide a distinctive distribution of places and spaces that provide adequate orientation and clarity.

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**Policy LB2**

It is a policy of the Council to protect the landscape sensitivities, views and prospects in Craughwell and to promote the development of a green network and high quality landscaping.

- Objective LB2.1** Promote the use of landscaping in developments that is sympathetic to the natural landscape and local conditions. Native trees and shrubs should be used that are suited to the landscape context, local flora and fauna and soil conditions on the site.
- Objective LB2.2** Support the development of a network of amenities, open spaces and natural areas that support ecological biodiversity, that provides pedestrian and cycling linkages and active and passive recreation opportunities and that helps to structure and provide relief from the built environment. Natural areas, parklands and greenway linkages within the network can provide the focus and catalyst for new high quality developments in the village, such as along the railway line and within appropriate proximity to the river.
- Objective LB2.3** Incorporate existing landscape features such as streams, trees and hedgerows as integral elements of new development layouts. Developments should be orientated to acknowledge these elements and to face on to them wherever possible. Features such as streams can form an important part of the amenity or open space areas of developments and can form part of pedestrian and cycling linkages that link developments to other areas and amenities



in the village.

Objective LB2.4

Ensure that new developments are integrated with the landscape by setting buildings into the landform, designing building forms to step down with contours and avoiding any major remodelling of the ground levels. The design of new development should be assimilated with the landscape and this should be guided by the Galway Design Guidelines for the Single Rural House 2006 in rural and less built up areas and by the Galway Clustered Housing Guidelines in more built up areas.

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**Photo 6a:** Residential development under construction  
**Photo 6b:** Large residential development developed in 1990's



**Photo 6c:** Blackberry Way

## 6.0 RESIDENTIAL DEVELOPMENT

### 6.1 Residential Context

The GCDP 2003 – 2009 identified Craughwell on the fourth Tier of the settlement hierarchy. Within the plan period, 880 households are allocated collectively to the thirty settlements on this tier. As mentioned in Section 3, approximately 71 of these houses are allocated to Craughwell within the plan period. This was reviewed in the new CDP. The CDP 2009 – 2015 allocated 500 houses to the Craughwell settlement centre.

The DoEHLG's Residential Density Guidelines for Planning Authorities 1999 and the Planning Guidelines on Sustainable Residential Development in Urban Areas 2008, recommend higher residential densities on sites in close proximity to proposed or existing public transport corridors and in towns and villages with sufficient infrastructure.

### 6.2 Residential Strategy

This LAP proposes low to medium residential densities in congruence with the village character. Three different residential sectors are proposed in the Village Core, the Inner Village and the Outer Village development areas as set out in TABLE 5a. A high PAR of 1.0 is proposed in the Village Core Area to encourage a compact village and to encourage development of brownfield sites. The average net density across the plan lands (excluding the Flood Risk Area) is c.23 per hectare (c.9 per acre). GCC seek to adopt a sequential approach to residential development.

Residential development in Craughwell should contribute to the creation of neighbourhoods / living environments. The council will encourage the creation of neighbourhoods through pre-planning meetings and the development management process. A holistic approach will be adopted to help create a village that is an attractive living environment and a community and not a dormitory settlement of suburban housing developments.

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**Policy RD1** It is a policy of the Council to encourage residential development that adds to the character and is appropriate to the existing character and density of the village.

**Objective RD1.1** The naming of new residential estates must reflect the local character of the area.

**Objective RD1.2** Residential developments must have regard to the village and rural ethos of the surrounding landscape; a respect for design, density, materials used and mass.

**Objective RD1.3** Each residential scheme within the Craughwell LAP shall make a positive contribution to its locality and make best advantage of its location by the use of site topography, landscape,

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	sunlight and daylight to optimise sustainability and reduce the carbon footprint of the village.
Objective RD1.4	Houses located at the plan boundary will be at a low density to create a soft transition between the plan area and the surrounding landscape.
Objective RD1.5	Maintain the character of the area outside the village centre by encouraging residential development to reflect Galway County Councils Housing Design Guidelines for Single and Clustered Housing and any other such guidelines as may be published by the council.

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<b>Policy RD2</b>	It is a policy of the Council to promote the development of a wide housing choice in terms of tenure, house size and type to ensure the development of a balanced community structure within the expanding village of Craughwell and to enable people to trade-up / down within the village. A mix of apartments, town houses - terraced / duplex, semi-detached and detached dwellings will be encouraged within the plan area.
Objective RD2.1	Ensure sufficient numbers of social and affordable housing are at appropriate locations.
Objective RD2.2	Avoid social segregation through encouraging developments that have a strong mix of house types and affordability.
Objective RD2.3	Ensure that appropriate units are developed in the housing market for the elderly, people with disabilities and other special needs as close as practically possible to the village centre.
Objective RD2.4	Implement the provisions of Part V of the Planning and Development Act and the County Galway Housing Strategy.
Objective RD2.5	Seek to support the implementation of GCC's Traveller Accommodation Programme during the lifetime of the Craughwell LAP.

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<b>Policy RD3</b>	It is a policy of the Council to encourage residential development that is well-designed, economical, of a superior quality, good living environment, and has a minimal impact on the environment and landscape.
Objective RD3.1	GCC will seek to co-ordinate the provision of road, cycle and pedestrian networks and other services to new residential areas and between residential areas.
Objective RD3.2	Require developers to carry out a site assessment of the natural features that define the character of a site in the context of its surrounding environment and integrate these features into development proposals.
Objective RD3.3	GCC will encourage renewable energy technologies such as solar panels, domestic wind turbines and geothermal heat pumps where appropriate.
Objective RD3.4	Each residential scheme shall have a sense of identity and place and legible spatial hierarchy





associated with the places within and the routes through the scheme shall be characterised by an easily legible design approach to the grading from public to private areas

**Objective RD3.5** Encourage development in Craughwell of an appropriate density, scale and population that reflects the status of the village on the fourth tier of the Galway County Development plan Settlement Hierarchy.

**Objective RD3.6** The PA may require Action Area Plans/Master Plans with large residential and/or mixed use development applications (in excess of a floor area of 1,500m<sup>2</sup>), which has regard to the County Settlement Strategy, to the principles as set out in the Land Use/Residential Strategies and Frameworks, the need to build in community gain priorities and that incorporates a phasing programme to ensure the provision of services and the proper completion of each stage of the scheme.

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## 7.0 COMMUNITY FACILITIES, RECREATION, AMENITY AND OPEN SPACE

### 7.1 Context

There is a range of existing community facilities and amenities in and adjacent to the Craughwell plan area that form an integral part of the community life of the village. These include educational, religious and sports and recreational facilities such as a primary school, a church, a community hall, a GAA pitch, an all-weather pitch, the Blazer kennels, the village green, new village centre plaza and the old Craughwell Bridge. Community facilities and amenities are features that add to an area's desirability, support community vitality and can help form the foundation for development of an area.

The natural environment in and around Craughwell has a number of significant features and amenities that offer both active and passive recreational opportunities. This includes the area's extensive open countryside, the Craughwell / Dunkellin River, the Rahasane Turlough and the Moyode Woods.

### 7.2 Strategy

The provision of community facilities and public open space is essential to community living. GCC recognise that such facilities are essential to the health and well-being of an individual and to the promotion of a sustainable community. It is the strategy of the Council to protect existing community facilities and amenities and to seek to develop new facilities and amenities as the need arises.

FIG 7a: Existing Community Facilities, Amenities and Open Space

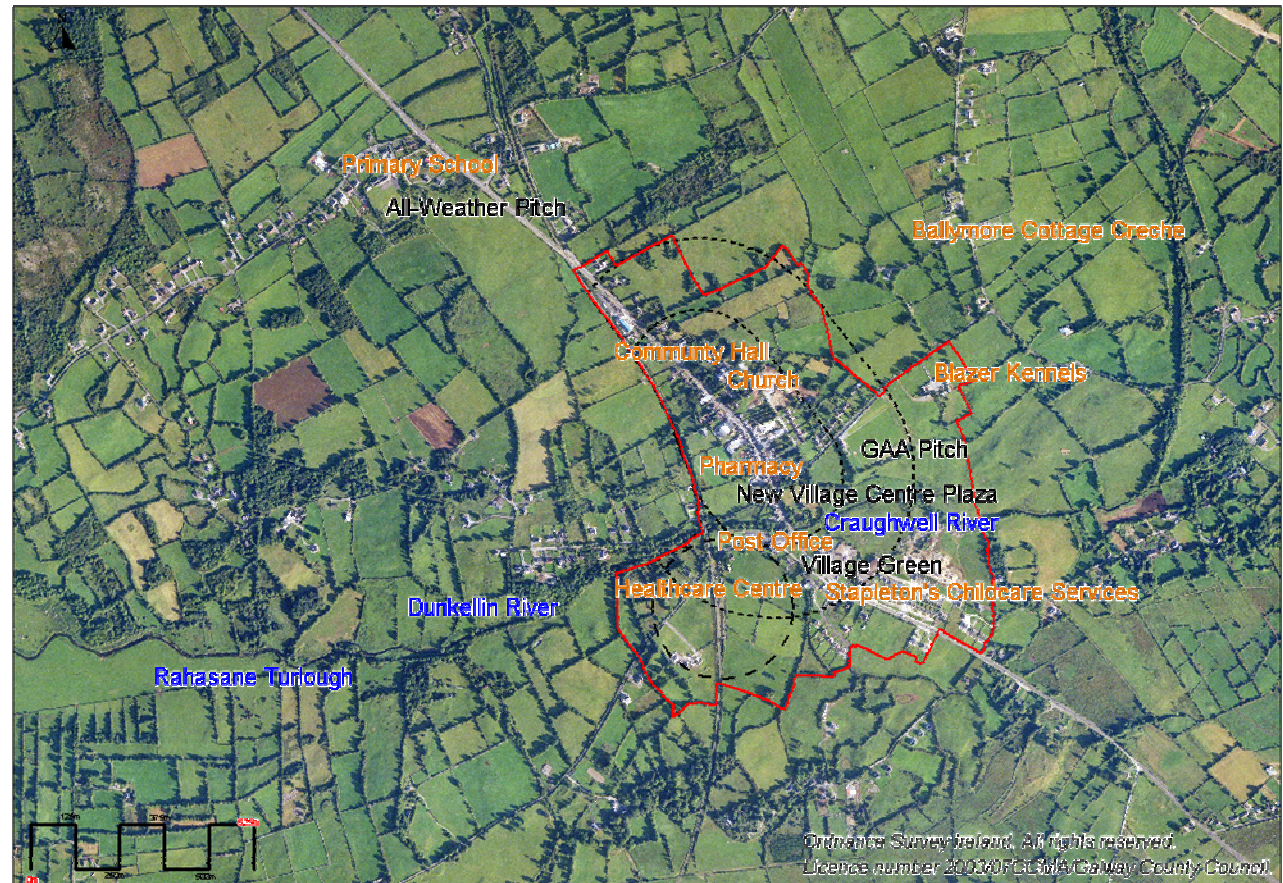


FIG 7b: Existing Community Facilities



TABLE 7a: Community Facilities

COMMUNITY FACILITIES	LOCATION
Primary School	North west of LAP boundary.
Community Hall	Main street of Craughwell, Inner Village Development Area.
Church	Main street of Craughwell, Village Core Development Area.
Childcare	Adjacent to village green, Outer Village Development Area. North east of LAP boundary.
Healthcare	Adjacent to village green, Outer Village Development Area.
Post Office	Adjacent to village green, Outer Village Development Area.
Pharmacy	New village centre development, Village Core Area.
GAA pitch	Ballymore Road, Inner Village Area.
All-weather Pitch	North west of LAP boundary.

TABLE 7b: Open Space

OPEN SPACE	LOCATION
Waterway and Floodplain	Flood Risk Area.
Meadow / grazing / agricultural lands	Village Core Development Area. Inner Village Development Area. Outer Village Development Area. Village environs.
Rahasane Turlough	South west of the LAP boundary.
Moyode Woods	North of the LAP boundary.
Playing Fields	Ballymore Road, Inner Village Development Area. North west of the LAP boundary.
Church yard / green	Village Core Development Area.
Village Green	Outer Village Area
Plaza	New village centre development, Village Core Development Area.

FIG 7C: Existing Open Space in Craughwell



**FIG 7d: Potential Walkways / Cycle Paths**



**Policy CF1** It is the policy of the council to support a range of open spaces and amenities to protect existing areas of public open space from inappropriate development and maintain these areas for public use.

- Objective CF1.1 To seek to develop a natural amenity walk along the Craughwell / Dunkellin River for amenity purposes and to protect biodiversity.
- Objective CF1.2 To seek to develop a walkway between the village and the Rahasane Turlough to improve access to this unique natural amenity.
- Objective CF1.3 To seek to secure the provision of high quality open spaces' including the development of amenity walkways and localised public open spaces and play areas as the need arises and resources permit.
- Objective CF1.4 To promote the development of lands identified as flood risk areas for recreational and natural amenity purposes.
- Objective CF1.5 To seek to protect the church and its curtilage as a green refuge at the heart of the village.

**Policy CF2** It is a policy of the council to promote and enable the development of community facilities, public services and support mechanisms in the local area, such as to serve the needs of the local population.

- Objective CF2.1 To encourage the development of play areas within existing and proposed residential developments.
- Objective CF2.2 To encourage the provision of community, educational, cultural, recreational, and amenity facilities in tandem with residential, commercial and other development.
- Objective CF2.3 Proposals for development will be required to make provision for public open space, play space or other informal recreational facilities in accordance with the standards adopted by the council contained in this plan and the GCDP.
- Objective CF2.4 Developers will be required to contribute either financially or in kind in accordance with the councils adopted development contribution schemes.
- Objective CF2.5 To provide informational and directional signs for the Rahasane Turlough and Moyode Woods in the village.
- Objective CF2.6 To seek to provide picnic benches and informational signs of the Craughwell area in the



village green.

**Objective CF2.7** Access to the open countryside shall be promoted through appropriate development design and layout.

**Objective CF2.8** The proposed playground shall be protected as a safe playing environment for the young people of Craughwell.

**Objective CF2.9** To encourage the provision and further development of community facilities which are flexible and capable of being managed for a number of different uses and to encourage the further use of existing facilities to maximise the sustainable use of such infrastructure and promote community cohesion.

**Policy CF3** It is a policy of the council to seek to increase the opportunities for gaining access to the countryside where these can be accommodated without significant detriment to landscape or nature conservation interests.

**Objective CF3.1** The council will seek to enhance and extend the existing network of public rights of way and open spaces.

**Policy CF4** It is the policy of the council to ensure that recreational facilities do not impact negatively on natural amenity and public facilities and to ensure that such facilities are well located in relation to the target users.

**Objective CF4.1** Development will be restricted on prominent sites to avoid visual intrusion on the landscape.

**Objective CF4.2** The open space of the plan area shall be enhanced through the protection and integration into new development of existing stone walls, trees and native hedgerows, and the promotion of similar materials for new boundaries.

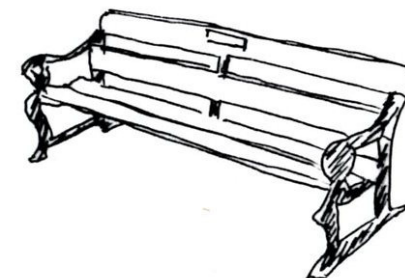
**Objective CF4.3** The LAP shall promote open space that makes a positive contribution to the sense of place and engender a sense of civic pride in Craughwell.

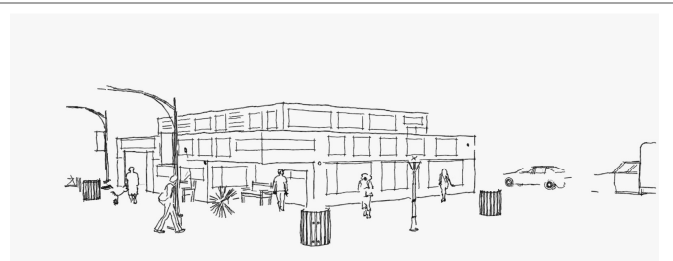
**Objective CF4.4** The open space of the plan area shall be enhanced through appropriate lighting.

**Objective CF4.5** Development on lands adjacent to the Craughwell / Dunkellin River must demonstrate how it will be integrated with this open space area, in order to provide a pleasant, usable and safe green corridor for access / recreation along the river bank.

**Policy CF5** It is the policy of the Council to make provision for the needs of all residents and visitors in terms of accessing leisure, recreation and community facilities.

FIG 7e: Street Furniture



**FIG 7f:** Passive Surveillance and Open Space

The use of appropriate surveillance can create safe and usable open space through innovative design

- Objective CF5.1** To promote a hierarchy of open space including private, semi-private and public open space and to link all semi-private and public open-space where appropriate.
- Objective CF5.2** To seek to create safe and usable open space through overlooking and passive surveillance.
- Objective CF5.3** Open space surrounding community buildings shall be subject to continuous landscaping improvements.

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**Policy CF6** It is the policy of the Council to support the prevention, reduction and recycling of waste in Craughwell to ensure that as little waste as possible is remaining to be disposed of and facilitate the provision of adequate waste infrastructure, such as bring banks for all recyclables including glass/bottle banks at suitable locations within the village area.

- Objective CF6.1** Promote the prevention, reduction and recycling of waste in new developments. Applicants will be required to submit proposals demonstrating how this is to be achieved with planning applications.

## 8.0 SERVICES AND INFRASTRUCTURE

### 8.1 Context

Adequate services and infrastructure are an essential component of development in meeting community needs and protecting the environment. Infrastructural services include water supply, wastewater and surface water removal and treatment, electricity supply, broadband, gas, mobile phone coverage and telecom connections. Certain types or elements of infrastructure can be unattractive and it is often difficult to assimilate such infrastructure into even the most robust streetscapes. It is important that measures are implemented to reduce the visual impact of infrastructure while at the same time recognising that infrastructure is essential to support the development of the village.

#### 8.1.1 Water Services

##### *Water Supply*

There is a supply of water from Lough Rea to Craughwell. The village was connected to the Loughrea Water Supply in July 2008.

##### *Wastewater Treatment and Disposal*

Currently, the area is served by private wastewater treatment systems. Private wastewater treatment plants are a risk to the receiving environ when not operating correctly. It is envisaged that the population of the village will continue to grow. This growth will place pressure on the quality of the receiving waters, which at present is the groundwater via percolation from septic tank systems. To safeguard and protect these waters against pollution, superior wastewater treatment facilities are required. There are proposals for a sewerage treatment plant with reed bed tertiary treatment. Subject to Departmental approval, construction of the Scheme may start in late 2010 with completion in late 2011. No new significant development will be permitted in the area until such time as the public Waste Water Treatment Plant (WWTP) has been substantially completed.

##### *Surface Water*

The management of surface water has become an issue of growing importance. The continued development upon agricultural land will intensify pressures on surface water drainage in the plan area. There is a need to manage surface water in built up areas in a sustainable way to avoid adverse impacts on properties, infrastructure and the surrounding natural environment. As the area is subject to significant flooding as evident from the OPW national hazardous flooding website, GCC will seek to manage surface water and flooding in an integrated manner through Sustainable Drainage Systems (SuDS) and techniques.



Photo 8a: Street Light on Craughwell Bridge



*Groundwater*

The protection of groundwater has become an issue of growing importance as it is a non-renewable resource. The Craughwell area has high – extreme vulnerable groundwater (see Appendix C). It is essential that all waste facilities in the area operate to a high standard.

