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Variation No.2(b) Galway County Development Plan 2015-2021

Gaeltacht Plan

(Including settlements
of
An CHEATHRÚ RUA,
An SPIDÉAL and BAILE CHLÁIR)

Plean Forbartha Chontae na Gaillimhe
Galway County Development Plan

2015 » 2021



Comhairle Chontae na Gaillimhe
Galway County Council

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1.1 Introduction to the Gaeltacht Plan:

The Galway Gaeltacht covers extensive parts of County Galway. It stretches from Baile Chláir, to the east of the city to Cloch na Ron in west Connemara, a distance of approx. 100km and from Oileán Árann northwards to Duiche Sheoigheach which borders County Mayo. The Gaeltacht area also spans townlands that are within Galway City boundary. This plan aims to establish a framework for the planned, co-ordinated and sustainable development of the Gaeltacht area, and to enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life, without compromising the protection of the environment and the needs of future generations. The Gaeltacht Plan will consist of the plan context, strategy, overview of the Districts and settlement plans for An Cheathrú Rua, An Spidéal and Baile Chláir.

1.2 Strategic Vision of the Gaeltacht Plan Area:

The Gaeltacht area is a unique and special place, and it is important that it retains that distinctive cultural heritage and natural beauty which is of National significance through the principles of sustainable development, whilst meeting the needs and aspirations of both the residents' and visitors alike. Achieving the objectives of the Galway County Development Plan in order to sustain and develop the local economy and improve the quality of life for local residents.

The strategic vision is informed by the following guiding principles that will enable the overall vision to be achieved:

- Promote a sustainable level of development that is appropriate to the character, heritage, amenity and strategic role of the Gaeltacht area including the settlements of An Cheathrú Rua, An Spidéal and Baile Chláir in order for these areas to develop;
- Support an appropriate level of services and infrastructure to support existing and future growth and sustainable development in a manner that protects and is complementary to the environment, heritage, character and amenities of the Gaeltacht villages;
- Promote and support the Blue Flag, Green Coast FLAG and other related initiatives;
- To adhere to the aims of the Government's "20-Year Strategy for the Irish Language 2010 – 2030" including the preservation and promotion of Irish in the Gaeltacht, conserving and protecting the heritage, culture and richness of the language as well as strengthening the position of the Irish Language in the home, workplace and community;
- Promote a strong sense of community spirit, civic pride, local identity and social inclusiveness, and promoting the status of the Irish language in the area and its contribution to the linguistic heritage of An Gaeltacht;
- Provide for the consolidation and coherent growth of settlements and rural areas within Galway Gaeltacht;
- Provide for the improvement of community and sporting infrastructure programmes within the Galway Gaeltacht;
- Provide a high quality movement network for pedestrians, cyclists and vehicles with priority for public transport within the Galway Gaeltacht;
- Improve the transport network access to Oilean Arainn in terms of air and sea routes;

- Protect and conserve the rich built and natural heritage of the Galway Gaeltacht;
- Develop the cultural, historic and tourism potential of the area in a sustainable manner;
- It is recognised that some of the strongest Gaeltacht area as regards the daily use of the Irish language are now imperilled by economic and social decline as indicated in the Census and social and economic reports. This Plan supports the development of a sufficient level of services and infrastructure to ensure the economic and social viability of Gaeltacht communities and recognise the threats to more peripheral geographic areas.

1.3 Structure of the Settlement Plan

The settlement plan shall take the following format:

- ⇒ **Section 1:** Sets out the high level strategies and objectives that are common to all areas and districts of the Gaeltacht;
- ⇒ **Section 2:** Sets out the zoning objectives for the three settlements of An Cheathrú Rua, An Spidéal and Baile Chláir;
- ⇒ **Section 3:** Sets out detailed plans for the three settlements including land use maps and flood maps.

1.4 Settlement Hierarchy/Core Strategy

A number of the villages in the Gaeltacht area are listed in the “Other Settlements” classification of the Settlement Hierarchy of the Galway County Development Plan 2015-2021. These settlements are considered predominately rural in nature, they however are an important service to the local community through their existing facilities including schools, shops, pubs and post offices. The Core Strategy of the Galway County Development Plan indicates population allocations for An Cheathrú Rua, An Spidéal and Baile Chláir. Land Use Zoning plans will be prepared for these three areas to reflect the Core Strategy and population allocations. These will be contained in Section 2 of the plan. According to the most recent National Census (2016) the total population of all Gaeltacht areas in the country as of April 2016 was 99,617, which is down from 100,716 in 2011. The number of daily Irish speakers in the Galway Gaeltacht in April 2016 was 9,445, which is a reduction of 640 compared to the 2011 census figure. The total population of the Galway Gaeltacht is 49,524 persons. This figure accounts for 15,744 persons assigned to the city Gaeltacht and 33,750 persons for county Galway.

All efforts shall be made to minimise repetition of County Development Plan objectives in this Gaeltacht Plan. Chapter 3 and Chapter 10 of the Galway County Development Plan 2015-2021 contains policies and objectives relating to the Gaeltacht in the form of urban and rural housing and the promotion and protection of the Irish language. It should be noted that objective RHO4-Rural Housing Zone 4 (An Gaeltacht) facilitates rural housing in the open countryside subject to compliance. Section 10.4 contains specific reference to An Gaeltacht with policies and objectives in relation to the preserving and promoting An Gaeltacht in terms of economic proposals and the promotion of Irish as the community language. It is not expected that these objectives or development standards, strategic objectives etc. that are included in the County Development Plan will be repeated. Any specific policies / objectives or development standards required for a particular area will be stated as precisely that, and in all cases will be consistent with the County Development Plan. Thus development standards will be the same across the entire County, and any differences for specific settlements would be clear and transparent, to both those adopting the plans, and the general public alike. Furthermore, the Gaeltacht Plan shall only include objectives that are settlement specific and achievable, and avoid those that are aspirational or are best dealt with in the annual budget, road works programme, etc. The role of land use planning is to put in place a framework within which development can occur, it cannot dictate what development is programmed. The delivery of objectives within this Plan will be determined by the initiation of private development by individuals or companies or by the allocation of public funding through the annual budgetary process, which is a fiscal process separate to any land use plan.

1.5 Development Strategy & Preferred Development Strategy Option

In order to achieve the strategic vision for the Gaeltacht area including the settlements of An Cheathrú Rua, An Spidéal and Baile Chláir, it is important to examine a number of different Development Strategy Options to ascertain which option can deliver most effectively on the vision for the three settlements of the Gaeltacht. A number of potential development options have been assessed in The Strategic Environmental Assessment Report that accompanies this plan. These options have been developed having regard to a number of considerations including the Core Strategy, the Settlement Hierarchy and a number of specific characteristics for each settlement area (An Cheathrú Rua, An Spidéal and Baile Chláir).

Having considered a number of development options for the future growth of each settlement area, the preferred development option is the Even Development of the Plan areas. This option seeks to enhance sustainability, and provide for a community that promotes economic and social development and ensures a high quality of life balanced with the protection of the environment. This development option aligns with the promotion of the Strategic Vision for the Gaeltacht areas, and aims to deliver on the Core Strategy requirements set out for settlement areas of An Cheathrú Rua, An Spidéal and Baile Chláir in the Galway County Development Plan, in a planned and sustainable manner. The preferred development option also supports Government policy to consolidate existing built-up urban areas of cities, towns and villages rather than the continual expansion and sprawl of such urban areas out into the countryside, in order to achieve sustainable development.

The preferred development option is also informed by the statutorily required environmental assessments, including a Strategic Environmental Assessment (SEA), a Strategic Flood Risk Assessment (SFRA) and an Appropriate Assessment (AA), which assist in informing future land uses through the avoidance of ecologically sensitive and flood risk areas and the inappropriate development of same.

1.6 Gaeltacht District

The existing Gaeltacht Plan 2008-2018 contains six distinct districts:

- Iorras Aithreach/Camas/Ros Muc;
- Dúiche Sheoigheach;
- Ceantar na nOileán/An Crompán;
- Cois Fharraige;
- Oileáin Árainn;
- Imeall na Cathrach.

It is considered that these districts are still relevant and should be included in the new plan. In the Gaeltacht Act, 2012 there is statutory effect to the implementation of the 20 year strategy for the Irish Language 2010-2030, where it is stated that under the new Act, a language planning process will be implemented where a language plan will be prepared at community level for each Gaeltacht district. Under the act, Gaeltacht Areas, as they currently stand will be re-designated as Gaeltacht Language Planning Areas with language plans agreed with the communities in each area. The Gaeltacht Districts listed above will complement the Language Planning Areas as outlined in the 20-Year Strategy for the Irish Language 2010-2030 and agreed with the relevant statutory agencies.

1.6.1 District A: Iorras Aithneach/Camas/Ros Muc

This is the District of South West Conamara from Doire Iorrais westwards through Cill Chiaráin, Carna, Glinsce, Bun na hAbhann, Caiseal and Inis Ní. This district also includes the Electoral Divisions of An Turlach (Ros Muc), Camas and Cill Chuimín with Iorras Aithneach. The combined district is very dispersed in nature. According to the 2016 census, the total population for this district was 2935 people. Within this district the main type of employment in the area is professional services and agriculture, forestry and fishing industry. The topography and location of the district within the Gaeltacht area reflects the type of industry being carried out in the form of agriculture and fishing industry. In this District approximately 40% of people aged 15 years and over are at work with an unemployment level of approximately 10%. There are approximately 70% of the district aged 3 years and over with an ability to speak Irish.

There are a number of third level outreach education/marine research facilities in operation within this district. In operation since the 1950's, National University of Ireland Galway's Carna Research Station (CRS) is Ireland's leading facility for aquaculture research and development on a diverse range of marine finfish, shellfish and seaweed species. Based in south-west Connemara, CRS is the Ryan Institute's off-campus marine laboratory and specialises in large scale, exploratory aquatic investigations with a tradition of carrying out both applied and basic research on existing and novel species for aquaculture. Within this region there are a diverse range of activities including traditional industries (such as the sea-weed industries), service employment and a number of coláistí samhraidh which bring significant number of young people to the district every summer. In relation to tourist attractions, *Ionad Cultúrtha an Phiarsaigh* is located in Ros Muc; on a site where Patrick Pearse, writer, educator and leader of the 1916 Rising built a cottage on the shores of Loch Oiriúlach in 1909. The development comprises four elements, including a new visitor centre, Cosán Chonamara (which includes 10 acres and a looped walk), Slí na Coille (an interpretive space focussing on Patrick Pearse himself) and Pearse's Cottage. The Visitor Centre houses a fascinating interactive exhibition dealing with Pearse's legacy, and exploring the things that drew Pearse to Connemara, the area's unique landscape, history, and the Irish culture and language.

Ionad Cuimhneacháin na Imirceach Cuideachta faoi Theorainn Ráthaíochta is a new Emigration Interpretative Centre under construction in Carna and when developed it is expected that this centre will be a valuable asset in attracting visitors to this area and to link together the people of this region and their descendants.

1.6.2 District B: Duiche Sheoigheach

This District comprises most of North Conamara, stretching from Cong to Leenane and northwards. It is predominantly a mountainous area dominated by the Maamturk range, and includes two of the great wild fishing lakes of Western Europe in Lough Corrib and the southern portion of Lough Mask. According to the census 2016 the total population for this district was 2139 persons. Within this district the main type of employment in the area was Professional Service and Commerce and Trade. In this District, approximately 52% of people aged 15 years and over are at work with an unemployment level of 5%. Approximately 59% of the district aged 3 years and over with an ability to speak Irish.

The Electoral Divisions comprising District B are as follows:

- An Chorr;
- An Ros;
- Leitir Breacáin;
- Conga;
- An Fhairce;
- Binn an Choire.

The upper Lough Corrib and Lower Lough Mask as well as Lough na Foey are precious resources both from an

environmental and heritage context and as an income generator. The topography of the area lends itself to outdoor pursuits such as walking and cycling and the lakes are valuable fishing commodity. Cong situated on the Mayo/Galway border is an important tourism attraction with its heritage buildings, the river and its Quiet Man connection.

1.6.3 District C: Ceantar na nOileán/An Crompán

This district includes the Electoral Divisions of Crompán, Leitir Móir and Leitir Mealláin and contains the village of An Cheathrú Rua, which the County Development Plan designates as “Other Villages” and is a service hub for southwest Conamara. Five islands make up Ceantar na nOileáin-Annaghvane, Leitir Mor, Gorumna, Leitir Mealláin and Funrish. There are also a number of smaller islands but only accessible by boat.