*Flooding*

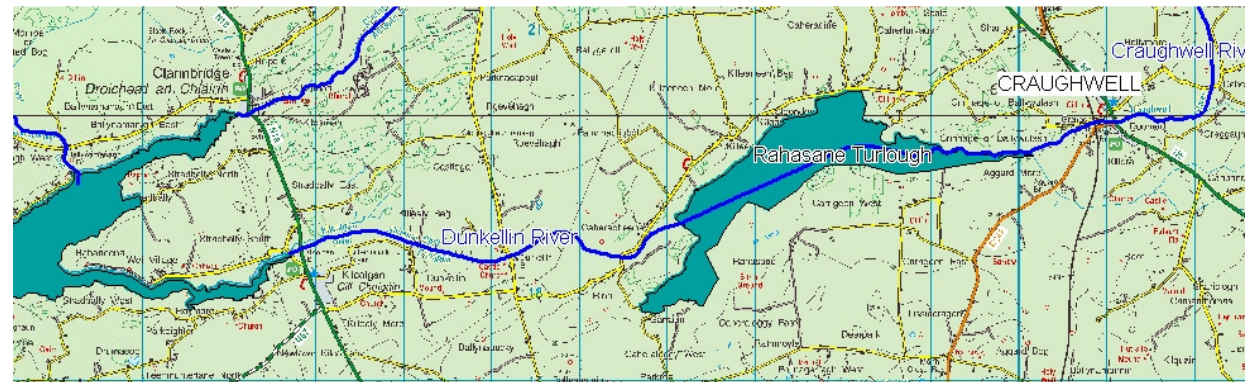
Flooding is a natural process and can happen at any time. It constitutes a temporary covering of land by water and presents a risk only when people and human assets are present in the area which floods. Assets at risk from flooding can include house, transport and public service infrastructure, commercial and industrial enterprises, agricultural land and the environmental and cultural heritage.

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Flooding is a common occurrence in the Craughwell area at present and historically.

The Craughwell / Dunkellin River transect Craughwell to the south of the village, running perpendicular to the N6, and continue to Rahasane turlough before discharging into Kinvara Bay. The section of the river which flows through Craughwell traverses a valley, thus the area is subject to much flooding. There have been more frequent major flooding events throughout the country and due to ongoing climate-change trends there is an increased awareness that these conditions may be further exacerbated in the coming years. The floodplains of the Dunkellin / Craughwell River generally flood every year after prolonged heavy rainfall. Records from the OPW confirm that the water of the Craughwell / Dunkellin River has risen to 21.809m Malin Head Datum on the carriageway of the N6.

FIG 8a: Craughwell / Dunkellin River



Although flooding cannot be wholly prevented, its impacts can be avoided and reduced through good planning and management. All forms of flooding and their impact on the natural and built environment are material planning considerations.

GCC have identified a Flood Risk Area in Craughwell as part of the broad land use strategy (see Section 3). The Office of Public Works (OPW) National Flood Hazard Mapping website was used to identify the extent of the flooding in the Craughwell area. The main source of flooding in Craughwell is overland runoff and groundwater flooding due to a raised water table in winter months.

*Flood Management Strategy*

GCC seek to steer new developments to areas with the lowest probability of flooding. Further to the Flood Risk Area identified in Section 3. GCC have identified 3 different flood zones, namely Flood Zone 1, Flood Zone 2 and Flood Zone 3. Development will occur within the LAP lands according to the policies, objectives and development management standards set out in this plan. It is the strategy of the Council to reduce the potential risks to people, property and the environment caused by flooding, through a hierarchy of avoidance, followed by substitution of lower vulnerability uses and, only if avoidance and substitution are not possible, reduction and management of the risks through a variety of techniques.

*Flood Zone 1 – The Functional Floodplain / High Probability*

This zone comprises land where water has to flow or be stored in times of flood. This area was identified from maps and data on the OPW National Flood Hazard Mapping website. Flood Zone 1 is directly related to the Flood Risk Area.



There is a high probability of flooding in this area. It is likely that flooding will occur once each year. The consequences of such flooding include damage to property and infrastructure. Thus GCC will only consider limited development in this development area / flood zone. (See Section 13 for the type of development that may be permitted in this zone).

**Flood Zone 2 – Medium probability**

This zone is comprised of land that may flood in the future. This flood zone was developed around Flood Zone 1 and between the 20m AOD and the 22m AOD contours. Where the area between these 2 contours is included in Flood Zone 1, an approximate 20m buffer was used around Flood Zone 1. There is a low probability of flooding occurring in this area. It is likely that flooding may not occur here for 20 – 50 years. Possible consequences of such flooding include damage to property and infrastructure (see Section 13 for the type of development that may be permitted in this zone).

**Flood Zone 3 – Low Probability**

This zone includes all land within the LAP boundary outside of the above two zones. Elevations vary between 22mOD and 34mOD. There is a very low probability of flooding occurring in this area. Potential flooding may be caused by inadequate drainage systems. Possible consequences of such flooding include damage to property and infrastructure (see Section 13 for the type of development that may be permitted in this zone).



Photos 8b, 8c & 8d: Flooding in Craughwell

FIG 8a: Flood Zones of Craughwell

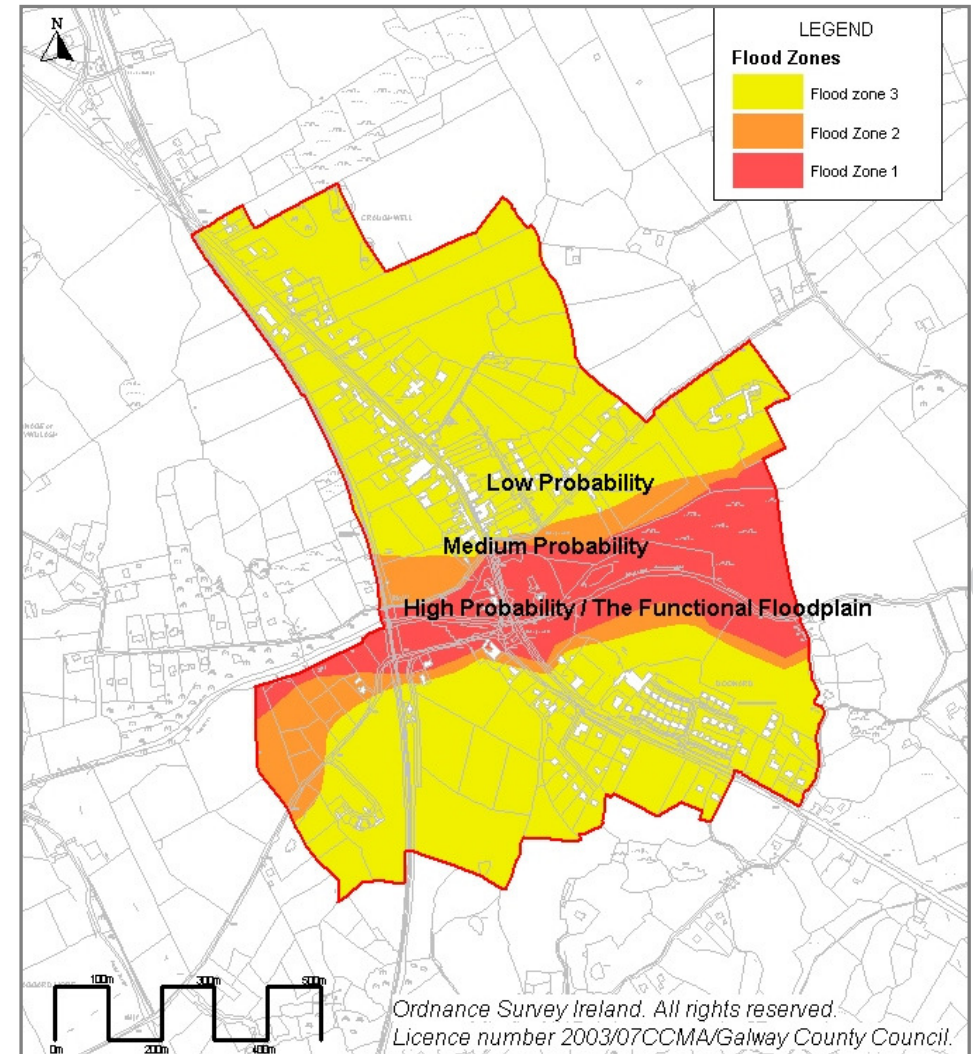
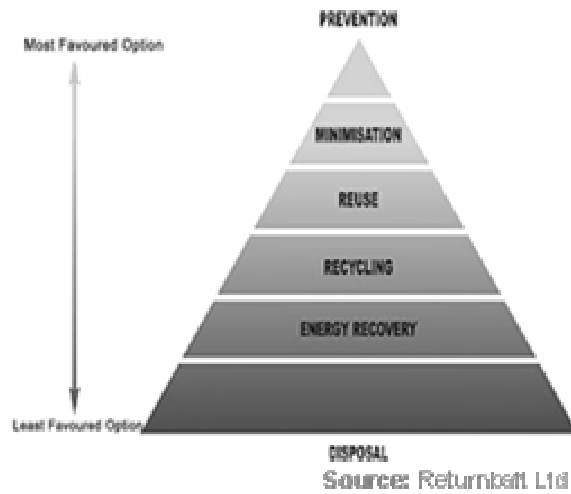


FIG 8b: Waste Hierarchy



**8.2 Power and Communications**

Craughwell has sufficient power and telecommunication services including electricity supply, telecom, mobile and broadband services. Craughwell is scheduled for connection to the Bord Gáis network between 2008 and 2009 and works have already commenced. Such services are central to strategic and sustainable development.

**8.3 Waste Management**

Waste Management is concerned with the generation, collection and disposal of waste. The Waste Hierarchy encourages the prevention of pollution, the minimisation of waste and the re-use of materials where appropriate (see fig 8c). From the Waste Hierarchy it is clear that recycling is encouraged but reduction and re-use are the preferred methods of reducing waste. Waste Management is a shared responsibility between the local authority and the local community.

The Waste Management Act 1996 defines waste as: “Any Substance or object which the holder discards or intends or is required to discard”.

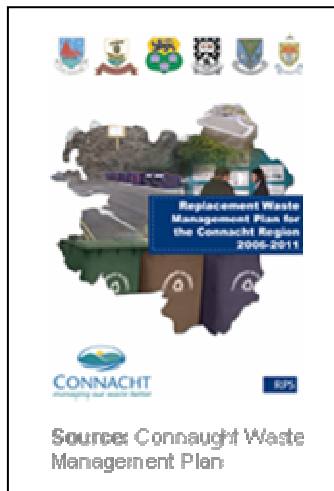
A segregated waste collection service for dry recyclables and landfill waste is currently provided in the Craughwell Area by three private operators (Barna Waste Ltd, Rural Refuse & Recycling and Moran Refuse Services) for domestic and commercial waste. There are recycling centres within reasonable proximity to Craughwell at Tuam and Ballinasloe which accept many items such as dry recyclables, electronic goods and clothes from the domestic sector free of charge. Further development within the plan area will exert additional pressures on waste management in the area. Accordingly it is necessary to encourage the promotion of waste prevention and minimisation as part of the local planning process.

The local authorities of Galway County, Galway City, Mayo County, Sligo County, Roscommon County and Leitrim County have jointly prepared the Connaught Waste Management Plan 2006 – 2011 (see FIG 8c). The plan sets out the policy for an integrated approach to waste management for the next two years in the region.

**8.4 Strategy**

It is the strategy of the Council to implement the policies and objectives of the Connaught Waste Management Plan in the Craughwell Area. The implementation of the waste management policies and objectives shall be achieved through the development management process by accommodating recycling facilities for new residential and commercial development as well as through promotion and education by the Forward Planning and Environment Sections of Galway CountyCouncil.

FIG 8c: Connaught Waste Management Plan



It is the strategy of the Council to ensure that there are adequate utility services and infrastructure to support development in the Plan Area in a manner that is efficient, cost effective, environmentally appropriate and that protects public health. Wherever practicable, services and infrastructure should be delivered in an integrated manner and should be planned for and provided in advance of development.

**Policy SI1** It is the policy of the Council to manage all water in the village, to ensure that development proposals provide adequate water and wastewater infrastructure to facilitate the proposed development and do not threaten the local environment and heritage.

**Objective SI1.1** Water supply shall be provided to new developments in accordance with the requirements of the Water Services Department of GCC.

**Objective SI1.2** To ensure that proposals for development fully demonstrate the suitability of proposed surface water outfalls to accommodate the proposed surface water discharge.

**Objective SI1.3** To support the provision of a public stormwater sewer in the village centre and the promotion of a Sustainable Drainage System approach.

**Objective SI1.4** To ensure the protection of the natural heritage and biodiversity of the Craughwell river flood plain through appropriate development management.

**Objective SI1.5** Support the application of SuDS throughout the Plan Area, in order to reduce surface water runoff generated by hard surfacing in new development.

**Objective SI1.6** To seek to reduce the overall level of flood risk in the Craughwell plan area through the layout and form of the development, and the appropriate application of sustainable drainage techniques.

**Policy SI2** It is the policy of the Council to seek to prevent inappropriate risks of flooding. Development will not normally be permitted in the **flood risk area** unless appropriate flood protection and mitigation measures can be put in place to ensure that the site can be safely developed and occupied and flood risk as a result of the development is not increased elsewhere.

**Objective SI2.1** To restrict inappropriate development in areas at risk of flooding, erosion, and other natural hazards.

**Objective SI2.3** Carry out Flood Risk Management in accordance with best practice and the 'Planning System and Flood Risk Management' Draft Guidelines 2008.

**Objective SI 2.4** To co-operate with the relevant environmental authorities such as the OPW in the



Photos 8e, 8f & 8g: Flooding in Craughwell



management of Flood Risk in Craughwell.

Policy SI3	It is the policy of the council to require flood studies with all planning applications proposed in the <b>flood risk area</b> to ensure that the development does not increase the flood risk in the catchment area. Generally a Flood Impact Assessment will be required with all significant developments and a certificate (from a competent person stating that the development will not contribute to flooding within the relevant catchment) will be required with all small developments of areas of 1 hectare or less.
<b>Policy SI4</b>	It is a policy of the Council to support the provision of adequate power and telecommunications infrastructure such as electricity and broadband services to service developments and to ensure that the operation of proposed infrastructure will not have a negative impact on the environment and public health.
Objective SI4.1	To ensure proposals for development for the re-routing, replacement or provision of new overhead service lines has a minimal visual impact on the village streetscape. All new power and communications infrastructure serving the LAP lands shall be undergrounded wherever feasible as part of the development of the LAP lands.
Objective SI4.2	Facilitate the provision of an adequate supply of power and telecommunication services.
Objective SI4.3	To encourage the development of Renewable Energy in Craughwell. Such infrastructure shall not impact significantly on the character and amenity of the surrounding area, the transportation network, the environment and public health.
Objective SI4.4	Development will be restricted in the area until a suitable waste water treatment plant is in place.
<b>Policy SI5</b>	It is a policy of the Council to develop the Craughwell area with respect to the limits of the local environment and biodiversity and to ensure that the natural amenity of the area is not threatened by services and infrastructure.
Objective SI5.1	To restrict development that is sensitive to the effects of flooding in the Flood Risk Area or where such development conflicts with the objectives for the creation and enhancement of natural open spaces associated with the Craughwell / Dunkellin river valley. Any development of lands in the Flood Risk Area would be subject to individual flood impact catchment analysis and may also be required to make a contribution to flood defences.



**Objective SI5.2** Development will be restricted in the area until a suitable waste water treatment plant is in place.

**Policy SI6** It is a policy of the Council to support the prevention, reduction and recycling of waste in Craughwell to ensure that as little waste as possible is remaining to be disposed of and facilitate the provision of adequate cost effective waste infrastructure, such as bring banks and biological treatment facilities, at locations that will not adversely affect residential amenities.

**Objective SI6.1** To ensure that an integrated collection and recycling system is provided to all households and commercial / industrial premises within the plan area.

**Objective SI6.2** To facilitate the improved segregated collection of dry recyclables and landfill waste.

**Objective SI6.3** To encourage the recycling of materials from all waste sources and promote the principles of waste prevention and minimisation with local businesses, schools and residents' association.

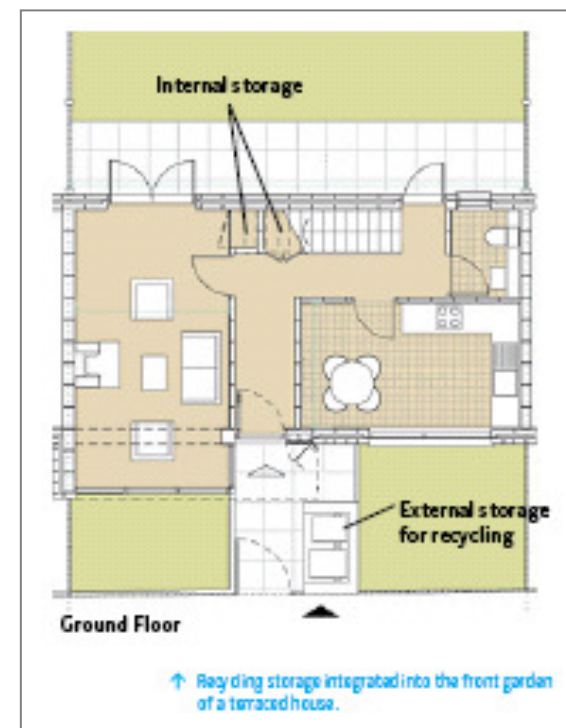
**Objective SI6.4** To provide Bring Banks in association with the local community at convenient locations throughout the plan area. These facilities will be funded and maintained by the property developers, operational managers or occupiers as appropriate. GCC will also encourage existing housing schemes to provide recycling facilities for the collection and removal of recyclable material in a convenient manner. Such facilities shall be visually unobtrusive.

**Objective SI6.5** To seek to develop biological treatment facilities in line with the GCDP and the Connaught Waste Management Plan. GCC shall encourage home composting as the primary method for the management of green waste in the Craughwell area (Home composter bins are available from the Environment Section of GCC). Up to 50% of household waste is comprised of green waste. GCC will further seek to reduce the current level of biodegradable content of waste consigned to landfill.

**Objective SI6.6** To minimise the risk of excavation works and storage of excavation materials on site and to mitigate their potential impact on the environment.

**Objective SI6.7** To promote the integration of waste recycling facilities and bring banks into the design of all new developments at an early stage. It is an objective of GCC to encourage the implementation of waste recycling systems in all new developments and to encourage pre-planning meetings to persons considering developing recycling sites / waste disposal sites and associated developments within the plan area. Applicants will be required to submit proposals demonstrating how this is to be achieved with planning applications.

FIG 8d: The integration of recycling storage into the plan of a house



Source: DoEHLG Urban Design Manual

- Objective S16.8 To encourage the implementation of waste recycling systems on demolition and / or construction of five or more housing units or commercial or industrial developments on sites in excess of 0.5 hectares.
- Objective S16.9 To minimise the risk of excavation works and storage of excavation materials on site, and to mitigate their potential impact on the environment. Further to this, GCC seek to reuse, recycle or dispose of such materials in the most sustainable manner in accordance with relevant national and European Union waste legislation.
- Objective S16.10 To promote the preparation of Waste Management Plans for Construction and Demolition projects in line with the DoEHLGs publication '*Best Practice Guidelines on the preparation of Waste Management Plan for Construction and Demolition Projects*'.
- Objective S16.11 GCC will encourage the recycling of materials from all waste sources and promote the principles of waste prevention and minimisation with local businesses, schools and resident / community associations through community education and awareness leaflets.
- Objective S16.12 GCC seek to be pro-active in the awareness of waste management issues by encouraging the re-use, recycling and recovery of waste and ensuring the 'polluter pays' principle is acknowledged and adhered to in all waste management activities.



## 9.0 ECONOMIC DEVELOPMENT

### 9.1 Context

Craughwell provides basic services such as convenience goods and petrol and provide an important community function and the basis for future development.

Craughwell appears as a local service centre under the County Settlement Strategy in the GCDP 2009 - 2015. Accordingly the employment opportunities there are limited. The 2006 Census of Population revealed that there is an unemployment rate of just over 3% in the Craughwell Electoral District. The Census also indicated that approximately 6% of the persons at work are employed in the agriculture industry; circa 13% work in building and construction; 13.5% in manufacturing and over 50% work in the service industry. Craughwell is strategically located between Loughrea and Galway. Most people travel to the larger urban centres to work.

There are a number of small convenience shops and specialist furniture shops in Craughwell. A retail floor space survey carried out by GCC in 2007 revealed that there is 5,988m<sup>2</sup> of retail floor space in Craughwell. The opening of the new village-centre development which has a total floorspace of 1,215m<sup>2</sup> will enable more local shopping. This village centre development includes a super-market, a betting office, a pharmacy and a restaurant.

The village is currently underprovided in terms of retail services and employment opportunities. There is much commuting to jobs in Galway City, Loughrea and Ballinasloe.

The retail floor space of the village will be increased with the completion of the new village centre development. The village currently lacks a supermarket. Currently the Statoil filling station is providing the local community with their daily shopping needs.

There are a number of pubs, B&Bs and guesthouses in the vicinity of Craughwell. These are important services for both locals and tourists. Other facilities and amenities which the area boasts are the Rahasane Turlough, the Moyode Woods and the Blazer Kennels. There is potential to expand on these amenities and services.

### 9.2 Strategy

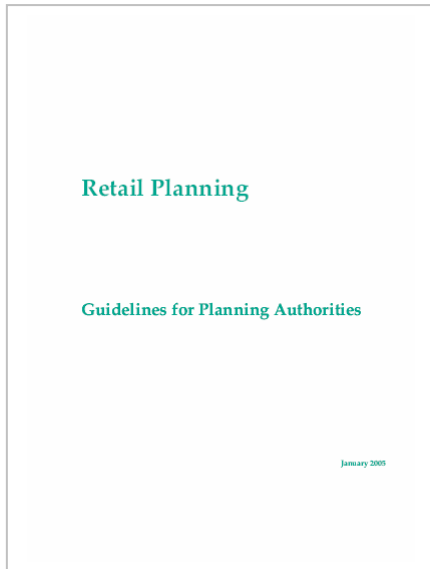
GCC will seek to improve the overall quality of life by supporting the local economy and encouraging new development in the area appropriate to the character of Craughwell. GCC also hope to contribute to the enhanced living environment of Craughwell by reducing the need to travel and encouraging the use of public transport where possible. It is recognised that appropriate new development should be encouraged to stimulate



Photo 9a: New Village Centre



**FIG 9a:** Retail Planning Guidelines



the local economy and meet local needs within the village. It is also important that any new planned development should be contained within the existing village structure as much as possible.

**Policy ED1** It is a policy of the Council to create a retail environment appropriate to the character of Craughwell and in line with the Retail Planning Guidelines 2005 and any future County Retail Strategy.

**Objective ED1.1** GCC will allow small-scale commercial / retail developments, which are in character with existing village properties provided the scale of provision and the type of goods sold clearly indicate the shop is primarily designed to cater for the needs of the village and its catchment population.

**Objective ED1.2** To facilitate the improvement and attractiveness of Craughwell as a place to shop in. The gross shopping floor area of the area shall be in line with the County Retail Strategy, when adopted.

**Objective ED1.3** To encourage enhancement of retail provision and diversification of village centre functions.

**Objective ED1.4** To encourage retail to remain in the village centre.

**Policy ED2** It is a policy of the Council to encourage a culture of innovation and entrepreneurship, the development of appropriate light industry and enterprise that reflects the heritage of Craughwell.

**Objective ED2.1** GCC will support the search for alternative agricultural opportunities and alternative enterprises to traditional farming.

**Objective ED2.2** To promote and sustain a broad range of enterprise / activity development in Craughwell.

**Objective ED2.3** To facilitate a market for farmhouse and cottage food products.

**Objective ED2.4** GCC will consider cottage industries in residential areas on their own merits through the development management process. Such proposal shall have minimum environmental impacts and regard to the amenity of adjoining properties.

**Objective ED2.5** To encourage medium and small-scale industrial development within the Inner Village and Outer Village Area.

**Objective ED2.6** To support local festivals / events in recognition of the contribution they make to the development of Craughwell.



- 
- Policy ED3** It is a policy of the Council to enhance the tourism potential of the area.
- Objective ED3.1** To provide appropriate information signage within the village, entrance to village and approach roads to village where funds permit.
- Objective ED3.2** To seek to maintain the appearance of the village through the enhancement of the gateways of the villages through appropriate planting and maintenance of boundary features such as stonewalls and hedgerows.
- Objective ED3.3** To promote the establishment of a rural community tourism co-operative to facilitate the promotion and selling of tourism products.
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FIG 9b: Street Furniture





## 10.0 ENVIRONMENT AND HERITAGE

### 10.1 Cultural Heritage

#### 10.1.1 Context

Craughwell has a rich and diverse cultural heritage evident from local place names, local monuments and associated historical and well-recognised figures.

It is increasingly recognized that culture has an essential role to play in the economic, social and physical development of an area. It can contribute to local distinctiveness and towards cultural tourism, help create a sense of place, humanize the built environment and encourage residents to take a greater pride in their locality. GCC is committed to supporting the development of arts and culture activities within towns and villages throughout the county.

The Irish language is very evocative and poetic. A place name *as gaeilge* can often express the origin, history and context of that place. There are a number of possibilities to the origin of the name 'Craughwell'. It is cited as Garlic Wood – a deviation of '*Creagh-choill*' (Joyce, P.W., (2008)). Elsewhere it is thought that Craughwell derives from *Creachmhaoil* which is possibly a deviation from *Creach Mhaoileann*, the ridge of the cattle-keepers / cattle-plunderers or plunder hill (Spellissy, S., (1999)).

The landscape is a repository of local history dating from the Megalithic and Neolithic period. There are recorded wedge tombs, barrows, ringforts, souterrains, fullachtaí fia, ecclesiastical enclosures, prehistoric field boundaries, castles and country houses located in the landscape surrounding the village. Craughwell has been venerated by various writers over the past 200 years offering chronicles and sagas of local history (see FIG 10a).

Historical and well-recognised figures associated with Craughwell include a poet, a literary figure, an explorer and a film director, namely, Anthony Raftery (a.k.a. 'Blind Raftery'), Lady Augusta Gregory, Robert O'Hara-Burke and John Huston.

### 10.2 Built Heritage

#### 10.2.1 Context

Built heritage includes both architectural and archaeological heritage. Craughwell has a number of significant features of both architectural and archaeological heritage that form part of the history, heritage and character of the village. Section 9 of the GCDP 2009– 2015 provides for the protection of architectural and archaeological built heritage in County Galway.

#### 10.2.2 Architectural Heritage

The architectural heritage of Craughwell is a unique and special resource. The architectural heritage consists



**Photo 10a:** Statue of the poet Anthony Raftery in village green

**FIG 10a:** Extract from 'A Topographical Dictionary of Ireland'.

*"Craughwell, a post-town, in the parish of Killora, barony of Dunkellin, county of Galway, and province of Connaught, 12 miles (S.E. by E) from Galway city, and 92 (W. by S) from Dublin: the population is returned with the parish.*

*Petty sessions are held every Monday and a constabulary police force is stationed here. The town is intersected by a mountain stream, and in the neighbourhood are several gentlemen's seats, among which are Ballimore, the residence of R. Rathborne, Esq.; Rockfield, of Mark Browne, Esq.; Aggard, of John Lambert, Esq.; and Moyode Castle, of Burton Persse, Esq."*

*Samuel L. Lewis, Samuel L., 'A Topographical Dictionary of Ireland'*



Photo 10b: Blazer Kennels



Photo 10c: Craughwell Church



Photo 10d: Craughwell Bridge

not only of great artistic achievements of the past, but also the everyday works of craftsmanship of the past. Structures and 'local places' have over time acquired character and special interest through their continued existence and familiarity. Sympathetic reuse can allow the architectural heritage to be enjoyed and used into the future. The vernacular style buildings line both sides of the main street. The public realm and usage of the street has in recent years been dominated by heavy traffic. The river and its banks historically formed a distinct village boundary. Recent development has been permitted outside this boundary.

Craughwell has a number of buildings of local and regional significance. The village is vulnerable to excessive development due to its attractive setting and proximity to Galway city.

The present state of public space, dilapidated structures and the prominence of traffic would suggest considerable scope for careful conservation and enhancement.

#### *Record of Protected Structures*

A Protected Structure is a structure that the Planning Authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. In County Galway, these are afforded statutory protection under the Record of Protected Structures (RPS) in the GCDP 2009 – 2015. The RPS may be amended by the addition of entries as part of the making of a LAP. Currently, there are two structures on the RPS within the proposed LAP boundary, namely the Blazer Kennels and the Church (see photos 10b and 10c). GCC will seek to include Craughwell Bridge on the RPS (see photo 10d).

The Blazer Kennels have significant regional value because of the date and style of the building, quality of architectural detail such as to the pediment and the quality of internal joinery including staircase and the design of the stables.

The church dates from the 1840s; a monument to the congregation of the time, who built a place of worship following Catholic Emancipation in 1829 while enduring the hardships of the Great Famine. It has regional value because of its architectural style and detail; quality of internal finishes including decorative plasterwork, wall memorial dated 1847 and some late 19th century joinery. The building makes contribution to village streetscape.

#### *Structures of Local Interest*

In addition to the RPS, there are a number of other structures that contribute to the local distinctiveness of Craughwell and which are proposed for consideration in the Craughwell LAP as Structures of Local Interest (SLI) under Policy HL15 of the GCDP 2009– 2015. These buildings include the single thatch house, Cheevers

pub and the parochial house (see Table 10a and Map D).

The single thatch house on the Main Street in the Village Core is a reminder of how the street may have looked in the past. The 19<sup>th</sup> century houses of the shopkeepers and traders retain their original aspect, while continuing to contribute to the streetscape and economic life of the village. The parochial house is one of several houses built in Craughwell in the 1930s.

#### *Architectural Conservation Area*

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contributes to the appreciation of Protected Structures. An ACA may or may not include Protected Structures. There are currently no ACA's in the Craughwell Plan Area.

It is recommended that portions of the Main Street and associated structures be considered for inclusion in an Architectural Conservation Area (ACA), as per Section 9.2.3 of the GCDP 2009 2015, given the architectural, historical and cultural significance of the area

The designation of an Architectural Conservation Area (ACA) in and around the Main Street of Craughwell acknowledges the special interest and unique characteristics of Craughwell, which gives it its local distinctiveness. By defining Craughwell's architectural and special interest, GCC will ensure that all future developments in the setting of the village will enhance and contribute positively to the village. The designation of an ACA has a number of positive consequences for the character of a streetscape. Planning permission would be necessary for significant works to the external features of any structure within the ACA where the proposed works would have a material impact on the existing character of the village.

Craughwell has significant architectural and character features such as roofscapes, window and door openings and external finishes that are worthy of protection.

#### *Statement of Significance*

*Craughwell's significance is found in its development as a linear village at a river crossing, bridged by a five arch masonry stone arch bridge It flourished with its strategic location on the rail line in the 19<sup>th</sup> century and 20<sup>th</sup> century while maintaining its rural setting amid open countryside demarcated with stonewalls and hedgerows.*

*The earliest buildings in Craughwell date from the late 18<sup>th</sup> century, with various phases of development evident from the late 19<sup>th</sup> century to the 1930s up to the present.*



Photo 10e: Cheever's Pub



Photo 10f: Thatch cottage



Photo 10g: Parochial house



Photo 10h: Finely cut stone



Photo 10i: Two storey cut stone building with fine arches



Photo 10j: Old Police Barracks / Garda Station

*The street pattern, plot sizes, and architectural expression are characteristic of the late 19th to the mid 20th century. The buildings share many characteristics, such as double pitch slate roofs and nap render facades. Cut stone elements are evident in several facades. However, many distinctive elements have been lost in recent years, such as timber sliding sash windows and natural slate roofs.*

Development in the vicinity of this ACA would need to respond appropriately to the existing character of buildings within the ACA in terms of their design, height and material treatment. The aim should be to create a coherent streetscape character with high quality architectural design, responsive building edges and adequate pedestrian and civic spaces that reinforce the built heritage of Craughwell.

### 10.2.3 Archaeological Heritage

The archaeological heritage includes monuments, places and artefacts. The archaeological heritage of Craughwell is a unique resource and forms a significant and irreplaceable part of the character and heritage of the village.

#### *Record of Monuments and Places*

There are a number of monuments and places within Craughwell that are included in the Record of Monuments (RMP) produced by the DoEHLG (see TABLE 10a and FIG 10c). These monuments and places are afforded statutory protection under Section 12 of the *National Monuments (Amendment) Act 1994* and Policy HL25 and HL29 of the GCDP 2009 – 2015. Section 12(3) of the above Act requires that any interference / work to a known archaeological site should be notified in writing to the Minister two months prior to the commencement of work. There are zones of Archaeological Potential around the monuments and places on the RMP and these should be considered in any proposed developments in the vicinity.

### 10.3 Natural Heritage

#### 10.3.1 Context

##### *Biodiversity*

Biodiversity is the variety of life within an area and the interaction between each other and their environs. It includes the environment, the flora, the fauna, humans, soil, stone walls, vegetation, hedgerows and waterways.

The environment and natural heritage of Craughwell is comprised of the landscape, the trees, the hedgerows, the Craughwell / Dunkellin River, the views and habitats; and the interrelationship between these. Craughwell is intimately embedded into a rural landscape setting producing a rich and diverse natural heritage. The Craughwell plan area does not have any designated sites. The Rahasane Turlough is the largest turlough in

Ireland and covers approximately 250 hectares. It is internationally renowned and is protected as a candidate Special Area of Conservation (cSAC), a Special Protection Area (SPA) and a proposed Natural Heritage Area (pNHA). It is extremely important for over-wintering birds. Development in the plan area may have down-stream impacts on the Rahasane Turlough. These have been considered in the plan and will need to be appropriately managed and mitigated where necessary.

There is a great diversity of flora and fauna in the Craughwell environs. This diversity may be threatened as the demand for land for new development increases and also due to change in climate and rainfall patterns. It is anticipated that these impacts are likely to intensify in the future.

The biodiversity of the plan area and environs is an important resource as it contributes to the local sense of place and also it contributes to the attractiveness of the area. Measures need to be implemented to manage these changes in a sustainable manner to protect and conserve the biodiversity of Craughwell. The protection of these resources is fundamental to the implementation of the Craughwell LAP. Biodiversity also facilitates important services in Craughwell such as agriculture, soil stabilization, flood management, recreation and tourism, cultural heritage and education and accordingly requires appropriate management and protection.

#### *Landscape Setting and Character*

The landscape in County Galway varies greatly and has been classified into 5 categories according to sensitivity. Craughwell falls under Class 1 – Low Sensitivity, there is a pocket of Class 2 – Medium Sensitivity to the west of the village along the Dunkellin River.

Craughwell's underlying geology consists of mainly limestone. Craughwell is situated in the Dunkellin river valley with gently sloping hills in the vicinity. The river corridor is abundant with vegetation and there are modest areas of deciduous woodlands surrounding the village. The gently meandering Dunkellin River flows from Kiltullagh, (north eastwards), through the south of the village at twenty metres ordnance datum, and flows westwards towards Kilcolgan. The Dunkellin River expands into the Rahasane Turlough approximately 1km SSE of Craughwell. Turloughs are lakes which disappear for part of the year and are unique to Ireland.

Hedgerows, stonewalls and scrub are familiar landscape features in the Craughwell environs. These hedgerows are comprised of hawthorn, blackthorn, hazel, ash, sycamore, cleaver, bush vetch, hedge bindweed, nettles, hogweed and bramble. The open countryside is full of pockets of scrub trees (including blackthorn, hawthorn, bramble and ash) and vegetation (such as ivy, herb Robert, rustyback fern and maidenhair spleenwort.). Grassy verges along roads are dominated by grass species such as ribwort plantain, cocksfoot, bent grasses, meadow grasses and couch grass. The riparian strip of the Craughwell / Dunkellin River contains patches of marsh. The dominant species in these areas include redshank, brooklime, nettles,



Photo 10k: Field bounded by hedgerows



Photo 10l: Stone wall boundary





Photo 10l: Railway Bridge over local road  
L-3113-0

docks, cleaver and silverweed. These hedgerows, stonewalls, grass verges and patches of scrub and marsh are of local ecological importance.

#### *Views and Vistas*

Craughwell is intimately embedded into a rural landscape setting producing important views and vistas. The village core dips at the centre offering views of the village from all directions. The gateway of the village (on the Galway side) is demarcated with the railway barriers creating a sense of arrival. This part of the village is on the summit of a gently sloping gradient and presents views of a rural village rooted in a rich agricultural setting. The approach from Ballymore is also raised and presents views of the village framed by mature hedgerows. The approach from Ardrahan is quite rustic with a narrow winding road, bounded by lush grass verges and circumscribed by an old stone railway bridge just before entering the village. The Loughrea side of the village has been subject to much residential development in recent years which has encroached on the rural setting. However the exit from the village towards Loughrea presents views of the Slieve Aughty Mountains.

#### 10.4 Strategy

It is the strategy of the Council to ensure that new development respects and is responsive to the cultural heritage of the village. GCC will also seek to protect the landscape character, local values and place names in Craughwell through promoting an increased awareness of the local cultural heritage. GCC seek to protect the village's rural character, to avoid suburban type development and to enhance the village landscape. The natural environment will be protected and enhanced through the implementation of landscaped features throughout new developments and the protection of existing landscape features. Landscaped features help to soften the contrast between the built and the natural environment.

GCC seek to ensure the protection and enhancement of the architectural and archaeological heritage of Craughwell. GCC will safeguard the character and identity of Craughwell through the control of inappropriate development. It is the strategy of the Council to implement the relevant legislative provisions of the PDA 2000 and the policy guidance contained in the GCDP 2009 – 2015 and the Architectural Heritage Protection Guidelines 2004, having particular regard to the Protected Structures, proposed ACA and Record of Monuments and Places in Craughwell.

The GCDP 2009– 2015 provides protection for designated and non-designated wildlife habitats and adopts the precautionary principle in relation to housing, rural development, roads and transportation, agriculture, waste treatment and tourism. It is the strategy of the Council to ensure that the policies and objectives of the GCDP are implemented through the Craughwell LAP and to ensure national and international targets for the protection of biodiversity and the natural heritage are achieved. It is the strategy of the Council to protect and enhance the character and sensitivities of the natural heritage and biodiversity of the area in consultation with the National



Photo 10n: Dunkellin River banks

Parks and Wildlife Service of the DoEHLG. GCC will seek to raise awareness regarding the importance of protecting the environment.

GCC will seek to protect and enhance the cultural, archaeological, built and natural heritage through all local, county, regional and national plans, programmes and policies.

**Flood Risk Management and Assessment:**

Flooding is generally a natural process and can happen at any time in a wide variety of locations. It constitutes a temporary covering of land by water and presents a risk only when people and human assets are present in an area which floods. Different types of flooding include river flooding, coastal flooding, poor surface water drainage and malfunctioning of infrastructure. Rivers with a low gradient are very susceptible to flooding at any time of the year. The Water Framework Directive (WFD) and the Water Policy Regulations allocate the responsibility for the implementation of the WFD to the EPA, LA’s and relevant Public Authorities. GCC shall implement the provisions of The Planning System and Flood Risk Management Draft Guidelines 2008 in the carrying out of their development management functions.