The description of “Other Villages” as outlined in the County Development Plan is that of villages that have strong settlement structures and have the potential to support additional growth offering an alternative for people to live in these villages rather than the rural countryside. A village plan for An Cheathrú Rua is included in section 2. The District, apart from the Crompán peninsula, is composed of an interlinked series of islands which are connected by bridges which were constructed by the Congested Districts Board a century ago. The total population for this district in 2016 was 4590 persons. There are numerous other small islands in Ceantar na nOileán which are uninhabited. The land is of poor agricultural quality with extensive outcropping of granite bedrock. This is reflective in the type of industry in relation to the number of employed (56) in the district in the Agriculture, Forestry and Fishing. Fishing is an important industry in this district. In relative terms there is significant amount of people employed (433) in the professional services sector.

In this District approximately 40% of people aged 15 years and over are at work with an unemployment level of 10%. Approximately 93% of the district aged 3 years and over with an ability to speak Irish. While almost all of the district is free from SAC designation, the surrounding coastal waters of Cill Chiaráin Bay and many of the smaller islands are designated cSAC. The landscape sensitivity ratings are generally 3 in Crompán and 4 in Leitir Móir and Leitir Mealláin. In relation to community facilities, Sportlann Naomh Anna in Lettermore opened in 2007 which is a premier sports and recreation centre within the Gaeltacht area and provides facilities to a large section of the Gaeltacht community. Hidden along Europe’s last Atlantic frontier is Ceantar na nOileán, the Island region of Connemara. The island of Eanach Mheáin is home to the Connemara Isles Golf Club. Connemara Isles is a 9 hole links golf course and is a renowned golf course. The Colaisti Samhraí, Spleodar in Leitir Moir and Colaiste Na nOileán Tír An Fhia provides a valuable resource for students and teachers in improving their Irish language proficiency. The Muintearas organisation is located in Tír an Fhia, Leitir Móir and provides a supportive role to the Gaeltacht community in order to achieve equal opportunities in terms of education and employment for people in the Gaeltacht; to provide personal development opportunities for men and women; to improve the quality of life for those who experience disadvantage; to facilitate full participation of parents in the education of their children; and to support the use of the Irish language in all aspects of community life in the Gaeltacht.

In addition, Radio na Gaeltachta is located in Casla in the heart of the Gaeltacht community and provides a valuable source of information from a local, national and international perspective and at the same time the use of the Irish language is promoted through the radio station.

There are a number of tourism and heritage facilities that have been developed in District C, namely a Tourism Centre which has recently opened in Casla which aims to direct more visitors to the west Conamara Gaeltacht. Ionad Oidhreachta Leitir Mealláin & Ghorumna opened in mid-June 2009 in Caladh Ghólam, the building exhibits the rich heritage of the area and attracts a significant number of tourists to the area.

1.6.4 District D: Cois Fharráige

The Cois Fharráige district of Conamara stretches from the western fringe of Galway City westwards along the northern coast of Galway Bay to Baile na h-Abhann and Ros an Mhíl. It contains a population of approximately 7,432 people in a rectangular strip of land measuring 24 kilometres from east to west and 1.5 kilometres from the shores of Galway Bay northwards to the lowland Atlantic Blanket Bog with its candidate Special Area of Conservation (cSAC) designation.

For the purpose of this plan the district is composed of the following Electoral Districts:

- Cill Chuimín;
- Sailearna;
- Cill Aithnín;
- An Spidéal;
- Sliabh an Aonáigh;
- Na Forbacha

The following towns are also located in these settlements:

An Tulaigh/Baile na h-Abhann

Na Forbacha

An Cnoc

Ros an Mhíl

Na Mine

The land in general is undulating with a thin layer of low-fertility soil overlaying granite bedrock.

The Galway County Development Plan 2015-2021 designates An Spidéal in the same category as An Cheathrú Rua as “Other Villages” in the settlement hierarchy. A village plan for An Spidéal is included in the section 2 to follow.

The pattern of development in this area is generally orientated towards the sea. There are also a number of local clusters of housing in the area.

The R336 is the major transportation route which serves the South Conamara area. It is fed by a large number of minor local roads which run north/south, linking the housing and lands to the main route and to the sea. The Conamara Regional Airport which is located at Minna 10km eastwards from An Cheathrú Rua gives a rapid connection to Oileáin Árann. In 1996, Telifis Na Gaeilge was established in Baile na Abhainn and has developed as a key resource in the promotion of the Irish language and keeping residents of the Gaeltacht informed of local, national and international news events. Established in 1980, Údarás na Gaeltachta is the regional authority located in Na Forbhaca responsible for the economic, social and cultural development of the Gaeltacht. The overall objective of Údarás na Gaeltachta is to ensure that Irish remains the main communal language of the Gaeltacht and is passed on to future generations. The fishing industries are concentrated along the Gaeltacht coastline and Ros an Mhíl Port which is a key part of marine infrastructure is supported in the Galway County Development Plan with specific objectives (T124 and T125). There are a significant number of beaches in the area with a wealth of

marine sporting activity including sailing, fishing, diving and kayaking festivals.

Within this district the main type of employment is Professional Service and Commerce and Trade, which may account for the geographical location of this District within commuting distance of Galway city and environs. In addition there is an established industrial estate with a number of international companies located next to TG4. Throughout this district there are a number of individual industrial estates supporting the immediate area and the wider hinterland. In this District approximately 50% of people aged 15 years and over are at work with an unemployment level of 9%. Approximately 82% of the district aged 3 years and over with an ability to speak Irish. It is considered that with the demand for housing and high level of employment levels, Objectives in the Galway County Development Plan 2015-2021 support the protection of the Irish Language and the provision of housing in the area. Attention will be paid to the recommendation with regard to the physical planning in any Plean Teanga Gaeltachta which have been drawn up in accordance with the provisions of Acht na Gaeltachta 2012 and ratified by the Minister for Culture, Arts and the Gaeltacht.

1.6.5 District E: Oileáin Árainn

The three Arainn Islands of Inis Mór, Inis Meáin and Inis Oírr are distinct in land use planning and in acknowledgement of this a Community Development Guidance Framework has been prepared to guide future development of the islands. A synopsis of the islands under the following themes have been developed in the framework plan:

- Community Heritage and Culture;
- Housing;
- Roads and Transportation;
- Tourism and Economic Development;
- Infrastructure Services; and
- Natural and Built Heritage & Conservation.

In Chapter 10 of the Galway County Development Plan 2015-2021, objectives in Section 10.7 Island Policies and Objectives are reflected in the Community Development Framework Guidance, which is included in Appendix 1 towards the end of this plan.