**Flood Management Strategy**

GCC shall adopt a comprehensive risk-based planning approach to flood management to prevent or minimise future flood events. In accordance with the Draft Ministerial Guidelines on the Planning System and Flood Risk Management, the avoidance of development in areas where flood risk had been identified shall be the primary response. Proposals for mitigation and management of flood risk will only be considered where avoidance is not possible and where development can be clearly justified with the Guidelines Justification Test. Flood management should have regard to surface water, groundwater, drinking water supply, flood plains and water and wastewater infrastructure. It is the strategy of the Council to manage flood risk at source with appropriate consideration to the catchment area of the water source.

**Policy EH1** It is the policy of the Council to acknowledge the origins, historical development and cultural heritage of Craughwell village and to ensure that new development respects and is responsive to the cultural heritage of the village.

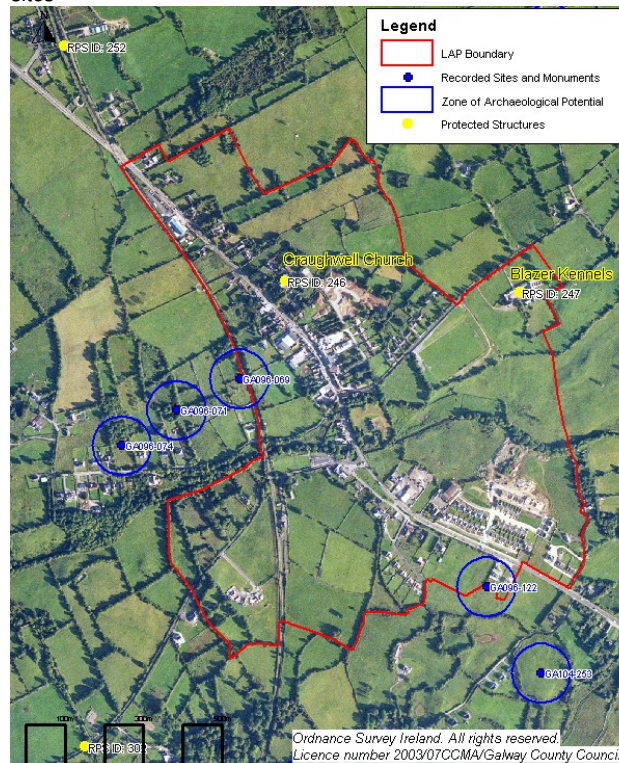
- Objective EH1.1 Promote an appreciation of the origins, historical development and heritage of the village.
- Objective EH1.2 Consider the impact of new development on the sites of historical monuments.
- Objective EH1.3 Encourage the incorporation of historical features into new developments.

**Table 10a:** Archaeological and Architectural Heritage of Craughwell

Identity / Description		Location
<b>PROTECTED STRUCTURES</b>		
246	St. Coleman’s Church	Main Street
247	Ballymore Park	Ballymore Road
<b>STRUCTURES OF LOCAL INTEREST</b>		
1	Thatch Cottage	Main Street
2	Cheever’s Pub	Main Street
3	Parochial House	Main Street
4	Finely cut stone pillars	Main Street
5	Garda Barracks	Main Street
<b>RECORD OF MONUMENTS AND PLACES</b>		
GA096-069	Children’s Burial Ground	East of LAP lands
GA096-122	Ringfort - Rath	South of LAP lands



**FIG 10b:** Protected Structures and listed monuments and sites



**Objective EH1.5** Support the use of appropriate names for new developments that reflect the character and heritage of the area and that contribute to the local identity of the Craughwell area.

**Policy EH2** It is the policy of the Council to ensure the protection of the architectural and built heritage of Craughwell.

**Objective EH2.1** Encourage an awareness and appreciation of the architectural and built heritage of Craughwell.

**Objective EH2.2** GCC will implement the legislative requirements and policy guidance in relation to the architectural and built heritage as contained in the PDA 2000, the Architectural Heritage Protection Guidelines 2004 and the GCDP.

**Objective EH2.3** Respect the character of existing buildings, important views and spaces and the historic settlement pattern in terms of scale, height, mass, grouping, form, siting, density, design, materials, colour and function.

**Objective EH2.4** Seek to conserve traditional features and building elements such as windows, doors and door cases. Where replacements are necessary, ensure that they respect the original character of the building or setting in which they are situated.

**Objective EH2.5** Protect the streetscape and built heritage by requiring any new development to have regard for the character of the area.

**Objective EH2.6** Discourage the stripping of render from facades to expose stonework.

**Objective EH2.7** Protect the existing protected structures in Craughwell that are on the RPS for County Galway.

**Objective EH2.8** GCC will seek to include the Craughwell bridge in the RPS for County Galway.

**Objective EH2.9** GCC will prohibit developments that would destroy or damage, or cause inappropriate changes to Protected Structures.

**Objective EH2.10** GCC will consult with the Heritage Division of the DoEHLG in relation to proposed developments affecting Protected Structures.

**Objective EH2.11** Encourage the rehabilitation restoration, re-use or change of use as appropriate of older buildings of architectural heritage merit in the village in order to maintain a viable future for those structures, and similarly encourage the rehabilitation, restoration, re-use or change of use of its protected structures.

**Objective EH2.12** GCC will protect structures of local interest identified in Craughwell.

**Objective EH2.13** GCC will adopt a strategy of minimum intervention in relation to proposals concerning



Protected Structures, proposed Protected Structures and structures of local and regional interest.

**Objective EH2.14** Respect and maintain the historic street pattern of Craughwell, spaces and relationships which contribute to the setting of the proposed ACA in order to enhance its visual character, through the control of inappropriate development.

**Objective EH2.15** Protect the setting of structures of architectural merit and to encourage the use of such structures as focal or nucleus points in the layout of new developments.

**Objective EH2.16** Seek to ensure that the visual impact of new developments is minimised and mitigated through appropriate siting, design and landscaping.

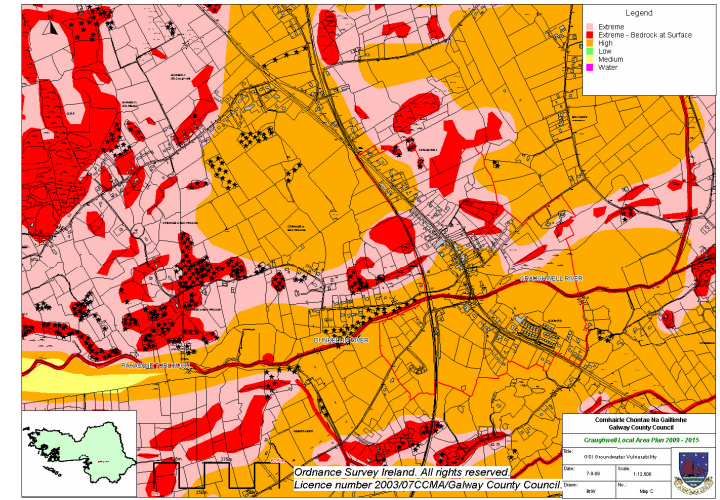
**Objective EH2.17** Encourage the reuse of existing buildings.

**Objective EH2.18** Seek the elimination of unsightly and derelict buildings through continuously updating the Derelict Sites Register and through enforcement procedures where necessary.

**Objective EH2.19** Preserve, the character of the Craughwell ACA through encouraging the design, location and layout of new development and the alteration of existing structures in a manner which enhances that character.

**Objective EH2.20** Require planning applications for development in Craughwell’s Architectural Conservation Area to submit drawings showing the proposed buildings / works in the context of their setting or otherwise demonstrate the impact of the development on the area.

FIG 10c GSI Groundwater



**Policy EH3** It is the policy of the Council to ensure the protection of the archaeological heritage of Craughwell.

**Objective EH3.1** Encourage an awareness and appreciation of the archaeological heritage of Craughwell.

**Objective EH3.2** GCC will implement the legislative requirements and policy guidance in relation to the archaeological heritage as contained in the PDA 2000.

**Objective EH3.3** Protect recorded monuments and places in their landscape setting in accordance with Part 4 of the PDA 2000.

**Policy EH4** It is the policy of the Council to protect the natural heritage and unique outstanding features of the Plan Area from degradation in accordance with relevant standards and guidelines and to ensure that developments in the area respond appropriately to local natural features and conditions such as soil, geology, water resources and the landscape.

Photo 10o:Grassy roadside verges



- Policy EH4.1**      The Local Authority shall seek to comply with the Habitats Directive and Natura 2000 recommendations, including the protection of fisheries habitats.
  
- Policy EH4.2**      No projects giving rise to significant adverse direct, indirect or secondary impact on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).
  
- Policy EH4.3**      It shall be the policy of GCC to ensure that development within the Plan Area and the provision of services take into account the relevant Management Plans (if any) for SAC's and SPA's in the area.
  
- Policy EH4.4**      Consult the Department of the Environment Heritage and Local Government in relation to proposed developments adjoining designated conservation sites.
  
- Policy EH4.5**      It is the policy of the Council to restrict inappropriate development in areas at risk of flooding
  
- Policy EH4.6**      It is the policy of the Council to require all significant developments proposed in the settlements identified in the County Development Strategy to incorporate SuDS as part of the development proposals where appropriate
  
- Objective EH4.1**    Recognise that nature conservation is not just confined to designated sites and acknowledge the need to protect non-designated habitats and landscapes and to conserve the biological diversity of the area.
  
- Objective EH4.2**    Protect Trees and groupings of trees that add to the natural amenity of Craughwell, with Tree Preservation Orders used if necessary.
  
- Objective EH4.3**    Retain existing field patterns as far as practicable together with associated hedgerows and stonewalls.
  
- Objective EH4.4**    Encourage new developments to assimilate with existing field patterns and to incorporate hedgerows and stonewalls into site layouts.
  
- Objective EH4.5**    Facilitate the erection of tourism signs, plaques, and information points.
  
- Objective EH4.6**    GCC will encourage developers who want to develop near a designated site or a recorded monument to arrange a pre-planning meeting and to consult with the NPWS or the DoEHLG.
  
- Objective EH4.7**    Maintain good water quality in the Craughwell / Dunkellin River as an essential prerequisite



- to enhancing the fisheries and biodiversity value of this important natural resource.
- Objective EH4.8** Co-operate with statutory bodies and voluntary groups to reduce the littering and pollution of the Craughwell / Dunkellin river.
- Objective EH4.9** GCC will advise developers to carry out an ecological assessment prior to excavation / development.
- Objective EH4.10** Encourage development proposals that enhance the landscape setting through positive management and additional planting of native tree species.
- Objective EH4.11** Promote the conservation of biodiversity of designated areas, while allowing for appropriate development, access and recreational activity.
- Objective EH4.12** The Council shall implement the provisions of The Planning System and Flood Risk Management Draft Guidelines 2008 in the carrying out of their development management function. The avoidance of development in areas where flood risk has been identified shall be the primary response of the PA. Development proposals which include proposals for mitigation and management of flood risk will only be considered where avoidance is not possible and where development can be clearly justified with the Guidelines 'Justification Test'
- Objective EH4.13** Adopt appropriate zoning of lands and restriction of use in areas of the Plan area that are liable to flooding to avoid increased risk of flooding of the lands either within or adjoining the zoned areas

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**Policy EH5** It is a policy of the Council to promote the interconnectivity of areas of natural heritage importance while facilitating wider links outside the plan area and facilitating ecological corridors through the identification and protection of the ecological network in Galway.

- Objective EH5.1** GCC will implement land use zoning objectives adjacent to the Craughwell / Dunkellin River with a view to creating an attractive green corridor for the protection of the local flora and fauna and an amenity area for the local community and tourists.
- Objective EH5.2** GCC will seek the establishment of a way-marked walking route along the river corridor.
- Objective EH5.3** Protect and enhance biodiversity corridors through assimilating new development with existing natural features.
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## 11.0 BUILDING DESIGN, ENERGY EFFICIENCY AND SUSTAINABILITY

### 11.1 Context

There is an extensive mix of buildings in Craughwell dating from the 19<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> centuries. There is a mixture of residential and commercial buildings which contribute to the vibrancy of the village. These buildings perform a range of functions including providing shelter, sustaining efficiency and symbolising culture. Buildings are typically representative of the era in which they were built. The energy efficiency of these buildings is directly related to the siting and design of the building and other important aspects include the orientation of the building, the size and aspect of openings, the type and level of insulation and the type and nature of materials used.

The buildings that have been developed in Craughwell have had a significant direct and indirect impact on the environment through their construction and operation. The role of these buildings is constantly evolving. Some of the commercial buildings in Craughwell today were residential buildings in the past.

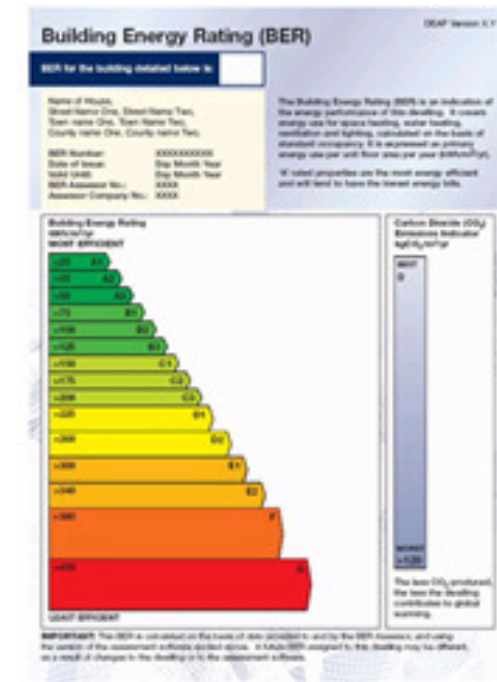
With rising fuel costs and climate change, the requirement to monitor and reduce energy usage has become a significant concern. There is an increasing amount of legislation and regulations which set out how buildings must be built and how they should operate. In Ireland, the two fundamental pieces of legislation affecting energy performance and management in buildings are:

- The EU Directive on the Energy Performance of Buildings
- The Building Regulations – Part L

### 11.2 Strategy

Buildings must frequently be modified to function effectively over their life cycle. Thus it is important that these buildings are adaptable and durable. High energy efficiency generally leads to a lesser impact on the environment and greater financial savings. GCC will promote high standards of energy efficiency in all housing developments, and encourage developers, owners and tenants to improve the environmental performance of the building stock. GCC seek to encourage sustainable building design and energy efficient heating systems in new developments. GCC will seek to encourage more sustainable development through increasing the use of renewable energy, in all new building projects within the LAP lands. GCC will seek to reduce the impact of building construction and operation on the environment through implementing European and National Legislation and Regulations such as the EU Directive on the Energy Performance of Buildings and the Building Regulations – Part L and having regard to the DoEHLG’s Urban Design Manual.

FIG11a: Sample BER Certificate

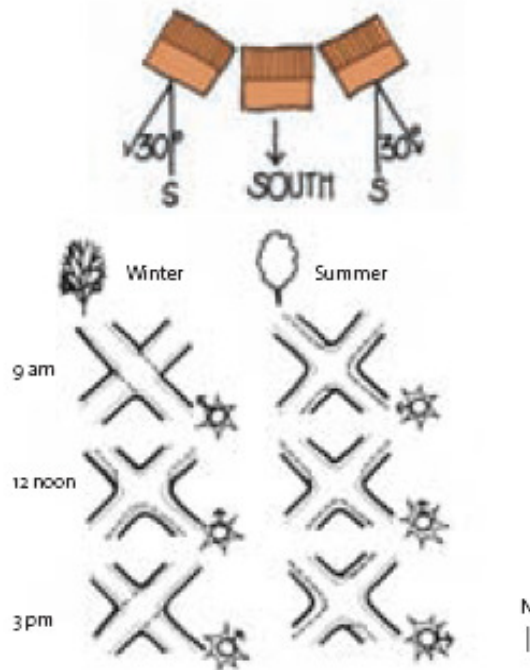


Source: [www.ber.ie](http://www.ber.ie)





FIG 11b: Overshadowing and Solar Access



Make sure that overshadowing doesn't unduly undermine solar access and vary building scale and positioning accordingly

Source: Urban Design Compendium

**Policy BD1**

It is a policy of the Council to promote a built environment that is attractive, habitable, comfortable, safe and efficient through appropriate spatial planning, layout, design and orientation.

**Objective BD1.1**

Buildings should be designed to change over time to meet the demands of growing families, aging couples or single occupants.

**Objective BD1.2**

Access and mobility promotion shall be integral in the design of buildings and their surrounding space.

**Objective BD1.3**

Buildings shall be designed to a high standard in terms of flexibility of use, sustainability of materials and aesthetic qualities.

**Objective BD1.4**

All new developments shall be well-designed and energy efficient to limit reliance on services and use the form and the fabric of the construction to allow ample daylight and natural ventilation.

**Objective BD1.5**

Windows shall be positioned to achieve maximum daylight and solar gain.

**Objective BD1.6**

Encourage the use of renewable energy in new housing developments, such as solar panels and wood pellet burners.

**Objective BD1.7**

Encourage the preservation of features which help to create a favourable microclimate for a development such as trees and landform.

**Objective BD1.8**

The re-use of waste-water will be encouraged, where appropriate.

**Objective BD1.9**

All buildings will be required to incorporate provisions to reduce water use including low flow fittings.

**Objective BD1.10**

Design for energy efficient space and water heating incorporating an integrated design approach.

**Objective BD1.11**

Encourage developments to orientate the main facade within at least 30 degrees of south to maximise solar gain and to exploit daylight where appropriate. The privacy and an attractive streetscape shall take priority over optimal orientation.

**Objective BD1.12**

Encourage efficient insulation and air tight construction to reduce heat demand and avoid thermal bridging.

**Objective BD1.13**

The aspect, orientation, massing, design, construction and finish of buildings shall be geared towards the minimisation of energy consumption.

**Objective BD1.14**

GCC will encourage the incorporation of high design standards in relation to access, paving, street furniture and lighting into new developments.



Objective BD1.15 Buildings should use natural ventilation where appropriate.

**Policy BD2** It is a policy of the Council to reduce resource depletion of raw materials and resources such as water and energy, to encourage responsible environmental management in construction, to prevent environmental degradation caused by the construction and operation of buildings throughout their life cycle and to implement National and European legislation and policy regarding building design and energy efficiency.

Objective BD2.1 Encourage the use of renewable materials local to the Craughwell area and County Galway.

Objective BD2.2 Facilitate the formation of an index of materials local to the area and a directory of sources of local materials within proximity of the village.

Objective BD2.3 Encourage low impact construction through various aspects of ecological design, ecological building and alternative energy.

Objective BD2.4 Encourage life-cycle analysis at the design stage of new developments to ensure energy efficiency and sustainability.

Objective BD2.5 Encourage a contribution of 30% by renewable energy supply systems to meet the collective energy requirements within all new developments.

Objective BD2.6 The use of materials from non-renewable sources shall be discouraged and the use of recycled materials shall be encouraged where appropriate.

Objective BD2.7 All new developments shall be designed and constructed in line with the relevant Articles of EU Directive 2002/91/EC on Energy Performance of Buildings (EPBD).

Objective BD2.8 All new residential buildings shall be required to achieve a BER of B1 as set out in the Dwelling Energy Assessment Procedure, Sustainable Energy Ireland.

Objective BD2.9 Encourage all new developments to demonstrate how they intend to integrate best practice / sustainable development measures in the form of a written statement accompanying planning applications.

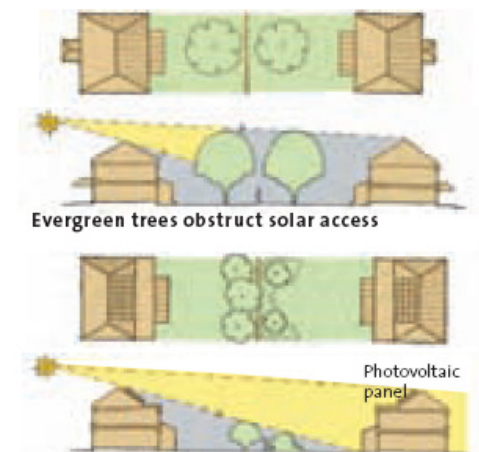
FIG 11c: Solar Access and Privacy Concerns



Strict adherence to solar access and privacy concerns can serve to space buildings further and further apart – lowering densities and weakening street enclosure.

Source: Urban Design Compendium

FIG 11d: Planting to maximise solar gain



Smaller deciduous trees enable greater solar gain

Planting to maximise solar gain should not need radical changes. Indeed, planting in a typical 19th century block can be easily adapted to optimise solar potential.

Source: Urban Design Compendium



## 12.0 IMPLEMENTATION

The Council will seek to implement the aims, policies and objectives of the Plan in a proactive manner. The Council will engage with all stakeholders through the development management process. GCC will actively and innovatively strive to identify and secure resources from both the public and private sectors in order to implement the goal of the LAP.

Grants, development contributions and planning gain will all contribute to the implementation of the development strategy. All objectives may not be achieved in the lifetime of this plan but may be achieved in the lifetime of subsequent plans.

All developments will be subject to development contribution charges as set out in the Galway Development Contribution Scheme. A Special Contribution Scheme shall be devised for the Craughwell Plan Area to finance social infrastructure in the area.

The successful implementation of the plan is dependent on the combined co-operation of the community, local business interaction, individuals with an interest in the area, statutory service providers as well as GCC.

GCC intend to monitor and review the operation and implementation of the LAP following the adoption of the LAP.

### 12.1 Development Management and Proactive Involvement

Although GCC produce the Craughwell LAP and has a key role in guiding the development of the area, the Council is constrained in its efforts by limited resources. There is a clear need to maximise resources, both financial and human amongst other authorities, groups, organisations and individuals. It should be noted that the purpose and function of the Forward Planning section in its role of producing this 6 year plan is to ensure the protection of the local environment and heritage and to allocate and reserve land for future uses in order to plan for living, workable communities, which will then in turn guide proposed development. Once the LAP is adopted, it will be implemented by the development management process, and a combination of public, private and voluntary sector investment.

The Council does not have direct responsibility or control over community facilities such as schools. While the Council will make every effort it can to facilitate the provision of such facilities, it should be noted that their powers are limited.



GCC will seek to implement the policies and objectives of the Craughwell LAP through the development management process and proactive involvement. The development management process includes development contributions, bonds and pre-planning. GCC will proactively seek funding to implement the policies and objectives outlined in the Craughwell LAP.

#### Development Contributions

The Council, taking into consideration the capital expenditure necessary for the provision of infrastructure, will require the payment of financial contributions in accordance with the GCC Development Contributions Scheme, which was adopted on the 22nd September 2008. The scheme provides that conditions on grants of planning permission may be included requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the area, that is provided, or that it is intended will be provided, by or on behalf of GCC. Copies of the scheme are available at the Planning Office and on [www.galway.ie](http://www.galway.ie).

GCC will prepare a Special Contribution Scheme specific to development in the plan lands to contribute to the funding of new social infrastructure within the plan lands. GCC may require the payment of a Special Contribution to fund social infrastructure for the Craughwell area. GCC may also require the payment of a Supplementary Contribution to fund infrastructure which is necessary for specific works which will benefit a specific development. Developers may also be required to carry out works at their own expense which facilitates their development and these will be specified as a condition of their planning permission.

#### Bonds and Securities

The Planning Authority will require developers to provide cash deposits or submit a bond from an insurance company or other financial institution acceptable to the Council for the satisfactory completion of developments and their ancillary services, to ensure the proper planning and orderly development. The security required will be linked to the amount of roads, footpaths, lighting services and open space proposed. In determining the method of security, previous records of applicant's compliance and construction standards will be taken into account. This bond or surety is to be submitted and in place before development is commenced.

#### Pre-planning and Public Consultation

GCC will encourage potential applicants to avail of the Council's pre-planning service to ensure a clear understanding of the LAP Strategy and to encourage the applicant to incorporate the plans objectives into their development project.

The Council promotes the active involvement of the Community Development Association and other parties in the implementation of specific policies and objectives in the LAP.

### Implementation

GCC seek to review the implementation of the policies set out in the LAP 2 year following the adoption of the LAP. GCC will engage members of the community throughout the LAP process at draft stage and following the adoption of the plan through public consultation and pre-planning meetings.



## 13.0 DEVELOPMENT MANAGEMENT STANDARDS AND GUIDELINES

### 13.1 Introduction

The fundamental aim of the Craughwell LAP is to promote appropriate development in a sustainable manner congruent with the village and landscape character. Development management is the process that regulates development in accordance with statutory requirements, the provisions of the plan, established planning principles and best practice guidelines. These standards and guidelines are intended as a positive guide to submitting clear and legible planning applications and achieving planning permission without unnecessary delay.

Applicants are advised to arrange pre-planning meetings with officials of GCC prior to the submission of planning applications to ensure clarification and effective use of the policies, objectives and development management standards set out in the Craughwell LAP. Such discussions take place without prejudice to the final decision of GCC.

### 13.2 Land Use

This LAP identifies one broad **land use / mixed use zone**, in accordance with the requirements of the *PDA 2000* (as amended), and four development areas with more specific guidance on the appropriate mix of uses that should be promoted in each area in Section 3.

Land uses shall be directed into the appropriate development area in accordance with the applicable policies and objectives in Section 3, subject to the variations allowed for under this section.

### 13.3 Layout and Built Form

New developments in the village should respect historic buildings, groups of buildings, the existing street pattern, plot sizes and scale.

#### 13.3.1 Site Coverage

Site coverage standards are intended to avoid the adverse effects of over-development. Site coverage is calculated by dividing the total area of ground covered by buildings by the total ground area within the site curtilage.

SITE COVERAGE:	$\frac{\text{Total Ground covered by Building}}{\text{Total Ground Area of Site}}$
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The maximum site coverage shall be 40 – 60% in the Village Core, 40% in the Inner Village and 30% in the Outer Village. A particular site coverage standard shall be acceptable only where it is consistent with other standards such as open space requirements, car parking, plot ratio, building lines and building heights, fire safety and building regulations and amenity of adjoining dwellings.

#### 13.3.2 Plot Ratio

Plot Ratio standards have a dual purpose. Their purpose is to prevent the adverse effects of over-development on the layout and amenity of buildings and to ensure an adequate sense of enclosure and the efficient and suitable use of serviced land.

Plot ratio is the gross building floor area divided by the gross site area. The gross floor area is the sum of all floor space within the external walls of the buildings, excluding plant, tank rooms and car parking areas. The gross site area is all land within the curtilage of the site.

PLOT RATIO:	$\frac{\text{Gross Floor Area of Building}}{\text{Gross Site Area}}$
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Generally the plot ratios indicated in TABLE 5a will apply.

In considering applications for the re-development of a site, due regard will be had to the established plot ratio.

#### 13.3.3 Building Height

Generally the building heights indicated in TABLE 5a will apply. The heights of new buildings should be appropriate to the existing context and avoid overdevelopment. Increased heights may be considered for important sites /



buildings where the architecture and the form of the building contribute to the character of the area.

#### 13.3.4 Overlooking

In general, a minimum distance of 22 metres between opposing above ground floor level windows is required for habitable rooms. In cases of innovative design where overlooking into living areas does not occur, this figure may be reduced. A separation distance of 35 metres should be considered in the case of overlooking living room windows and balconies at upper floors.

#### 13.3.5 Overshadowing

Where proposed development of significant height is located close to existing development, the Planning Authority may require daylight and shadow projection diagrams to be submitted. The recommendations of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (BRE 1991) or BS 8206, Lighting for Buildings Part 2 1992: Code of Practice for Day Lighting should be followed in this regard.

#### 13.3.6 Building Lines and Boundaries

The Council's requirements in relation to Building Lines in Craughwell are as stated in *DM Standard 19* of the GCDP 2009 - 2015.

An innovative approach to building lines may be taken where an applicant can demonstrate, to the satisfaction of GCC that a deviation from an established building line will add to the sense of arrival or place within the village. Furthermore, the staggering of building lines within residential developments will be recommended in order to accommodate more innovative road layouts, to promote alternative approaches to the provision of car-parking and to introduce greater interest and variety.

The building line required will relate to the nature and design of the dwellings being proposed, and the nature of the layout of the individual estate.

A rear garden area with a minimum depth of 11 metres will be required, except in the case of infill developments where shorter garden lengths may be permitted

subject to adequate protection of residential amenity. Generally, the use of extensive hard landscaped areas around dwellings will not be permitted.

Rear and side boundary walls (to the front building line) shall generally be provided with walls to a height of 1.8 metres.

#### 13.3.7 Materials

GCC encourage the use of local materials in the construction of new buildings so as to enhance and maintain the character of the local area. Nap plaster, limestone and slate roofs will be favourable. Other materials will also be considered where appropriate to building type, setting and character.

The choice of colours for external finishes should blend in with local traditions and surrounding buildings.

### 13.4 Residential Development

All residential development will be assessed against the guidelines and qualitative and quantitative criteria set out in the GCDP and the Development Management Standards and Guidelines set out in this Plan.

#### 13.4.1 Density

In applying guidelines on residential densities, the Planning Authority will assess each application on its merits having regard to the overall density (plot ratio and site coverage) together with other guidelines and standards, including adequate daylight, energy efficiency, privacy, general storage space, open space, landscaping, appropriate height, parking areas, provision for disabled access, life cycle adaptability and informal surveillance of external spaces. The reduction of guidelines or standards as a means of increasing density, such as inappropriate separation distances between dwellings and sub-standard infill, will not be considered an appropriate means of densification. The Planning Authority reserves the right to determine appropriate guidelines and standards for each application.

#### 13.4.2 Design and Layout

The Planning Authority will generally promote a high level of design and innovative site layouts and building forms that are appropriate to their context. Where



innovative features are incorporated, such as work-live units or residential units incorporating offices, GCC will consider such provisions on their merits.

- In the interests of security, all areas used by the public such as open spaces, roads and footpaths shall be overlooked by housing where possible.
- Residential layouts should be designed in such a way that heavy through traffic is discouraged. Road alignments should discourage speed and give priority to the safety and convenience of pedestrians and cyclists in accordance with the *Traffic Management Guidelines* issued by the DoEHLG in 2003.
- GCC will discourage suburban type walls, entrance gates and suburban type building.
- GCC will discourage the use of brightly coloured or multicoloured brick, panel paving or roof materials which is out of character with an area.

#### 13.4.3 Roads and Circulation

In the interest of good design and traffic safety, the following guidelines will apply to all large residential applications:

- The Planning Authority will not normally permit the provision of long, straight road sections within housing areas.
- The width of roadway required will generally be related to the number of dwellings being served.
- The use of traffic calming measures e.g. raised junctions appropriate surface treatments will be required where necessary.
- Pedestrian links between housing areas, connecting to open space areas and facilitating access to community facilities will be required where appropriate. These routes should be adequately lit and designed in a manner to prevent motorised access.
- Parking will be required to be provided in a manner guided by Table 13a (Minimum Car Parking Standards) which will prevent substantial on-carriageway parking and will not interfere with footpaths, turning areas and public and private open space.

- Street lighting in housing schemes will normally be required to be provided in accordance with a standard which will provide a reasonable level of amenity lighting within the scheme.

#### 13.4.4 Open Space

GCC require a minimum of 10 – 15% of the total gross area of a site to be used as open space. Generally, 10% minimum open space is required for brownfield development and 15% minimum open space is required for greenfield development. Incidental open spaces such as road verges and margins, roundabouts, land associated with other infrastructural provision, or land which because of its nature or topography is not capable of being used for amenity purposes, will not be taken into account when the provision of amenity open space area is being assessed.

The areas of amenity open space will be required to be conveniently located within the development to provide a safe play area for children and should be overlooked by as many houses as possible. Open space areas located to the rear of dwellings and with a narrow access from the public road will not normally be considered suitable. Houses will not be permitted to back onto open space.

Adequate boundary treatment will be required if an open space bounds a main access road.

Where a water body forms a feature of a residential development, GCC will encourage the developer to provide appropriate measures to ensure that the water body does not pose a health and safety risk.

In order to assess the quality of open areas, GCC will require the preparation of a detailed Landscaping and Planting Plan for residential schemes, having regard to the need to use native planting species and the incorporation of existing trees, hedgerows, stone walls and other existing site features, where possible. Such areas should be provided to maximise both the aspect of the open area (with respect to the sun path and also the orientation of the adjacent buildings) and also the level of privacy that residents can reasonably expect. It is important that private open space is provided such that it is free from undue observation.



Front and rear garden areas, where provided, should be appropriately enclosed having regard to security and safety considerations as well as the attractiveness of the public realm. Gardens should be appropriately planted, having regard to their amenity and importance for local habitats.

#### 13.4.5 Character / Living Environment

Large residential areas shall generally be broken into small functional and visual groups of approximately 15 houses or less, which fulfil a social and aesthetic need for identity. These shall be designed to create safety for young children, facilitate social interaction and introduce variety into the visual environment, avoiding monotonous repetitive types of development.

Each group of houses should have its own visual identity, variations being achieved by layout, building lines, house design, colour, hard and soft landscaping and house size.

New developments shall comply with the good neighbour principle as set out in the GCDP. New developments should be "good neighbours". Where there is an inherent incompatibility of neighbouring developments, or where remedial action cannot be made effective, applications are likely to be refused.

Privacy for both the occupants of a proposed development and surrounding neighbours will be integral in any new development. Loss of privacy can be minimised by re-orientation, reducing the densities of development reducing the size of buildings, and attention to building levels or by design modifications, for example, window proportion and size.

The development of courtyards and new urban spaces within blocks will be considered, and innovative design of urban space will be encouraged within the plan area. Access to courtyards should be through existing arches where possible, or new arches, in order to avoid breaking the existing street frontage.

#### 13.4.6 Management Companies

The procedure for the management and completion of housing developments should normally be in accordance with GCC's 'Taking in Charge Policy for Private Housing Developments' (September 2008) or any revised versions thereof published within the period of the Plan. However, when it is proposed that the

residential development is not to be taken in charge by the Local Authority, then the developer must set up a management company. All residents of the development must become members of this management company. Details of the Management Company must be agreed with the Planning Authority prior to any development taking place.

#### 13.4.7 Traveller Halting Sites

Halting sites may comprise of a hard-surfaced area, divided into bays, each bay accommodating not more than two caravans and incorporating a service block with bathroom, kitchen and toilet, and such other facilities as may be necessary for traveller needs. Only in exceptional circumstances will consideration be given to providing halting sites with more than seven bays. Provision may be made for caretaker's accommodation and other facilities for good management of site as deemed necessary.

#### 13.4.8 Temporary Dwellings

Temporary dwellings are taken to include caravans, chalets, mobile homes and huts. GCC shall prohibit the use of temporary dwellings for permanent residential purposes on the grounds that such structures are generally unsuitable for permanent human habitation. Exceptions will, however, be made in dealing with acute housing emergencies. In this case, any permission granted will be for a limited period only and such temporary homes should not be obtrusively sited. The placing of caravans and temporary structures on isolated sites will not be allowed to proliferate. Notwithstanding this, all regulations in relation to the placing of such structures shall comply with relevant Planning legislation.

#### 13.4.9 Extensions

GCC will generally require that house extensions be in general harmony in terms of scale and design with the existing dwelling, have regard to the design of adjoining dwellings and that regard be had to site coverage and private open space.

#### 13.4.10 Phasing

A phasing programme is required for large housing estates, to be agreed with the Planning Authority detailing proposals such as completion of roads, open space and public lighting in line with house completions.



## 13.5 Movement and Circulation

### 13.5.1 Access onto Public Roads

Generally, where the capacity, width, alignment or surface condition of the road is inadequate, development will not be favoured. Where new development would adversely impact on road capacity, safety or drainage, development will not be permitted unless applicants agree proposals with the Council to improve the road. The Council may require the submission of a Traffic Impact Assessment as part of an application. Applicants should consult with the roads design section of the Council prior to the submission of large application.

The Planning Authority shall have regard to any new guidance on the integration of roads planning, development planning and development management practices that may issue from the DOEHLG and/or Dept of Transport and including the guidelines as contained within the Sustainable Rural Housing Guidelines and DOEHLG Retail Planning Guidelines during the lifetime of this Plan. The PA shall also be guided by the NRA official policy in relation to access to national roads and developments along such roads as set out in NRA publications Development Control Advice and Guidelines, Policy and Planning Framework for Roads and by the Authority's Policy Statement on Development Management and Access to National Roads.

As a general policy, the location of new means of access onto the existing N6 shall not be permitted except in areas where a speed limit of 50-60 km/h applies, or in the case of infilling, in the existing built-up areas. This is to ensure the protection of the carrying capacity, safety and operational efficiency of the national road network, pending the opening of the M6 and subsequent downgrading of the existing N6 through Craughwell. The Planning Authority shall in the first instance, seek to channel traffic from new development onto existing local roads and in this way use established access points to gain entry onto national roads. In exceptional circumstances, direct access maybe considered, in consultation with the NRA Dept of Environment, Heritage and Local Government and other relevant stakeholders on a case by case basis, onto national routes (non- motorways) to accommodate strategic infrastructure or regional significant development.

The Craughwell LAP shall also be guided by the policies and objectives as contained within the CDP 2009-2015, Section 6 Infrastructure: Roads and Transportation (specifically to Policy RT3) and to S. 11 Development Management Standards and Guidelines – DM Standard 16, DM17 & DM22.

(Refer also to policies and objectives as contained within S. 4.3 Movement and Transportation Strategy of the Craughwell Draft Plan.)

All significant development proposals, or those that the PA consider would pose a safety risk or traffic impact, shall be accompanied by road safety audits and transport and traffic assessments. These shall include a consideration of the cumulative impact of developments on the road network.

This shall be guided by the following:

1. Road Safety Audits All new proposed commercial, industrial and retail developments, and all proposed residential developments of 4 or more units, will be required to submit Road Safety Audits. All significant changes to existing commercial, industrial or retail developments will be required to submit Road Safety Audits. Road Safety Audits shall be undertaken by a suitably qualified and independent person.
2. Traffic Impact Assessments All new proposed commercial, industrial and retail developments, and all proposed residential developments of more than 20 units, will be required to submit Traffic Impact Assessments. All significant changes to existing commercial, industrial or retail developments will be required to submit Traffic Impact Assessments.
3. Transport Assessments All large scale commercial, industrial and retail or residential developments will be required to submit Transport Assessments where considered necessary by the PA. This shall be guided by the provisions set out in the DTO Traffic Management Guidelines 2003 and the NRA Traffic and Transport Assessment Guidelines 2007.

### 13.5.2 Sight Distances

The Council's requirements in relation to Sightlines are as stated in DM Standard 18 of the GCDP 2009 - 2015.

### 13.5.3 Car Parking

The Councils requirement in relation to adequate car parking facilities to service developments in Craughwell will be guided by the following:



- DM Standard 20 of the GCDP 2009-2015, which set out the general standards with regard to parking spaces and parking bays, and any other applicable policies, objectives and standards in the GCDP 2009-2015.
- The *Traffic Management Guidelines*, Section 16 of which provides guidance on the design and standards for car parking areas.
- The parking standards in TABLE 13a, which will apply to different types of development as appropriate. (Where a standard is not given for a particular use, the car-parking requirement will be based on the nearest use included in the table).
- Section 4 of this LAP.

The Council may require the submission of a Mobility Management Plan with planning applications where developments include substantial parking requirements. Complementary or shared usage of car parks will be encouraged, especially where the various uses have different opening hours. Where provision of car parking is required by this plan, such provision will normally be met by providing the required spaces within the curtilage of the development. Where, in the opinion of the Council, it would be impracticable for individual developers to provide for on-site parking, a contribution will be required in accordance with the Development Contribution Scheme.