1.6.6 District F: Imeall Na Cathrach

This is the part of the Gaeltacht which borders Galway City, some of it extending inside the City's administrative boundaries. The population for this District is approximately 15,428 persons. This District is the most significant area that is under the greatest pressure from the growth of the city and must cope not only with the changes to its language and culture but with the constant demand for infrastructure and services. The District is composed of Ten Electoral Divisions:

- Bearná;
- Eanách Dhúin;
- Maigh Cuilinn;
- Baile Chláir;

- Tulaigh Mhic Aodháin;
- Baile an Teampaill;
- Ceathrú an Bhrúnaigh;
- An Leacach Beag;
- An Carn Mór;
- Lisín an Bhealaigh.

Of the two districts listed above Bearna and Maigh Cuillian have stand-alone Local Area Plans. Bearna forms part of Variation No.2 (a) and will sit alongside the Gaeltacht Plan (subject to Variation No.2 b) and Maigh Cuillian has a local area plan in situ until 2019. Within this district the main types of employment in the area are Professional Service, Commerce and Trade and Manufacturing Industries. The type of employment base present in this district is representative of its location around Galway city and its environs where the centre of employment is based. In this District approximately 60% of people aged 15 years and over are at work with an unemployment level of 5%. Approximately 59% of the district aged 3 years and over with an ability to speak Irish.

1.7 Profile of the Galway Gaeltacht Districts-Economic-Tourism-Social

The Districts in the Galway Gaeltacht have a number of distinct characteristics that are present in the villages and settlements throughout this expansive Gaeltacht area. The 2016 census reveals that the population of the county Gaeltacht area only grew by 142 persons and the results also demonstrated the dispersed nature of the population and employment base that is present in the Galway Gaeltacht. The factors that make settlements/villages economically viable and attractive to investors and visitors alike are numerous and sometimes hard to predict however for the purpose of this Gaeltacht Plan the strategy for development will be based on supporting and facilitating to the highest degree possible (subject to environmental and other relevant planning considerations) all forms of employment /tourism generation appropriate to the Gaeltacht area and at the same time protect and enhance the unique cultural tradition of the Irish language. A number of the settlements in the Gaeltacht area are identified in the “Other Villages” and “Other Settlements & the Countryside” of the Galway County Development Plan settlement hierarchy. Although these are the smallest of the “growth towns” they are none the less key areas in the rural hinterlands that most of these areas serve. To ensure the continued vibrancy and life of these areas, the provision of a mix of residential, business and cultural uses will be encouraged subject to the proper planning and development of the area and in accordance with the Core Strategy of the County Development Plan. The priority of these areas shall be for the regeneration of under-utilised or derelict sites in the identified settlements of Galway County Development Plan hierarchy. There are a number of niche businesses in operation in the Gaeltacht area, namely in District D where Udaras na Gaeltachta and other state agencies have supported the creation and expansion of industries such as Med Tech in na Forbaha.

The tourism industry plays an extremely important role in the success of the local economy in County Galway and the Gaeltacht area has attracted a large number of visitors due to its unique landscape and facilities in relation to water based activities, outdoor pursuits and cultural activities. The Wild Atlantic Way has developed over the years with increased signage and facilities along the route to attract and retain visitors to the area. In addition, three driving routes have been developed under the Connemara Infrastructural and Information Plan, titled Connemara Wild at Heart-Conamara Fian go Smoir. The Colaisti Samhraidh in a number of Gaeltacht Districts have provided a valuable asset in terms of the cultural, economic and social activity of the Gaeltacht which attracts students/ teachers from all over the country. The location of a radio and television stations within the Gaeltacht area provides a link with the Gaeltacht communities and the wider communities in the country from a social and current affairs perspective.

The provision of accessible social and community facilities for the Gaeltacht area contributes to the quality of life for all and it is important that all residents of the area are provided with access in close proximity to such facilities. There are a number of voluntary and state agencies working with and in the communities to improve the social and community cohesion in the Gaeltacht District. With the predominantly dispersed nature of the settlement pattern in the Gaeltacht area the provision of an efficient transport and service infrastructure is essential to the development of the settlements and the wider rural hinterland. As this plan will form part of the Galway County Development Plan objectives relating to the provision of transport network infrastructure and community facilities which are already included in the County Development Plan are not considered necessary to repeat. The Galway Gaeltacht contains vast quantities of lands that are located within Natura 2000 sites (SAC's, SPA's and NHA's) which are protected by National and European legislation. There are also areas that are located in Landscape Sensitivity areas (3, 4 and 5). The protection and enhancement of heritage and environmental assets through the Galway County Development Plan 2015-2021 will help to safeguard the local character and distinctiveness of the Gaeltacht area and its surroundings, providing local economic, social and environmental benefits. Notwithstanding the objectives already contained in the Galway County Development Plan it is acknowledged that the following objectives are necessary for the Gaeltacht area in general and will complement the objectives relating to the Gaeltacht in the County Development Plan.

1.8 An Gaeltacht Objectives

Objectives for Galway Gaeltacht

Objectives GL1 Linguistic and Cultural Heritage of An Gaeltacht

It shall be an objective of the Council to protect the linguistic and cultural heritage of the Gaeltacht and to promote Irish as a community language.

Objective GL2 Tourism Developments in the Gaeltacht

(a) It is an objective of the Council to encourage and facilitate the development of the tourism potential of the Gaeltacht areas in a manner that respects, builds on, protects and enhances the cultural, built and natural heritage and local amenities of the area;

(b) Provide where feasible, and support the provision of tourism infrastructure and services including, walking, cycling and water based infrastructure and short-term guest accommodation facilities throughout the Gaeltacht area in appropriate locations. Such infrastructure and services shall seek to manage any increase in visitor numbers in order to avoid significant effects including loss of habitat and disturbance, including ensuring that any new projects, such as greenways, are a suitable location from ecological sensitivities, such as riparian zones.

Objective GL3 Economic Development in the Gaeltacht

To promote and support the developments that contribute to the economic development of the Gaeltacht in a sustainable manner at suitable locations within the Gaeltacht area.

Objective GL4 Brownfield Development and Vacancy

Encourage the redevelopment of existing brownfield sites within established villages in the Gaeltacht area in order to maximise the sustainable regeneration of underutilised/vacant lands and/or buildings for potential commercial, cultural, retail, community and residential developments.

Objective GL5 Niche markets in the Gaeltacht

Promote and facilitate the sustainable development of creative industry centres and artistic initiatives in suitable locations in the Gaeltacht area.

Objective GL6 Community Development Framework Guidance for Oileáin Árann

Support and facilitate the measures where possible that are included in the Community Development Framework Guidance. (Included in Appendix1).

Objective GL7 Built Heritage in the Gaeltacht

Promote the sustainable development of the built heritage of the Galway Gaeltacht to heritage best practice and the protection of its unique elements.

Objective GL8 Natural Heritage in the Gaeltacht

Promote the sustainable development of green infrastructure within settlements of the Gaeltacht and seek its integration in development proposals as appropriate. In order to protect light sensitive species such as bats, lighting fixtures should provide only the amount of light necessary for personal safety and should be designed so as to avoid creating glare or emitting light above a horizontal plane.

Objective GL9 Infrastructure in the Gaeltacht

(a) Promote the sustainable development of infrastructure projects and the improvement of the infrastructure network in the Galway Gaeltacht with close co-operation with the relevant stakeholders;

(b) Support the preparation and implementation of public realm plan and other related initiatives for villages in the Galway Gaeltacht as resources permit.

Objective GL10 Language Enurement Clause for Two or More Houses in District D (Cois Fharriage)

Language Enurement Clause will be applied on a portion of residential units in development of two or more units in identified settlements in District D (Cois Fharriage).The proportion of homes to which a language enurement clause will be a minimum of 80% or to the proportion of persons using Irish Language on a daily basis, in accordance with the latest published Census whichever is greater.

Section 2 Zoning and Land Use for An Cheathrú Rua, An Spidéal and Baile Chláir

2.1 Introduction

The three settlement maps in Section 3 indicate the boundary of each of the three settlement plans. Areas that are not located within these settlements or Bearná and Maigh Cuillin Plans are considered to be within the rural area. Within these areas planning applications shall be assessed having regard to the objectives and standards for the rural area, as set out in Volume 1 of this Galway County Development Plan 2015-2021.

The purpose of land use zoning objectives is to indicate the Council's intention for the land uses in the three settlements.

With respect to each of the three settlements, land use zoning objectives and the associated vision for each zone are as follows:

2.2 Land Use Zones

Zoning	Objective	Description
Residential: RE: Existing Residential	To protect and improve residential amenities of existing residential areas.	To provide for house improvements alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity.
R1 :Phase 1 Residential	To protect, provide and improve residential amenity areas within the lifetime of this plan.	To facilitate for the provision of high quality new residential developments at appropriate densities with layout and design well linked to the village centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
R2: Phase 2 Residential	To protect, provide and improve residential amenity areas.	To facilitate for the provision of high quality new residential developments at appropriate densities with layout and design well linked to the village centre and community facilities. Phase 2 residential is generally not developable during the lifetime of this plan subject to the provisions below (*Single House developments for family members on family home lands; *Non-Residential developments that are appropriate to the site context, any existing residential amenity and the existing pattern of development in the area; *Where it is apparent that R-Residential (Phase 1) lands cannot or will not be developed within the plan period, residential development maybe considered in a phased manner on some residential (Phase 2 lands).

Village Centre (VC)	To provide for the development and improvement of appropriate village centre uses including retail, commercial, office and civic/ community uses and to provide for “Living over the shop scheme Residential accommodation, or other ancillary residential accommodation.	To develop and consolidate the existing village centre to improve its vibrancy and vitality with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreation, civic
Industrial (I)	Promote the sustainable development of industrial and industrial related uses, including manufacturing, processing of materials, warehousing and distribution on suitable lands, with adequate services and facilities and a high level of access to the major road networks and public transport facilities.	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high industrial developments in a good quality physical environment
Business and Enterprise (BE)	To provide for the development of business and enterprise.	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high quality business and enterprise developments in a good quality physical environment
Community Facilities (CF)	To provide for civic, community and educational facilities	To facilitate the development of necessary community, health, religious educational social and civic infrastructure.
Open Space/Recreation and Amenity (AOS)	To protect and enhance existing open space and provide for recreational and amenity space.	To facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, playing fields
Public Utility (PU)	To maintain lands providing service infrastructure	To allow for lands to be designated for public utilities such as waste water treatment plants.
Transport Infrastructure (TI)	Facilitate the provision and maintenance of essential transportation infrastructure.	To allow for the reservation of lands to facilitate public roads, footpaths, harbours, canals, cycle ways, bus stops and landscaping, together with any necessary associated works, as appropriate.

Table 1.1 Land Use Zones

2.3 Phasing

It is an objective of the Council that development is undertaken in an orderly and sustainable manner. The development of zoned land should generally be phased in accordance with a sequential approach:

- Development should extend outwards from centre with undeveloped land closest to the village centres and public transport routes (if available) being given preference, i.e. “leapfrogging” to peripheral areas should be avoided;
- A strong emphasis should be placed on encouraging infill opportunities and better use of underutilised lands; and opportunity sites;

- Areas to be developed should be contiguous to existing developed areas.

Only in exceptional circumstances should the above principles be contravened. Any exemptions must be clearly justified by local circumstances and such justification must be set out in any planning application proposal.

The Council may, in certain cases, phase permitted development where this is considered necessary for the following:

- (i) the promotion of appropriate balance of employment, residential and service facilities (schools, community facilities) and other uses that are required to increase the self-sufficiency of the settlement's or
- (ii) ensuring the delivery of infrastructural services in tandem with development, including water, sewerage and road infrastructure, that is required to safeguard the environmental quality and public safety of the area.

2.4 Opportunity Sites

The settlement plans include "Opportunity Sites" (OS). The purpose of the OS is to guide developers as to the aspirations of the plan regarding the development of certain lands where more than one land use is proposed.

2.5 Conservation Areas

There are no European sites located in the settlements of An Cheathrú Rua, An Spidéal and Baile Chláir in the Galway Gaeltacht.

2.6 An Cheathrú Rua

2.6.1 Location & Context

An Cheathrú Rua village is situated approximately 45 km west of Galway city centre at the middle of the peninsula which contains the Electoral District of An Croompán. The peninsula looks eastward across Casla Bay to Ros an Mhíl and Cois Fharráige, and westwards across Greatmans Bay to Leitir Móir and Garmna, the district known as Ceantar na n-Oileán. The village is serviced by the R343 which leads away from the principal regional route R336 at Casla junction. The village has developed in a predominantly linear fashion along the R343. The harbours of An tSeán Chéibh and Caladh Thadhg are an essential component of the fabric and character of the community. The built grain of the village is a fragmented series of buildings along the main street from the parish church south-westwards to the turn for Caladh Thadhg and along four minor roads leading away from the main street. Apart from low density scattered housing, there are civic buildings comprising the church, primary and secondary schools, community hall and nursing home/health complex, and a range of commercial buildings including hotels, post office, shops, offices, fire station and restaurant facilities. Most of the housing development in terms of its density, orientation and design are similar to the residential units outside the existing village boundary.