**TABLE 13a: Minimum Car Parking Standards**

MINIMUM CAR PARKING STANDARDS	
Type of Development	Appropriate Car Parking Standard
Houses and Flats	1.5 spaces per dwelling unit for grouped parking otherwise 2 car spaces per dwelling unit except small one bedroom flats where one space per unit is required
Shops	1 car space per 20m <sup>2</sup> of gross floor space
Supermarkets and large stores	1 car space per 20m <sup>2</sup> of gross floor space
Office	1 car space per 25m <sup>2</sup> of gross floor space
Industry	3 car spaces per 100m <sup>2</sup> of gross floor space
Warehousing (non retail)	1 car space per 50m <sup>2</sup> of gross floor space
Theatres, Cinema and Stadia	1 car space per four seats
Hotels (Excluding restaurant, bars, conference centre, function rooms)	1 car space per bedroom
Lounge bars	1 car space per 8m <sup>2</sup> of public floor space
Restaurants	1 car space for every 10m <sup>2</sup> of public floor space
Ballroom, dance halls, clubs, function rooms.	1 car space per 10m <sup>2</sup>
Conference Centre	1 car space per 20 m <sup>2</sup>
Guesthouse (excluding function rooms or bars)	1 car space per bedroom
Cash and Carry	1 car space per 100m <sup>2</sup>
Banks	5 car spaces per 100m <sup>2</sup>
Crèches	1 space per employee. 0.2 spaces per child or adequate set down collection area which can adequately service the facility to meet road safety requirements.

Take-Aways	3 spaces per unit
Cafes	1 space per 5 m <sup>2</sup> dining area
Playing Fields	15 car spaces per pitch
Schools	1 car space per classroom
Nursing homes	1 space for every resident member of staff 1 space for every 2 non-resident members of staff on duty at the peak staffing period 1 space for every 4 residents

### 13.5.4 Design and Layout of Parking Areas and Service Areas

Parking and service areas should be designed as integral parts of a scheme thereby ensuring integration with the surrounding environment. The design and layout of parking spaces shall have regard to the following considerations:

- Clear separation between parking, vehicular circulation and the areas and circulation routes used by pedestrians, cyclists and the disabled.
- Avoidance of obstruction of streets and roads at the entrance/exit point.
- Overlooking and passive observation of the area together with adequate supervision.
- Appropriate finishes, screening and landscaping are provided to soften and reduce any visual impact.
- Encourage the use of grouped car parking to provide greater flexibility, efficiency, integration and landscaping.
- Where central parking areas, such as courtyards, are provided to the rear of buildings, the front and rear facades of the building should be given equal prominence in terms of design and architectural treatment.

**TABLE 13b:** Car Parking Design Standards

Type of Parking	Design Standards
Parking Space Parallel to the Kerb	6m long & 2.4m wide (minimum 2.1m)
Perpendicular Parking Space	5.5m long & 2.4m wide (minimum 4.8m by 2.28m)
Aisle Width for 60 Degree Parking	4.9m minimum

Aisle Width for 45 Degree Parking	3.6m minimum
Aisle Width for < 45 Degree Parking	3.6m
Aisle Width for Parallel Parking	3.6m
Parking Bay in Residential Area	15m long & 3m wide
Single Disabled Parking Bay	5m by 3.3m minimum

Note:

- The basic dimensions above are based on Section 16 of the Traffic Management Guidelines, which provide additional details on design and provision of parking areas.
- Angled parking should only be considered on wider roads as appropriate.

### 13.5.5 Disabled Parking

Reasonable provision shall be made for parking facilities for the disabled. Special car parking bays for the disabled shall be provided as close as possible to the entrance of the premises to be served. Dimensional standards are set out above and, where two bays are to be provided side by side, the extra space of 0.9m width may be shared between the spaces. Each disabled parking bay shall be clearly marked with the relevant international symbol.

### 13.5.6 Loading Bays and Service Vehicles

In addition to car parking standards, sufficient space will be required within the curtilage of the site for all service vehicles involved in the operation of the business or building. This would include dedicated service parking areas for vehicles necessarily involved in the operation of business in such activities as the delivery and collection of goods, the carrying out of repair and maintenance services. Each new premises proposed for office, commercial or industrial use must include within the curtilage of the building one or more loading bays of an adequate size to cater for its specific needs and the requirements of the type of vehicle serving the premises. All such loading bays should be off carriageway or lay-byes where appropriate. Loading bays shall be a minimum 3m x 6m.



13.5.7 Bicycle Parking

Cycle facilities shall be provided in conjunction with any new development or change of use proposals. Stands should be in a secure location and should be located conveniently to the main entrance of the development or to employee entrances. Stands in residential areas should be located in close proximity to residential units. The bicycle parking standards set out in Table 13.3.8.1 below shall apply. The Planning Authority will also encourage the provision of bicycle parking facilities, where possible, at existing transport nodes, public buildings, retail centres and leisure facilities. Where stands cannot be provided on-site, a contribution may be required towards the provision of public cycle stands. The finish and style of stands selected should have regard to the street furniture in the area and the characteristics of the area.

**TABLE 13c:** Bicycle Parking Standards

Bicycle Parking Standards	
Type of Development	Bicycle Parking Standard
Residential	1 stand per residential unit
Industrial / Commercial	25% of the number of car parking spaces
Primary Schools	1 stand for every 5 students

13.6 Community Facilities, Recreation, Amenity and Open Space

It is important to note that all community use facility developments must abide by many of the development guideline requirements mentioned in previous and later sections. These guidelines include: site coverage, public open space, building lines, building heights, pedestrian / disabled access, infrastructural service standards, ground water protection, building regulations, discharge licence requirements, landscaping considerations, conservation objectives, segregated waste collection as well as the provisions on contributions and securities.

The provision, relocation, upgrading and / or redevelopment of community facilities and amenities shall generally have regard to applicable national guidelines, the *GCDP 2009-2015*, and the level of need and support for these facilities and amenities in the local community.

13.6.1 Schools

The plan supports the provision of adequate school facilities to serve the local community. No significant development shall take place without an assessment on impact of school provision as outlined within ‘Sustainable Residential Development in Urban Areas’ (2008, p.44). Sites required for new schools shall comply with the requirements of technical guidance documents published by the Department of Education and Science or any superseding version of these documents, subject to school design and site suitability

The provision of such facilities shall be guided by the following:

- Technical Guidance Document -025 - Identification and Suitability of Sites for Primary Schools
- The Provision of Schools and the Planning System – A Code of Practice for Planning Authorities, the Department of Education & Science and the Department of Environment, Heritage & Local Government (July 2008)
- General Design Guidelines for Schools (Primary and Post-Primary) 2007
- Primary Schools Design Guidelines (2007)
- Construction Standards for Schools (2008)
- Post Primary School Design Guidelines (2008)

1. For primary schools of 4 to 8 classrooms, two storeys in height, a minimum site of .071 hectares is recommended and increasing in line with an increase in class units.
2. Provision must be made within the site for adequate car parking and informal hard surfaced play areas for organised sport activities.
3. Where on site treatment facilities are proposed, provision must be made for on site treatment facilities in the site size.

13.6.2 Crèches / Playschools

The Health Service Executive regulates childcare in the County. All crèche facilities must register with the Health Service Executive and are then monitored by a pre-school officer. The Department of Justice and Law Reform provides the funding for the provision of a crèche facility, but does not include funding for the purchase or rent of a site.

Crèches will be required in all housing developments at a rate of one for each 75 residential units in accordance with the DoEHLG ‘Childcare Facilities, Guidelines for Planning Authorities’, June 2001.



Crèches and playschools will only be permitted on specific sites where it can be proven that they will not cause hazard due to traffic congestion or adversely affect the amenity of adjoining residences.

Applications for crèches and playschools within a new or existing place of work or in proximity thereof, such as an industrial estate, will be favourably considered. Applications for such proposals in terraced and semi-detached houses with adequate private and secure open space, on-site car parking and suitable screening and noise insulation (internal and external) from neighbouring properties may be acceptable.

Applications for crèches and playschools should include the following information as part of any planning application:

- Details of proposed opening times.
- Proposed number and age range of children.
- Proposed number of staff.
- Internal floor area devoted to such use, excluding areas such as kitchens, toilets, sleeping and other ancillary areas.
- Facilities for rest and play as recommended under the Pre-School Regulations 1996 (Amended 1997) published by the Department of Health and Children.
- Car parking arrangements, for both parents and staff members (see Section 5.8).

The Planning Authority may grant a temporary permission of between 1-5 years to assess the impact of crèche and playschool developments on their surroundings.

\* *Copy of publication available from the Planning Office for inspection and at [www.environ.ie](http://www.environ.ie)*

### 13.6.3 Care Facilities

A change of use from residential to a care facility to care for more than six persons with an intellectual or physical disability will require planning permission and will be dealt with sympathetically with consideration for factors such as accessibility, traffic, safety and proximity to community and shopping facilities. Houses with

adequate private and secure open space and on-site car parking are generally acceptable for such uses.

### 13.6.4 Nursing Homes

Privately run nursing homes provide an essential service for the elderly and the infirm. The Planning Authority will, subject to protecting residential amenity, consider the location of nursing homes in residential areas and on sites considered adequate in size to cater for all generated needs of the development. Where on site treatment facilities are proposed, provision must be made for on site treatment facilities within the site boundary. The development of nursing homes should not involve significant changes to the streetscape such as the loss of trees, hedges and walls.

The Health Service Executive regulates nursing homes in the County. Part of this remit involves the issuing of licences for the treatment of waste. Consultation with the Health Service Executive and the Environment Section of Galway County Council is required prior to the making of a planning application.

### 13.6.5 Public Parks and Open Spaces

The Plan supports the provision of adequate public parks and open spaces to serve the local community in Craughwell and to contribute to the character of the village.

## 13.7 Infrastructure and Services

### Surface Water

GCC support the protection of water in the Craughwell area. GCC will seek to protect surface water and groundwater in the area through appropriate development management.

All developments must ensure that proposals for development fully demonstrate the suitability of proposed surface water outfalls to accommodate the proposed surface water discharge. GCC will have regard to the capacity of existing drainage system in the area during the assessment of planning applications.



### 13.7.1 Wastewater Disposal

The provision of adequate wastewater treatment and disposal in Craughwell will be guided by the following:

- EU Directives, in particular 91/271/EEC and 98/15/EEC *Directive on Urban Wastewater Treatment*, and associated Irish legislation, including *Environmental Protection Agency Act 1992* and *Urban Waste Water Treatment Regulations 1994*.
- DM Standard 9 of the *GCDP 2009-2015*, which sets out the general standards with regard to site sizes for single houses using individual on-site waste water treatment systems.
- DC Standard 24 of the *GCDP 2009-2015*, which sets out the general standards with regard to effluent treatment facilities.
- DC Standard 24 of the *GCDP 2009-2015*, which sets out the general standards with regard to proprietary treatment plants.
- SECTION 8 of this LAP and other relevant strategies, policies, objectives and standards in the Plan.
- The Environmental Protection Agency Guidelines on Waste Water Treatment Systems (2000)

Proposals for development which rely on sewage disposal via a septic tank effluent treatment system will only be permitted where GCC is satisfied that ground conditions are adequate to treat and dispose of the effluent arising from the septic tank.

### 13.7.2 Discharge Licence

Section 16 of the Water Pollution Act 1977 - 1997 outlines that a licence is required to discharge trade effluent to the public sewer. If a business of any type is connected to the sewer it is likely that a licence is required. A discharge licence is not required for discharges of domestic effluent from a single house to a public sewer or to ground via a septic tank/treatment system and percolation area.

All effluent discharges to water bodies (such as river, lakes drains or sea) or groundwater bodies, except for small domestic discharges to groundwater, require licensing under Section 4 of the Acts. GCC does not allow any point discharges to a water body.

Responsibility for applying for a licence lies with the developer. Failure to comply may result in prosecution. A licence application should be made prior to construction and a licence in place before any discharge occurs. Where a development requires a discharge licence, the developer should contact the Environment Section of GCC prior to the submission of a planning application.

Planning applicants can find out more about the requirements for percolation areas from the Environment Section of GCC.

### 13.7.3 Water Supply

The provision of an adequate quantity and quality of water supply in Craughwell will be guided by the following:

- EU Directives, in particular 91/692/EEC *Directive on Quality of Water for Human Consumption*, and associated Irish legislation, including *European Communities (Quality of Water Intended for Human Consumption) Regulations 1988*.
- Relevant policies, objectives and standards in the *GCDP 2009-2015* in relation to water supply.
- Section 8 of this LAP and other relevant strategies, policies, objectives and standards in the Plan.

### 13.7.4 Surface Water

The provision of adequate surface water infrastructure in Craughwell will be guided by the following:

- DM Standard 23 of the *GCDP 2009-2015*, which sets out the general standards with regard to building control standards for surface water drainage, and any other applicable policies, objectives and standards in the *GCDP 2009-2015*.
- The EU Water Framework Directive 2000 and associated Irish legislation *European Communities (Water Policy) Regulations 2003* (SI No. 722 of 2003).
- The EPA Waste Water Treatment Manual – Treatment Systems for Single Houses and EPA Waste Water Treatment Manual – Treatment Systems



for Small Communities, Leisure Centres and Hotels, as appropriate, or any revision or replacement of these manuals in the lifetime of the Plan.

- The strategies, policies, objectives, guidelines and standards contained in this Plan, in particular the overall intention to create a Sustainable Drainage System (SuDS) in Craughwell and the relevant provisions contained in Section 8 of this plan.

Most developments on greenfield sites will result in a significant increase in the area of impervious surface, including roofs and hard pavements. This significantly affects the surface water runoff flows, potentially increasing the risk of flooding and contamination of watercourses, waterbodies and groundwater resources. Surface water collected from these surfaces must be disposed of in a controlled and sustainable manner, so that the risk of flooding and contamination is minimised.

The use of Sustainable Drainage Techniques shall be encouraged in new developments to minimise the risks of flooding and contamination on the surrounding landscape and environment. The following may be implemented as part of Sustainable Drainage Systems:

- Source control measures such as rainwater recycling and drainage
- Permeable paving and filter drains
- Storm water detention such as basins and ponds
- Storm water infiltration such as soakaways
- Evapo-transpiration
- Filter strips and swales

Sustainable Drainage Systems shall require little maintenance, be cost-effective, be resilient to use and be environmentally and aesthetically attractive. The following provisions shall generally apply to surface water drainage:

- All surface water generated by a development shall normally be disposed of within the site and shall not be discharged onto the public road or the adjoining property.
- Existing developments shall continue to dispose of surface water to the existing surface water drainage system. Where soil conditions are suitable, developments may dispose of surface water via soakaways to groundwater, provided that soakaways are designed in accordance with

BRE Digest 365 and are properly maintained. Surface water from roads and paths shall discharge to a soakaway via a suitable petrol/oil interceptor.

- The flow rate from future development sites to the piped system shall not exceed the peak runoff from a greenfield site at pre-development stage or 4.4 litres/second/hectare whichever is the lesser of the 2 (to be agreed with the Water Services Section of GCC). Developers shall submit surface water attenuation proposals so as to ensure that this peak runoff rate shall not be exceeded.
- If necessary a treatment pond shall be installed at the downstream end of the piped system to remove pollutants.
- Future developments shall be designed so that the storm sewers do not flood any part of the site in a 1 in 30 year return period design storm, and such that no flood water leaves the site in a 1 in 100 year design storm, in accordance with current UK practice.
- The existing sinkholes shall be protected to prevent ingress of any materials that may cause blockage or restrict the capacity of the sinkholes.
- All applications for planning permission must be accompanied by complete details of surface water systems and disposal. All significant developments must also include a detailed assessment and proposals for storm water management.
- A Special Development Contribution may be imposed towards the provision of a surface water network to service the area, amount to be determined on a case by case basis in consultation with the Planning Authority and the Water Services Section.

#### Groundwater and Watercourse Protection

The protection of groundwater resources and watercourses in Craughwell will be guided by the following:

- DM Standard 23 of the GCDP 2009-2015, which sets out the general standard for the prevention of groundwater pollution.
- Relevant EU Directives, including the Groundwater Directive, Water Framework Directive 2000 and Nitrates Directive 1991.





- Relevant Irish legislation, including the European Communities (Water Policy) Regulations 2003 (SI No. 722 of 2003) and European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2006 (SI No. 378 of 2006).
- Any forthcoming Groundwater Protection Scheme prepared for County Galway in the lifetime of this Plan.
- The EPA Waste Water Treatment Manual – Treatment Systems for Single Houses and EPA Waste Water Treatment Manual – Treatment Systems for Small Communities, Leisure Centres and Hotels, as appropriate, or any revision or replacement of these manuals in the lifetime of the Plan.
- The provisions of this LAP in relation to groundwater and watercourse protection, particularly the policies and objectives in Section 8.

Development works shall have regard to the preservation of groundwater and surface water quality during all stages of construction. Development that is proposed in close proximity to a watercourse shall be required to submit measures to reduce and prevent pollution to the watercourse, both during construction and after completion of the scheme.

#### Flood Risk Management

Development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. Development must so far as is reasonably practicable incorporate the maximum provision to reduce the rate and quantity of runoff. In particular, where appropriate:

- Hard surface areas (car parks, etc.) should be constructed in permeable or semi-permeable materials.
- On site storm water ponds to store and/or attenuate additional runoff from the development should be provided.
- Soak-aways or French drains should be provided to increase infiltration and minimise additional runoff.

#### Flood Risk Assessment

Where flood risk may be an issue for any proposed development, a flood risk assessment should be carried out that is appropriate to the scale and nature of the development and the risks arising. This shall be undertaken in accordance with the DoEHLG Flood Risk Assessment Guidelines. This shall

include proposals for the storage or attenuation of runoff/discharges (including foul drains) to ensure the development does not increase the flood risk in the relevant catchment. Applicants are requested to refer to the OPW National Flood Hazard Mapping Website prior to submitting proposals for development.

#### Flood Risk Area

Appropriately designed development that is not sensitive to the effects of flooding may be permissible in flood risk area, provided it does not reduce the flood plain area or otherwise restrict flow across floodplains. Examples of such development might include park areas, sports pitches, certain types of industry, warehousing, etc., designed to be flood resistant and/or insensitive. Appropriately designed development that is not sensitive to the effects of flooding may be permissible in flood plains, provided it does not reduce the flood plain area or otherwise restrict flow across floodplains. Examples of such development might include park areas, sports pitches, certain types of industry, warehousing, etc., designed to be flood resistant and/or insensitive. Such development should only be permitted provided it incorporates adequate measures to cope with the ever-existent flood risk, for example, adequate drainage systems, safety measures, emergency response facilities and/or warning and response systems, and where it is considered that flooding would not result in significant hardship/financial loss or cost.

Flood risk management proposals for development, including the filling of land, in floodplains and other areas which are at risk from flooding or perform a flood control function will only be permitted where:

- It can be demonstrated that such development has been designed to minimise risk of inundation and will not contribute to or increase the risk of flooding elsewhere.
- Has adopted all reasonable measures to improve the management of flood waters on and adjacent to the site and to assist the protection of properties within the vicinity of the site.
- Does not impede the flow of water or the ability of the floodplain to store water and to flood naturally and takes account of the impact on riparian habitat.



Development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. This shall be guided by the following requirements:

- Development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas.
- Appropriately designed development, which is not sensitive to the effects of flooding, may be permissible in flood plains provided it does not reduce the flood plain area or otherwise restrict flow across flood plains.
- Development must so far as is reasonably practicable incorporate the maximum provision to reduce the rate and quantity of runoff. In particular hard surface areas such as car parks should be constructed in permeable or semi-permeable materials; on site storm water ponds to store and/or attenuate additional runoff from the development should be provided; and soak-aways or French drains should be provided to increase infiltration and minimize additional runoff.
- For developments adjacent to watercourses, any structures (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing/maintenance/vegetation. A minimum set back of 6m either side of the watercourse shall generally be required.
- Development consisting of construction embankments, wide bridge piers or similar structures will normally not be permitted in or across flood plains or river channels.
- All new development must be designed to meet the following minimum flood design standards: for built up areas or where developments (existing, proposed or anticipated) are involved – the 100 year flood; for rural areas or where developments (existing, proposed or anticipated) are not involved – the 25 year flood; and where streams, open drains or other watercourses are being culverted – the minimum permissible culvert diameter is 900mm (access should be provided for maintenance as appropriate).
- A flood impact assessment and proposals for the storage and attenuation of runoff / discharges (including foul drains) to ensure development does not increase the flood risk in the relevant catchment must accompany applications for planning permission for development of areas exceeding 1ha.

- A certificate from a competent person that the development will not contribute to flooding within the relevant catchment must accompany applications for planning permission for developments of areas of 1ha or less.

GCC shall apply conditions to the grant of a planning permission, where appropriate, to ensure new residential / commercial units are not occupied until appropriate flood mitigation measures are in place.

Applicants are requested to refer to the OPW National Flood Hazard Mapping Website prior to submitting proposals for development. GCC may require developers to submit a Flood Risk Assessments with their planning permission. GCC may also require developers to provide appropriate mitigation measures to reduce the impact of their development on the hydrology of the area.

#### Ducting of Public Utilities and Services

The Planning Authority will normally require that all wires, cables and pipes for the provision of public utility services shall be ducted underground to preserve the amenity and visual character of an area, and in the interests of public safety. Developers will be required to consult and co-ordinate with all relevant service providers to ascertain each of their infrastructural layouts, requirements and plans for that area. This will serve to avoid uncoordinated disruption caused by the installation of cables by different stakeholders.

#### Telecommunication Antennae and Support Structures

The development of telecommunications antennae and support structures in Craughwell will be guided by the following:

- DM Standard 27 of the *GCDP 2009-2015*, which sets out the general standards with regard to telecommunications masts, together with other relevant policies, guidelines and standards in the *GCDP 2009-2015*.
- The *Telecommunications Antennae and Support Structures Guidelines* published by the DoEHLG in July 1996.

In considering applications for telecommunications antennae and support structures, the Planning Authority will have regard to the following considerations:



- Telecommunications antennae should be located so as to minimise any negative visual intrusion on the surrounding area, especially on landscapes or streetscapes of a sensitive nature.
- The use of tall buildings or other existing structures is always preferable to the construction of an independent antennae support structure.
- Support structures should be kept to a minimum height consistent with effective operation and should be monopole (or poles) rather than latticed or square structure.
- Sharing of installations (antennae support structures) is encouraged, as it will normally reduce the visual impact on the landscape or streetscape. All applications must satisfy the Planning Authority that a reasonable effort to share installations has been made. Where it is not possible to share a support structure the applicant should, where possible, share a site or site adjacently, so that antennae may be clustered.
- The bulk of the structure should be mimised, given the preference for a monopole rather than a latticed or square, and the height should be minimised.
- Masts and associated base stations should be located away from existing residences and schools.
- Mast compounds shall have security fencing and anti-climbing devices and shall be appropriately secured against vandalism.
- In the event that the use of any mast installation is discontinued, the mast and associated equipment shall be removed from the site and the land shall be reinstated to the satisfaction of GCC.
- Permissions for telecommunications masts shall in general be for a 5-year period to enable the Planning Authority to assess the state of technology and decide whether a continuance of the permission is in the national interest.

### Electricity Transmission Lines

DM Standard 26 of the *GCDP 2009-2015* sets out the general standards with regard to electricity transmission lines. These provisions shall apply in Craughwell as appropriate.

## 13.8 Economic Development

### 13.8.1 Retail Facilities

Proposals for future retail facilities will be considered with regard to the following:

- The provisions of the *Retail Planning Guidelines 2005*, particularly the application of the sequential test and the assessment of the potential impact on the viability of the Village Core.
- The recommendations of the *GCDP 2009-2015*, which will be augmented by a *Galway County Retail Strategy* once it has been completed by GCC.

Proposals for new retail facilities will not normally be permitted outside of the Village Core and will only be considered where they will complement the Village Core environment. A Retail Impact Assessment will be required where appropriate as part of the planning application documentation in order to assess the impact of a proposed development on the vibrancy and function of the Village Core. GCC will require a deviation from the standard layout and design of particular stores, having regard to the unique character of Craughwell and will not permit such development where they impact negatively on the quality of the villagescape.

### 13.8.2 Petrol Filling Stations and Ancillary Uses

Where filling or service stations are proposed, adequate measures must be implemented to integrate them into their surroundings. No filling or service stations will be permitted in locations where by reason of appearance, traffic or fumes they would injure the amenities of an area.

The essential purpose of petrol stations is to provide facilities for the sale of fuels for vehicles. However, permission may be granted for ancillary retail uses involving goods related to the motor trade. In addition, in areas not already serviced by convenience shops, permission may be granted for small shops retailing confectionery, groceries and newspapers. The net area devoted to such sales shall not normally exceed 65 square metres. Proposals shall be guided by the following design requirements;

- A minimum road/ street frontage of 30 metres shall be required.
- A low wall of approximately 0.6m in height shall be constructed along the frontage with allowance for two access points each 8 metres wide
- The pump island shall not be less than 7 metres from the footpath / road boundary.

- No signage cluster shall be permitted.
- All external lighting should be directed away from the public road and a proliferation of large illuminated signs will not be permitted.
- Any car wash proposals will require a discharge licence.

### 13.8.3 Bars / Night-Clubs / Amusement Centres

In order to maintain an appropriate mix of uses and protect night time amenities in the village, GCC will not permit an excessive concentration of any of the above uses in the village. This shall ensure that the intensity of any proposed use is in keeping with both the character of the area (i.e. residential, mixed use etc.) and with adjoining businesses, when development proposals are being considered. The following issues shall be taken into account in the assessment of application for the above uses:

- The importance of safeguarding the vitality and viability of the village centre and maintaining a vibrant mix of uses.
- Noise at the boundaries will be carefully monitored and noise insulation measures will be required at the time of the submission of the planning application. Other effects of the development on the amenity of nearby residents must be assessed prior to the granting of planning permission (i.e. general disturbance, hours of operation and car parking).
- The Planning Authority shall insist that proper litter control measures be in place prior to the opening of any premises.
- Façade design will be carefully controlled by the Planning Authority and in particular the type and degree of advertising signage and lighting. The design shall respect and complement the character of the streets and the buildings.

### 13.8.4 Hot Food Take-Aways

A proliferation of hot food take-aways will not be permitted in any area. Regard will be had to the impact of hot-food take-aways on the amenities in the area, including noise, odour and litter. The Planning Authority may impose restrictions on opening hours of hot food take-aways as a condition of planning permission.

### 13.8.5 Food Preparing Premises

All food preparing premises will require a grease trap. Planning Applicants can find out more about this requirement from the Environment Section of Galway County Council.

### 13.8.6 Automatic Teller Machines (ATMs)

The Planning Authority will strictly control the location of Automatic Teller Machines (ATM's) having regard to the following:

- The need to protect the character of the street, building or shop front into which they are to be incorporated, in particular in protected structures.
- The design and location must be such that they are safe and easily accessible to all.
- Canopies, signs and logos shall be discreetly incorporated into the overall design.
- Regard will be had to litter prevention.
- In general, ATM's will not be permitted where customers queuing may cause obstruction or hazard.

### 13.8.7 Enterprise, Industry and Tourism Development

Small scale enterprise is primarily encouraged on land designated for Enterprise & Industrial Development. The standard plot ratio for enterprise and industrial development is 1.00, whilst the site coverage index is 80%. Enterprise and industrial development should present a pleasant aspect helped by tree planting, the judicious placing of advertisement structures, screening of open storage areas and unobtrusive loading and parking space. Therefore, in terms of design and layout the following considerations will apply:

- Surfaces within the curtilage of industrial/commercial sites shall be of hard wearing, dust free and durable material.
- Adequate space must be available for on-site storage of materials and refuse, loading and unloading and on-site circulation and parking.
- Car parking spaces shall be clearly delineated. Parking spaces for vehicles for the disabled shall be located close to main entrances to premises.

- There will be ample room for delivery vehicles to circulate within the site boundaries without the need to reverse onto the public road. Loading and unloading areas shall be specifically delineated within the site boundaries.
- Adequate provision should be made for storage of goods and materials within the building or in a designated storage area.
- A detailed landscaping scheme for the site shall be required (See section 4.3.19 Landscaping and Landscape Considerations). There shall be a minimum landscaped/planting strip to a width of 5 metres on all principal road frontages.
- In the case of developments for two or more buildings, a uniform design for boundary fences, roof profiles and building lines is essential.
- A minimum open space requirement of 15% will be required and provided such that it may function as an effective amenity area. Where industrial proposals are located adjacent to existing and proposed residential areas, the open space provision considerations will be designed in such a way as to act as a buffer zone between the proposed industrial units and residential areas. Additional landscaping will also be required in these areas. In situations where effective open space cannot be provided on site, a contribution will be payable in lieu.
- The number of signs attached to a building in such areas should be limited and no sign should be excessively obtrusive or out of scale with the building façade.
- Advertising signs shall be confined to the name of the establishment being painted on or affixed to the façade of the building and illuminated, if required, from an external light source so arranged as to not cause glare to road users or intrusion to adjacent property owners.
- Where security fencing is required it shall not normally be forward of the front building line of the premises. Where in exceptional circumstances, security fencing is erected forward of the front building line it shall be set behind a landscaped mound of at least 2m in width. Security fencing shall be palisade or chain link type and shall be plastic coated and have an appropriate colour.
- The hours of operation will be controlled where they are likely to result in harm to environmental amenities including residential amenity.
- Noise levels shall not exceed 55dB (a) Leq when measured at the boundary of the site.

- Provision shall be made on site in a screened compound for short term waste and segregation storage pending collection and disposal.
- The layout, planning and design may be subject of a detailed Action Plan to be approved by the Planning Authority.

### 13.8.8 Shop fronts, Advertising & Signage

#### Shop Fronts

In general the need to change old shop fronts will be carefully considered, as it is the policy of the Planning Authority to preserve and retain traditional shop fronts of character. The following considerations will apply in relation to existing and new shop fronts:

- The repair, restoration and replacement of shop fronts must be sympathetically carried out to protect the architectural character of the village.
- Where existing shop fronts are of no special merit, total replacement is acceptable. The design of new shop fronts shall relate to the architectural characteristics of the building of which it forms part.
- New shop front designs must respect the scale and proportion of the streetscape by maintaining the existing grain of development along the street and respecting the appropriate plot width. Large expanses of undivided glass will generally not be permitted.
- National-chain shops, which have adopted a 'corporate image', will not necessarily be allowed to use their standardised shop front design, 'corporate colours' and materials.
- Compatibility with individual buildings and with the streetscape will be considered more important than uniformity among the branches of one company.
- The use of loud music to attract attention to a shop will not be permitted.
- Lettering should be either hand painted or individually mounted in proportion to the size of the fascia.

#### Canopies and Awnings

The erection of canopies requires planning permission. The use of plastic canopies over windows will be discouraged. Where shading of a window display is required, the traditional retractable awning is considered suitable.



### Security Screens

The use of metal security grills or shutters will be discouraged. Where it is essential to use such shutters, these should be open grilles, and should be affixed to the inside of the window, or preferably behind the display area. The installation of roller shutters requires planning permission. The use of the public footpath for security stanchions or roller shutter fixings is not acceptable.

### Advertising and Signage

The Planning Authority accepts that advertising is an integral part of commercial and enterprise development. However, in considering applications for advertising structures, it remains the primary concern of the Planning Authority to protect the essential character of the village. Control will be exercised to prevent clutter in any location and to limit the number of signs on any building. The Planning Authority is opposed to advertisements in residential areas, on or near buildings of architectural or historical importance, adjacent to amenity and recreational areas or in open space areas. Proposals for signs and advertising structures must:

- Be in scale and harmony with the surrounding environment, signage shall not be permitted to exceed 15% of the façade of the building, however, where the façade exceeds 250m<sup>2</sup>, then signage shall not exceed 10% of the façade,
- Not interfere with the safety and free flow of traffic,
- Not obscure traffic signs,
- Not impair the amenities of the area,
- Not interfere with windows or other features of a building façade, and
- Not project, in whole or part, above the eaves of the building or obtrude on the skyline.

Internally illuminated plastic signs will generally be discouraged. Any external illumination to an existing or a proposed development shall be directed away from the public road so as not to cause glare or a traffic hazard. Details of any such lighting shall be furnished to the Planning Authority as part of any planning application. Monument signs are to be favoured instead of freestanding signs. Free-standing advertising structures, such as sandwich boards, which require a licence under Section 254 of the Planning and Development Act 2000 and Section 201 of the Planning and Development Regulations 2001, will not be allowed on

footpaths or in pedestrian areas where they have the potential to cause an obstruction and may be a hindrance, particularly to disabled persons. Where locations are considered suitable, advertising panels may be permitted on builder's hoardings for a specified period.

The system for fingerpost signs, which relate to premises, and are located away from major routes, will operate on the following basis:

- A single pole will be allowed at the road junction apart from any County Council statutory directional sign,
- A maximum of 4 no. signs shall be allowed on the pole,
- No establishment may have more than one fingerpost sign.

### 13.9 Environment and Heritage

The protection of the Environment and Heritage in Craughwell will be guided by the following:

Development within the proposed ACA, must comply with the following:

- Proposals must be formulated with input from appropriately qualified professionals suitably experienced in relation to building conservation.
- Proposals for the demolition (partial or whole) of buildings or features which contribute to the ACA will not be permitted.
- Laneways should normally be maintained.
- Developments incorporating front dormers, roof extensions, front facing gables and other features uncharacteristic to the area will not normally be permitted.
- Addition of render to previously un-rendered buildings, and the removal of render from rendered buildings will not normally be permitted – except, in the latter case, where sensitive renewal and repair of un-sound render is required.
- Painting of masonry will not normally be permitted.
- New and replacement pitched roof coverings should normally be in slate. The use of artificial coverings will be assessed on a case by case basis.
- Replacement of original windows or doors, which are reasonably repairable or sound, will not normally be permitted.
- Facing materials in all new developments should match, or be compatible, with traditional local materials in composition, texture and colour.



- Satellite dishes will not normally be permitted on front elevations, front roofslopes or above ridge lines.
- Demolition (whole or partial) of original front boundaries will not normally be permitted.
- Shop signs should use appropriate traditional materials and must not be internally illuminated. Projecting signs are limited to one per shop.
- Back land development, where permitted, will be of a form, scale and appearance compatible with adjacent historic frontage development.

### 13.9.1 Protected Structures

The Council's requirement in relation to the conservation of Protected Structures in Craughwell will be guided by the following:

- DC Standard 43 of the *GCDP 2009-2015*.
- The *Architectural Survey and Assessment Best Practice Guide* published by GCC.
- The *Architectural Heritage and the Planning Process* Guidance Notes.
- The *Conservation Guidelines* published by DoEHLG.
- The *Architectural Heritage Protection Guidelines 2004* published by DoEHLG.
- Section 10 of this LAP.

As a minimum requirement, the Planning Authority shall require planning applications for works on Protected Structures or proposed Protected Structures to have regard to the above guidelines and documents (which are available for consultation at the Planning Office).

The owners of, and applicants dealing with Protected Structures are advised to have full regard to the provisions of the Planning Acts and Regulations, and the prevailing good practice guides cited in this Plan. It is noted that the term 'structure' is legally defined to include the entire fabric of the building including the interior, the land lying within the curtilage of the structure, any other structures lying within that curtilage, and their interiors, and all fixtures and features which form part of the interior or exterior of those structures.

Works which, in the opinion of the Planning Authority, materially affect the character of the structure, require planning permission. Not all alterations or works to a Protected Structure constitute material alterations and the owner or occupier of the structure can make a written request to the Planning Authority seeking a Declaration as to which types of works will require planning permission on that basis.

### 13.9.2 Archaeological Heritage and Recorded Monuments and Places

The conservation of archaeological heritage and the recorded monuments and places in Craughwell will be guided by the following:

- DM Standard 45 of the *GCDP 2009-2015*.
- The *Archaeology and Development: Guidelines for Good Practice for Developers*, which all planning applications, particularly those in the identified ZAP, shall have regard to. The publication is available for consultation at the Planning Office.
- SECTION 10 of this LAP.

Planning applications for new development, redevelopment, any ground works, refurbishment, restoration, etc. within a 30m radius of a recorded monument, or within the Zone of Archaeological Potential (ZAP), must be accompanied by an archaeological report, which must be undertaken by a licensed archaeologist. This report must take account of the archaeological heritage of the area and the need for archaeological mitigation against negative impacts on local heritage. This archaeological report will be considered by the Planning Authority and the Development Application section of the DoEHLG. Applicants are also advised to contact the Heritage Section of the DoEHLG and the Conservation Officer and Heritage Officer of GCC in relation to these proposals.

### 13.9.3 Designated Environmental Sites

The protection of designated environmental sites in and adjacent to Craughwell will be guided by the following:

- Relevant Irish legislation and EU Directives.
- SECTION 10 and 14 of this LAP.
- The SEA/AA Screening reports prepared for the LAP.



**Appropriate Assessment:** Screening for appropriate assessment and / or appropriate assessment will be required with all applications where it is considered that the proposed development may impact (directly or indirectly), or in combination with other projects, on a Natura 2000 designate site i.e. a Special Area of Conservation (SAC) or a Special Protection Area (SPA), to inform decision making. The need for an appropriate assessment should be discussed with the Planning Section prior to the submission of an application. The appropriate assessment shall be carried out in accordance with Article 6 of the Habitats Directive and Section 18 of the European Communities (Natural Habitats) Regulations 1997 and shall identify and evaluate the direct and indirect effects, which the development would be likely to have upon the designated site.

**Ecological Assessment:** Ecological assessment will be required with all significant planning applications, where it is considered that the proposed development may impact (directly or indirectly), or in conjunction with other projects, on a National designated site i.e. Natural Heritage Area (NHA) or a proposed Natural Heritage Area (pNHA), to inform decision making. The need for an ecological assessment should be discussed with the Planning Section prior to the submission of an application. The assessment should include consideration of impacts in relation to biodiversity, ecological linkages, water quality and drainage. GCC will generally require ecological assessment for developments proposed within a *notional zone* between the boundary of a national designated site to the next field boundary or to a distance of 50 metres, whichever is greater.

#### 13.9.4 Nature Conservation and Biodiversity

The conservation of natural fauna and flora, features, processes and biodiversity in and adjacent to Craughwell will be guided by the following:

- The relevant policies, objectives and standards in the *GCDP 2009-2015*.
- SECTION 10 and 14 of this LAP,
- The SEA /AA Screening Reports prepared for the Craughwell LAP

Planning applications must: identify all ecological corridors (including hedgerows and masonry stone walls), likely to be significantly affected, which are present on the relevant lands;  
identify any losses to these corridors which would result if the application in question was granted, and;

show that such losses would be fully offset if the application was to be granted through the replacement of the relevant corridors, with corridors composed of similar species or materials, before any losses to the existing corridors occur.

#### 13.9.5 Landscape Considerations

The Council's requirement in relation to the provision of adequate landscaping and the protection of existing landscape qualities in Craughwell will be guided by the following:

- DM Standard 36 of the *GCDP 2009-2015*, which sets out the general standards with regard to compliance with landscape sensitivity designations.
- DM Standard 6 of the *GCDP 2009-2015*, which sets out the general standards with regard to permissible rural housing appropriate in different landscape sensitivity areas.

### 13.10 Building Design, Energy Efficiency and Sustainability

#### 13.10.1 Building Regulations

The plan supports the development of superior building design and the use of efficient materials and systems where appropriate.