2.6.2 Economic and Tourism Potential

The tourism industry is one of the most significant income generators in the West of Ireland, and particularly in Conamara. Tra an Doilin, blue flag beach is an important tourism asset in An Cheathrú Rua. The combination of landscape quality, Atlantic coastline, unspoilt mountain terrain, and unique indigenous verbal and musical culture present a valuable social and economic asset. Some local tourism initiatives include scuba diving and feile an Doilin. An Cheathrú Rua is situated in the heart of Gaeltacht na Gaillimhe and is the principal settlement containing the range of public, commercial and community services that are necessary for the sustainable development of the west Conamara Gaeltacht. The village contains two Coláistí Samhraidh – Coláiste Chiaráin and Coláiste Cholomba which cater for up to 2000 pupils annually. Third level courses in Irish are administered by NUIG as outreach education in the Acadamh also known as Áras Mháirtín Uí Chadhain whose aim is to strengthen and expand the language among the people of the Gaeltacht and the public institutions which serve the Gaeltacht. The Main Street and lands to the rear of the main street to provide opportunities for buildings of contemporary design and mixed use reflecting a Gaeltacht village ambiance, while also preserving providing access to developable back lands for residential purposes. Section 2.10 of this plan will contain more detailed analysis of these sites. The village economy is typical of the mixture that sustains many villages of its size which serve as service centres to an extensive rural hinterland. It contains a number of small scale retail shops, public houses, food outlets and a number of offices and some community service buildings. It also contains a number of services that would not normally be located in villages of its size i.e. An Industrial Estate, Summer Colleges and Third Level Educational Facilities. All of these uses indicate the importance of An Cheathrú Rua in its form of facilities and services.

2.6.3 Land Use Zonings

The Core Strategy of the Galway County Development Plan 2015-2021 allocates a population of 105 persons to An Cheathrú Rua. There is a requirement of 5.43ha of phase 1 residential land. As part of the review of the Gaeltacht plan and the land use zonings for An Cheathrú Rua, it is not proposed to amend this figure however a complete review of the land use zonings were carried out in the preparation of the land use zoning map for An Cheathrú Rua in terms of planning histories and individual zonings. Since the adoption of the Gaeltacht Plan in 2008 there has been limited development in An Cheathrú Rua due to economic conditions, and the wastewater infrastructure capacity. The village has a waste water collection and treatment system which discharges foul sewage and surface water to a sea outfall. A Concept Design Report is being prepared as a part of a national bundle of schemes discharging to the sea. Notwithstanding this issue regarding the wastewater capacity it is considered prudent that there would be a land-use plan in situ in order for the village to develop in a sustainable manner.

The following table illustrates the quantum of Residential Phase 1 and Phase 2 lands:

Zoning	Area
Residential (Phase 1)	5.43ha
Residential (Phase 2)	36.7ha

2.6.4 Built and Natural Environment

There are no EU environmental designations nor any Natural Heritage Areas within the Plan boundary. Cill Chiaráin Bay SAC is approx. 1km to the northwest of the plan area. The plan area is located within Class 2 and Class 3 of the Landscape Sensitivity area of the county. There are a number of Protected Structures which are protected under the Planning and Development Act 2000 (as amended) and a number of Recorded Monuments which are protected under Section 12 of the National Monuments (Amendment Act), 1994. There are currently no Architectural Conservation Areas in situ in the plan settlement. Specific policies and objectives relating to the built and natural environment are listed in Chapter 9 of the County Development Plan and a list of the Record of Protected Structures are contained in Appendix V of the plan.

2.7 An Spidéal

2.7.1 Location & Context

An Spidéal lies some 18 kilometres west of Galway City in the Conamara Gaeltacht. Straddling the R336 regional route it is bounded to the north by a rugged landscape of blanket peat overlying granite bedrock and to the south by Galway Bay. The regional route R336, which links Galway City to Leenane in the northwest of Conamara is the main transportation artery serving An Spidéal, Cois Fharráige and South Conamara. The route passes through the village centre and runs parallel to the coastline continuing westwards to Indreabhán, Conamara Airport and TG 4. The village is also served by a local road which connects it directly with Maigh Cuillin and the N59 national secondary route. The R336 forms the main street and runs the length of the village in an east/west direction. Buildings lining the Main Street vary in style, size and age with the predominant use at ground floor level being commercial. Other uses along the street frontage include Cill Einde, Scoil Mhuire, the Library and Colaíste an Linbh Iosa. Colaíste Chonnacht which is outside the village boundary is the most significant location of the community's recreation and amenity activities as well as being the summer college for students to learn the Irish language. The local secondary school Coláiste Chroí Mhuire gan Smal had an enrolment of 176 students in the 2016-2017 school year. There are two working harbours in the village, the tSean Chéibh and an Chéibh Nua and two popular public beaches, which are south-facing beaches Trá na mBan and Trá na Ceibhe which are located on Galway Bay and connected by a scenic walking / cycling path. Tra na mBan is by the roadside east of the village with a short promenade, while Trá na Ceibhe is sheltered behind the pier, and is reached by car by means of a narrow road to the west of the village. The rocks behind the pier, and the pier itself, are used for shore angling when the mackerel shoals are in. An Spidéal is located in Landscape Category 3 of the Landscape Sensitivity of the county.

2.7.2 Economic and Tourism Potential

The coastal location of the village, its amenities, its culture and its proximity to the City makes it an attractive tourism location as evidenced by the increase numbers of summer visitors. Although well within the sphere of influence of the city, An Spidéal retains its own identity and performs an important role as a gateway to the Conamara Gaeltacht and as a local service centre. Set in the landscape typical of the Conemara terrain, the location of An Spidéal Demesne on the western side of the village, containing Spidéal House and associated woodland, provides an important environmental and visual asset to the village, it provides an appropriate setting.

The village has developed beside two neighbouring harbours reflecting the importance of the sea to the coastal community both as a generator of local employment and also as a recreational amenity. The village centre at the crossroads of the R336 and the Maigh Cuilinn Road and contains a good range of retail and commercial services with some residential mix. The eastern edge of the village gradually merges with the almost continuous strip of single rural houses facing southwards and seawards. The eastern edge is more clearly defined by an Spidéal Demesne and the Owenboliska River. There are a number of opportunity sites identified in An Spidéal. Section 2.10 of this plan will contain more detailed analysis of these sites.

The village economy is typical of the mixture that sustains many villages of its size which serve as service centres to an extensive rural hinterland. It contains a number of small scale retail shops, public houses, food outlets, offices, a bank and some community service buildings. Ceardlann, Spiddal Craft and Design Studios are located at the entrance to the village of An Spidéal, just beside the beach, overlooking Galway Bay, Cliffs of Moher and Oileáin Árainn. There are a number of craft workers designing and creating works ranging from stained and fused glass, basket making, photography, pottery, mixed media artist, vintage clothing, painting, weaving, and T-shirt printing.

2.7.3 Land Use Zonings

The Core Strategy of the Galway County Development Plan 2015-2021 allocates a population of 25 persons to An Spidéal. There is a requirement of 1.29ha of phase 1 residential land. As part of the review of the Gaeltacht plan and the land use zonings for An Spidéal, it is not proposed to amend this figure however a complete review of the land use zonings were carried out in the preparation of the land use zoning map for An Spidéal in terms of planning histories and individual zonings. Since the adoption of the Gaeltacht Plan in 2008 there has been limited development in An Spidéal due to economic conditions, and the wastewater infrastructure capacity. The existing sewerage scheme at An Spidéal consists of a small collection system with a sea outfall discharging untreated sewage into the sea. A Concept Design Report is being prepared as a part of a national bundle of schemes discharging to the sea. Notwithstanding this issue regarding the wastewater capacity it is considered prudent that there would be a land-use plan in situ in order for the village to develop in a sustainable manner.

The following table illustrates the quantum of Residential Phase 1 and Phase 2 lands:

Zoning	Area
Residential (Phase 1)	1.29ha
Residential (Phase 2)	23.4 ha

2.7.4 Built and Natural Environment

There are no EU environmental designations nor any Natural Heritage Areas within the Plan boundary. The Conamara Bog Complex SAC/NHA is approximately 1km North of the plan area. The plan area is located within Class 2 and Class 3 of the Landscape Sensitivity area of the county. There are a number of Protected Structures which are protected under the Planning and Development Act 2000(as amended) and a number of Recorded Monuments which are protected under Section 12 of the National Monuments (Amendment Act), 1994. There are currently no Architectural Conservation Areas in situ in the plan settlement. Specific policies and objectives relating to the built and natural environment are listed in Chapter 9 of the County Development Plan and a list of the Record of Protected Structures are contained in Appendix V of the plan.

2.8 Baile Chláir

2.8.1 Location & Context

Baile Chláir is located approximately 10 kilometres northeast of Galway city, within the County Galway Gaeltacht. The village is situated where the N83 Galway to Sligo (Collooney) National Secondary Road crosses the River Clare. It is also on the junction with the R381, Galway to Limerick National Primary Route, which links onto the M6 Galway to Dublin, National Primary route and the N18/M18. Baile Chláir is mainly located within the Oranmore Electoral Area and is partly located in the District Electoral Divisions of Claregalway and Carnmore.

Baile Chláir hosts a number of local shops, commercial/business units and two hotels with associated facilities (leisure centre) are provided for those residing within the village, immediate hinterland and a large number of people who travel on the N83 from Mayo/Sligo to Galway on a daily/weekly basis. Baile Chláir takes a linear form stretching from north of the Clare River to south of the N83 and R381 junction.

The Office of Public Works recently has carried out drainage works in Baile Chláir to alleviate flooding and a new bridge has been constructed. The northern extremity of the village comprises of an ecclesiastical cluster with the Castle and the remains of the Franciscan Friary, a graveyard and the remains of the medieval parish church providing an impressive backdrop for the village on the banks of the Clare River. Residential development has occurred on the western side of the N83 and in the area to the east of N83 and southwest of the R381. A large extent of suburban generated development and one-off housing has occurred on all local roads in recent years resulting in an expanded village boundary. In recent years a secondary school was constructed adjacent to Baile Chláir Business Park where the current enrolment is approximately 800 students. There are currently two primary schools in the village. A GAA clubhouse and associated playing fields are located in close to the secondary school.

2.8.2 Economic and Tourism Potential

Being in such close proximity to other settlements means that the village remains a desirable residential location for those prepared to commute to work in the larger urban centres of Galway City and Tuam as well as the industrial area of Oranmore. Baile Chláir displays the characteristics of a dormitory settlement, a high residential content, no significant local employment base and a high level of commuting. There is a Business Park located off the N18, with a number of the units occupied with commercial businesses. The Castle in Baile Chláir has been renovated in recent years and it is a tourist attraction and holds a number of festivals held on the grounds of the castle especially during the summer months. There are a number of opportunity sites identified in Baile Chláir. Section 2.10 of this plan will contain more detailed analysis of these sites.

2.8.3 Land Use Zonings

The Core Strategy of the Galway County Development Plan 2015-2021 allocates a population of 245 persons to Baile Chláir. There is a requirement for approximately 7.12ha of phase 1 residential land. There is no current land use zoning plan in situ for Baile Chláir therefore it is considered appropriate to include a land use zoning in this plan. There is now a new wastewater treatment system commissioned and in operation in Baile Chláir which will allow lands to be developed for housing.

The following table illustrates the quantum of Residential Phase 1 and Phase 2 lands:

Zoning	Area
Residential (Phase 1)	7.12ha
Residential (Phase 2)	24 ha

2.8.4 Built and Natural Environment

The plan area is located within Class 1 of the Landscape Sensitivity area of the county. There are a number of Protected Structures which are protected under the Planning and Development Act 2000(as amended) and a number of Recorded Monuments which are protected under Section 12 of the National Monuments (Amendment Act), 1994. There are currently no Architectural Conservation Areas in situ in the plan settlement. Specific policies and objectives relating to the built and natural environment are listed in Chapter 9 of the County Development Plan and a list of the Record of Protected Structures are contained in Appendix V of the plan.