- GCC seek to ensure that the construction of new buildings, extensions and material alterations to buildings comply with the Building Control Regulations 1997 – 2004.
- Comply with technical guidance documents issued by the DoEHLG on Building Regulations
- Inform GCC of the date of commencement of development within a period of not less than twenty-eight days before development commences
- Obtain a fire safety certificate where applicable (a private dwelling house does not require a fire safety certificate).

#### 13.11 Planning Application Information

GCC requires a number of sets of information to accurately assess planning applications and to ensure that they contribute to the vision for Craughwell and are in keeping with the proper planning and sustainable development of the area and





to reduce the need to request further information. The following will also be required as part of planning applications where appropriate:

#### 13.11.1 Landownership Information

GCC will require all planning applications to be accompanied by certified land registry maps and a single overall map to an appropriate scale showing all of the lands within the ownership of the applicant or the applicant's family within the Plan Area and on any of the siting options identified in the Plan. This will assist GCC to assess opportunities for the location of community facilities and to ensure that the genuine rural generated housing need provisions and Part V requirements in the *PDA 2000* are being complied with.

#### 13.11.2 Site Appraisals and Design Statements

All development proposals must consider the location, context, including access into the site and streetscape connectivity between developments, landscape setting, features and characteristics of the development site, which should be used to provide the basis for informed and considered decision-making with regard to the selection of appropriate settlement forms and the incorporation of important landscape features in the layout and design of new development. This forms an essential part of the design process and site appraisals including an access and design statements will be required with all development proposals to show how these issues have been addressed.

#### 13.11.3 Contour Plans

The council will require all planning applications to be accompanied by contour plan at minimum 1m intervals, or as required by the Planning Authority, showing existing ground levels on site in relation to public road levels (all developments) and any proposed embankments or cuts.

#### 13.11.4 Vertical Sections

The council will require all planning applications to be accompanied by vertical north-south section through the site showing existing and proposed ground levels, finished floor levels and ridge levels in relation to public roads (all developments). Other sections to be included for any other significant slope changes on site.

#### 13.11.5 Streetscape Elevations

The council will require all planning applications to be accompanied by streetscape elevations showing existing and proposed development to illustrate building heights, material treatments and proportions.

#### 13.11.6 Format of Mapped Information

Mapped information submitted with planning applications should be in a GIS format compatible with the Council's MapInfo GIS to assist with data compilation for the Craughwell Plan Area. Relevant information would include, but not be restricted to, drainage and hydrological information, habitat mapping, contours and ground levels.

#### 13.11.7 Digitised Planning Applications

The Council will require all applications over three housing units and all commercial developments to provide site drawings to fit into National Grid Co-ordinates in order to comply with the requirements for Geographical Information Systems (GIS) mapping and inventory. This will lead to a more efficient process in calculating site coverage and residential densities on applications.





## 14.0 ENVIRONMENTAL ASSESSMENT

### 14.1 BACKGROUND

It is a requirement of the PDA 2000, that a LAP shall contain information on the likely significant effects on the environment of implementing the plan<sup>1</sup>. There is much EU legislation that focuses on the **conservation** and **protection** of the environment. Two key pieces of such legislation which have been transposed into Irish law are the EU Habitats Directive (92/43/EEC) and the EU Strategic Environmental Assessment (SEA) Directive (2001/42/EC). These are informally known as the Habitats Directive and the SEA Directive.

The Habitats Directive is a comprehensive piece of legislation. It is one of the key pieces of legislation that forms the cornerstone of Europe's nature conservation policy. It is built around two pillars: the Natura 2000 network of protected sites, including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), and the strict system of species protection. The Directive provides protection for many animals and plant species, which are of European importance. Article 6(3) of the Directive requires that Appropriate Assessment (AA), or screening for AA, be undertaken to determine the impact of plans and projects on Natura 2000 sites, which would include land use plans such as the Craughwell LAP. The DoEHLG are in the process of preparing guidelines on the incorporation of the AA process into Irish plan making. The current absence of guidelines has led to much confusion and difficulty for many local authorities in complying with the Habitats Directive and particularly the need to undertake AA.

The purpose of the SEA Directive is to ensure that environmental consequences of certain plans and programmes are identified and assessed during their preparation and before their adoption and that the plans or programmes are modified where adverse impacts are likely and/or that appropriate mitigation measures are incorporated to alleviate potential impacts. The DoEHLG have prepared guidelines on the implementation of the SEA process into Irish plan making.

It is a legal requirement that all land-use plans in Ireland comply with the provisions of both of the aforementioned directives. The main difference between the two processes is the extent of focus of protection i.e. AA focuses on Natura 2000 sites while SEA has a wider scope focusing on wider biodiversity issues arising from its proposed implementation, including impacts on other areas of importance for nature, including (proposed) Natural Heritage Areas and Nature Reserves and undesignated habitats of EU importance and areas important for birds. Whilst similar information may materialise in both processes, they must not be confused and the AA documents should be clearly distinguishable from any SEA documents.

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<sup>1</sup> Part II, Chapter II, Subsection 19(4)(A)



The SEA process will be discussed first and followed by the AA process for the plan.

## 14.2 STRATEGIC ENVIRONMENTAL ASSESSMENT

### 14.2.1 Background

The purpose of the EU SEA Directive (2001/42/EC) is to ensure the environmental consequences of certain plans and programmes are identified, assessed and appropriate mitigation measures incorporated during the preparation and before the adoption of the plans and projects.

The SEA Directive applies to the preparation or review of plans and programmes, the first formal preparatory act of which takes place on or after 21 July 2004. The Planning and Development SEA Regulations 2004 (S.I. 436 of 2004) transpose into Irish law the requirements of the SEA Directive in respect of the land-use planning sector. The SEA Regulations stipulate that SEA is mandatory for certain plans while screening for SEA is required for other plans that fall below the specified thresholds.

Screening is the process for deciding whether a particular plan (development plan or LAP) where the population involved is less than 10,000 persons, or a variation to a plan, would be likely to have significant effects on the environment, and would thus warrant SEA. The SEA Regulations 2004 require case-by-case screening of such plans and variations based on the criteria set out in Schedule 2A of the Planning and Development Regulations 2001. These criteria must be considered when determining the likely significant effects on the environment caused by development proposals in a particular plan.

### 14.2.2 SEA Screening

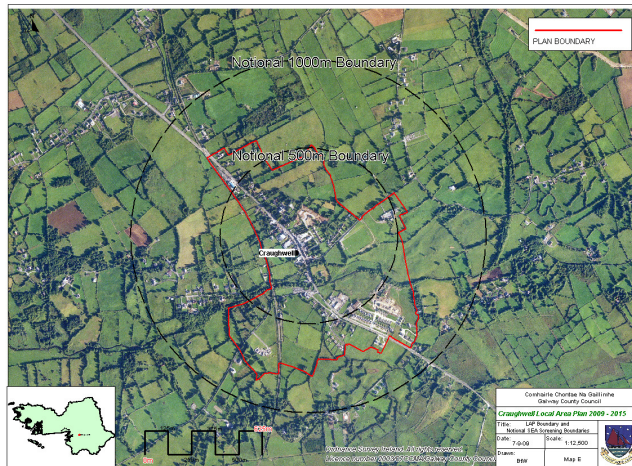
GCC have prepared a SEA Screening Report to assess the need for a SEA for the Craughwell LAP as required under Article 14A of the SEA Regulations. The SEA Screening Report sets out the screening process followed by GCC in their assessment of the likely significant effects on the environment that may be caused through the implementation of a LAP for Craughwell.

### 14.2.3 Consultation with Environmental Authorities

GCC have consulted the appropriate environmental authorities (the DoEHLG, the Environmental Protection Agency (EPA) and the Department of Communications, Energy and Natural Resources (DCENR)) in relation to the intention to prepare a plan and the SEA Screening Report as required under Article 14A of the SEA Regulations.



**FIG 14A:** Proposed Draft LAP Boundary and Notional 500m and 1000m Screening Boundaries



### Significant Issues

GCC have considered all information presented by the environmental authorities during the SEA screening. The following concerns, raised by the environmental authorities during the SEA screening process, appear to be the most significant:

- Regard to relevant guidelines and certain plans and compliance with appropriate EU Directives and certain plans.
- The extent of the LAP boundary and associated land use zonings.
- Population and village growth.
- Proximity to the Rahasane Turlough and impact on the Rahasane Turlough.
- Impact on the Craughwell / Dunkellin River.
- Water and wastewater services.
- Impact on the local environment and heritage.

### Regard to Relevant Guidelines and certain Plans and Compliance with Appropriate EU Directives and certain Plans

The Council have referred to plans, strategies, guidelines and legislation in their environmental assessment of the proposed plan as recommended by the relevant environmental authorities including but not limited to the National Development Plan 2007 – 2013, Sustainable Development – A Strategy for Ireland 1997, the National Spatial Strategy 2002 - 2020, the Western Region Planning Guidelines 2004 - 2016, the GCDP 2009 – 2015, the Biodiversity Action Plan for County Galway 2008 – 2013, the Galway County Heritage Plan 2004 – 2008, the Connaught Waste Management Plan 2006 - 2011, the Western River Basin District Water – Policy and Legislation Report, the Draft Planning Guidelines on Sustainable Residential Development in Urban Areas 2008, the Planning System and Flood Risk Management Consultation Draft Guidelines for Planning Authorities 2008, the Residential Density Guidelines 1999, the SEA Guidelines 2004, the Water Framework Directive 2000, the SEA Directive 2001, the Habitats Directive 1992 (Article 6(3) covers Appropriate Assessment), the Birds Directive 1979, and the EPA environmental maps.

### The Extent of the LAP Boundary and Associated Land Use Zonings

The extent of the LAP boundary was undecided during the SEA screening stage. For the purpose of assessment, notional 500m and 1000m radial boundaries were used with an area of 78.5Ha and 314Ha respectively. The Craughwell LAP proposes a plan area of 94ha based on a 400m walking distance in order to promote the sustainable consolidation and growth of the village. Of this 94ha, 55ha are undeveloped. This is considered to be a reasonable boundary to provide for the anticipated growth of the area in line with the provisions of the GCDP 2009 – 2015, proper planning and orderly development. Any future increase in the extent of the plan boundary or zoned lands would need to be screened for SEA and appropriate assessment.

### Population and Village Growth

The previous Galway County Development Plan (GCDP) 2003 – 2009 allocated 71 additional residential units to the Craughwell settlement centre with a possible deviation of 30 – 50% in certain circumstances. The GCDP 2009 – 2015 proposes an allocation of 500 additional residential units to the Craughwell settlement centre. Even if the maximum recommended additional residential units were permitted, the population of the area would still be considerably less than the 10,000 threshold where a full SEA would be required. Further to this, the GCDP 2009 – 2015 sets the housing allocations for all the settlement centres in Galway and is subject to a full SEA and the growth allocation for all settlements (including Craughwell) in the county will be assessed in terms of the impacts and significant effects on the environment. SEA would be required if a significant additional area of land is zoned for development as due to ecological constraints anything more than a relatively modest population increase could not be accommodated.

### Proximity to the Rahasane Turlough

The proposed LAP boundary is 852m from the Rahasane Turlough (see FIG14b). Section 3 of this LAP outlines the Council's policy in relation to sequential development and phasing. The LAP prioritises development east of the railway line to ensure the consolidation of the village. There is potential for the LAP, on its own and in combination with other plans and projects, to have significant negative effects on the Rahasane Turlough. Impacts on the Turlough are most likely to result from impacts on water quality (pollution, siltation, enrichment or accidental spills) and habitat fragmentation, including as a result of habitat loss, creation of barriers and disturbance (e.g. noise or lighting). Appropriate Assessment Screening has been undertaken for the LAP, which assessed the possible significant effects on the Rahasane Turlough which is a Natura 2000 site (cSAC and SPA). Development will only be permitted where appropriate water and wastewater services are in place. Any development that GCC consider may have a significant impact on the Rahasane Turlough will be subject to a full Appropriate Assessment and Environmental Impact Assessment (EIA) if necessary. Any possible impacts on the Turlough will be mitigated through the Appropriate Assessment.

### Impact on the Craughwell / Dunkellin River

The recommended LAP boundary includes part of the Craughwell / Dunkellin River. The Dunkellin River is a salmonids river that has its own natural constraints in relation to habitats for fish species i.e. it has generally low gradients ranging between 0.001 and 0.009 and is predominantly AMIRO class 1, which is not favourable for salmonids. Section 8 and 10 outlines the Council's policies in relation to public health and the environment. All development proposals within the LAP boundary will be subject to the Council's policies, objectives and development management standards outlined in the adopted GCDP and the adopted Craughwell LAP. Development will only be permitted where appropriate water and wastewater services are in place. Any development that GCC consider may have a significant impact on the Craughwell / Dunkellin River will be

FIG 14B: Rahasane Turlough and LAP Boundary



subject to Appropriate Assessment and EIA if necessary. Any possible impacts on the Craughwell / Dunkellin River will be mitigated through the Appropriate Assessment.

#### Water and Wastewater Services

Fish continue to be absent in the Dunkellin River for a considerable distance downstream of the treated sewage outfall from Loughrea sewage treatment works.

The Craughwell area is served by the Loughrea water supply. The village does not have a wastewater treatment plant at present. There are proposals for a wastewater treatment plant that will use reed bed tertiary treatment. The wastewater treatment plant will be a Part VIII project and will be subject to Appropriate Assessment and EIA if necessary. If permitted, the wastewater treatment plant will improve the servicing of the area and will ensure appropriate standards are achieved. Significant development will not be permitted in the area without proper wastewater services. Public and private wastewater systems will be required to comply with all relevant policies, objectives and development management standards outlined in the GCDP and this LAP.

#### Impact on Local Environment and Heritage

The plan area drains towards the Craughwell / Dunkellin River which in turn flows into the Rahasane Turlough. The Turlough has been listed for conservation as an Annex 1 priority habitat under the EU Habitats Directive. There are also records of Annex II species in the river near Craughwell including salmon, otter, white-clawed crayfish and brook lamprey. The wooded areas, the river and its margins, old stone bridges and other buildings in the plan area may be important as roost sites, foraging areas and commuting routes for bats, all species of which are strictly protected under the EU Habitats Directive and Wildlife Acts, 1976 – 2000. The plan identifies designated sites, protected structures, vulnerable areas and the local biodiversity under Section 10. The adoption and implementation of a statutory plan that complies with the relevant National, European and International policy, legislation and guidelines will strengthen the protection of the local environment, heritage and biodiversity through appropriate policies, objectives and development management standards.

#### 14.2.4 Conclusion

GCC considers that on the basis of the scale of development envisaged and the screening and assessment undertaken for Craughwell in terms of the environmental criteria as outlined in Schedule 2A of the SEA Regulations 2004, the Craughwell LAP will not have any significant likely effects on the environment.

In terms of the provisions of Article 14A of the SEA Regulations and following the appropriate consultation period with the environmental authorities (the EPA, the DCENR and the DoEHLG), GCC consider that a full SEA is therefore not required for the Craughwell LAP.



## 14.3 APPROPRIATE ASSESSMENT

### 14.3.1 Background

The purpose of Article 6(3) of the EU Habitats Directive 92/43/EEC is to ensure that certain plans and programmes do not impact negatively on any Natura 2000 site. It states that AA is required where a project or plan may give rise to significant effects upon a Natura 2000 site. An AA is an evaluation, based on best scientific knowledge, by a person with ecological expertise, of the potential impacts of a plan or scheme on the conservation objectives of any Natura 2000 site. This is understood to include Natura 2000 sites not situated in the area encompassed by the draft plan or scheme but could potentially be impacted upon through 'ex-situ' impacts. AA should also develop, where necessary, mitigation or avoidance measures to prevent negative effects on a Natura 2000 site. The impacts assessed must include the indirect and cumulative impacts of approving the plan, considered with any current or proposed activities, developments or policies impacting on the site.

Generally AA comprises a number of different stages. The first stage is AA Screening. The purpose of AA Screening is to evaluate the effects of a project or plan, either alone or in combination with other projects or plans, upon a Natura 2000 site and determine whether it cannot be objectively shown that the plan will, or will not, have adverse impacts on the Natura 2000 site. The competent authority (i.e. GCC in this case) cannot approve the plan unless it can be objectively shown that the plan will not have adverse impacts on any Natura 2000 site. Generally AA Screening follows four steps:

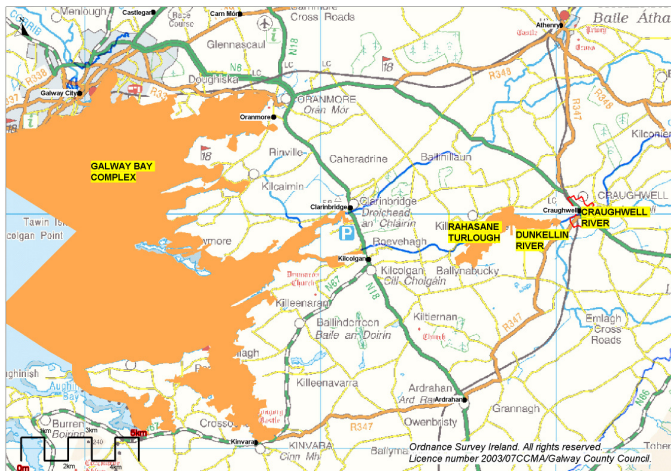
- Determining whether the project or plan is directly connected with or necessary to the management of the site;
- Describing the project or plan and the description and characterisation of other projects or plans that in combination have the potential for having significant effects on the Natura 2000 site;
- Identifying the potential effects on the Natura 2000 site;
- Assessing the significance of any effects on the Natura 2000 site.

### 14.3.2 Appropriate Assessment Screening for Craughwell

GCC have undertaken AA Screening as part of the preparation for the Craughwell LAP. This has concluded that on the basis of the scale of development envisaged and the screening and assessment undertaken for Craughwell under Article 6(3) of the EU Habitats Directive and in terms of the environmental criteria as outlined in Schedule 2A of the SEA Regulations 2004, the Craughwell LAP would not have any significant likely effects on Natura 2000 sites. The AA screening was undertaken prior to the adoption of the LAP and informed changes made to the content and extent of the Plan to ensure protection of the Natura 2000 sites. It is essential that GCC adhere to this important legislation as it was ruled that Ireland has not correctly transposed Article



FIG 14c: LAP Boundary and Natura 2000 sites



6(3) [and (4)] of the Habitats Directive 92/43/EEC by not providing explicitly for appropriate assessment of land use plans, as opposed to projects<sup>2</sup> (see paragraphs 222 to 234 of the ruling).

AA screening of the Craughwell LAP was based on ecological information available to GCC, on an adequate description of the plan and its likely environmental impacts, and also took into account policies within the plan which set the terms for future development.

### 14.3.3 Natura 2000 Sites

There are no Natura 2000 sites within the LAP boundary. The nearest sites include the Rahasane Turlough and the Galway Bay Inner / Complex, which are both SACs and SPAs. The LAP boundary is situated 825m from the Rahasane Turlough and 17km from the Galway Bay Inner / Complex (see FIG 14c and Appendix F). It is considered that the Rahasane Turlough and the Galway Bay Complex are the only two Natura 2000 sites which may be subject to negative impacts as a result of inappropriate development in the Craughwell LAP Area.

The site synopsis for the Rahasane Turlough<sup>3</sup> and Galway Bay Inner / Complex<sup>4</sup> may be accessed on the National Parks and Wildlife Service's website at <http://www.npws.ie/en/ConservationSites/>. Individual site maps are also available on this website.

Mitigation measures or measures proposed to avoid impacts on Natura 2000 sites have been incorporated into the plan prior to finalisation.

<sup>2</sup> Case 418/04 EC Commission v. Ireland

<sup>3</sup> SPA 004089 and SAC 000322

<sup>4</sup> SPA 004031 and 000268