2.9 Land Use Zoning Objectives for An Cheathrú Rua, An Spidéal and Baile Chláir

Land Use Zoning Objectives for An Cheathrú Rua, An Spidéal and Baile Chláir

Objective CSB 1 – Village Centre (VC) (Refer to Individual zoning maps for An Cheathrú Rua, An Spidéal and Baile Chláir)

Promote the development of An Cheathrú Rua, An Spidéal and Baile Chláir village centres, as intensive, high quality, well-landscaped, human-scaled and accessible environments, with an appropriate mix of uses, including residential, commercial, service, tourism, enterprise, public and community uses as appropriate, that provide a range of retail services, facilities and amenities to the local community and visitors to the villages. The village centres and associated main streets shall remain the primary focus for retail and service activity within these plan areas.

Objective CSB 2– Residential (R) (Refer to Individual zoning maps for An Cheathrú Rua, An Spidéal and Baile Chláir)

Promote the development of appropriate and serviced lands to provide for high quality, well laid out and well landscaped sustainable residential communities with an appropriate mix of housing types and densities, together with complementary land uses such as community facilities, local services and public transport facilities, to serve the residential population of An Cheathrú Rua, An Spidéal and Baile Chláir settlement plans. Protect existing residential amenities and facilitate compatible and appropriately designed new infill development, in accordance with the proper planning and sustainable development of the three plan areas.

A Phasing Scheme shall apply to residential uses on Residential (R) zoned lands, as set out under Objective DO1.

Objective CSB 3 – Community Facilities (CF) (Refer to Individual zoning maps for An Cheathrú Rua, An Spidéal and Baile Chláir)

Promote the development of community facilities on suitable lands/sites, in An Cheathrú Rua, An Spidéal and Baile Chláir settlement plans with a high level of access to the local community, including educational, community, civic, public, institutional, recreational, cultural and other complementary uses, as appropriate.

Objective CSB 4 – Open Spaces/Recreation & Amenity (OS) (Refer to Individual zoning maps for An Cheathrú Rua, An Spidéal and Baile Chláir)

Promote the sustainable management, use and/or development, as appropriate, of the OS lands in An Cheathrú Rua, An Spidéal and Baile Chláir settlement plans. This will include the:

Development of open spaces and recreational activities in accordance with best practice and on suitable lands with adequate access to the local community. Retain existing open space and recreational facilities, unless it can be clearly demonstrated to the satisfaction of Galway County Council that these uses are no longer required by the community;

Appropriate management and use of any flood risk areas within the OS Zone to avoid, reduce and/or mitigate, as appropriate, the risk and potential impact of flooding;

Appropriate management and use of any areas of high biodiversity including proposed Natural Heritage Areas.

Objective CSB 5-Tourism (Refer to Individual zoning maps for An Cheathrú Rua, An Spidéal and Baile Chláir).

Promote An Cheathrú Rua, An Spidéal and Baile Chláir as premier tourist destinations in their own right and as tourism hubs for the Gaeltacht, offering a high quality, rich and diverse experience to all visitors.

Objective CSB 6 – Industrial (I) (Refer to Individual zoning map for An Cheathrú Rua.)

Promote the development of industrial and industrial related uses, including manufacturing, processing of materials, warehousing and distribution on suitable lands, with adequate services and facilities and a high level of access to the major road networks and public transport facilities within An Cheathrú Rua plan area.

Adequate edge treatment and/or screening will be required to ensure high quality interfaces with public spaces and any adjoining residential areas or other sensitive land uses as appropriate.

Objective CSB 7 – Business & Enterprise (BE) (Refer to Individual zoning maps for An Spidéal and Baile Chláir).

Promote the development of business and enterprise uses, light industry/warehousing and the facilitation of enterprise park/office park type uses, incubation/start-up units and Small Medium Enterprises, on suitable lands in An Spidéal and Baile Chláir settlement plan areas with adequate services and facilities and with a high level of access to the major road networks and to public transport facilities.

Objective CSB 8– Public Utilities (PU) (Refer to Individual zoning maps for An Cheathrú Rua, An Spidéal and Baile Chláir).

(a) Facilitate the provision and maintenance of essential public utility infrastructure, together with necessary ancillary facilities and uses, as appropriate within An Cheathrú Rua, An Spidéal and Baile Chláir settlement plan areas.

(b) Provide and protect a 50m buffer around the existing public wastewater treatment plant in Baile Chláir and any subsequent new waste water treatment facilities in An Cheathrú Rua and An Spidéal (Public Utilities Zoning Objectives).

Objective CSB 9 – Transport Infrastructure (TI) (Refer to Individual zoning maps for An Cheathrú Rua, Spidéal and Baile Chláir).

Facilitate the provision and maintenance of essential transportation infrastructure.

This shall include the reservation of lands within An Cheathrú Rua, An Spidéal and Baile Chláir settlement plan areas to facilitate public roads, footpaths, cycle ways, bus stops and landscaping, together with any necessary associated works, as appropriate. Any Indicative roads be subject to needs assessment and detailed corridor and route selection processes taking into account, inter alia, environmental constraints and opportunities.

Objective CSB10– Constrained Land Use Zone (CL) (Refer to Individual zoning maps for An Cheathrú Rua, An Spidéal and Baile Chláir).

To facilitate the appropriate management and sustainable use of flood risk areas within An Cheathrú Rua, An Spidéal and Baile Chláir settlement plan areas.

This zoning limits new development, while recognising that existing development uses within these zones may require small scale development, as outlined below, over the life of the Local Area Plan, which would contribute towards the compact and sustainable urban development of the town.

The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Since such applications concern existing buildings or developed areas, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines and Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non-structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas set out in this plan shall be complied with as appropriate. (Please also refer to Objective DO6 and DM Guideline CSB 3)

Objective CSB 11 – Flood Risk Areas and Land Use Zones (Refer to Individual Flood maps for An Cheathrú Rua, An Spidéal and Baile Chláir).

Ensure that any proposed development that may be compatible with the land use zoning objectives/matrix but which includes a use that is not appropriate to the Flood Zone (as indicated on Map – Flood Risk Management) and/or that may be vulnerable to flooding is subject to flood risk assessment, in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 and the policies and objectives of this Plan.

Objective CSB 12 – Land Use Zoning Matrix**(Refer to DM Guideline CSB1)**

Direct different land uses into the appropriate land use zone/s in accordance with the land use zoning objectives and the land use zoning matrix set out under DM Guideline CSB1. Ensure that proposed land uses within An Cheathrú Rua, An Spidéal and Baile Chláir settlement plan areas are compatible with existing land uses and in keeping with the character of the area.

Objective CSB 13 – Residential Densities

Promote a range of residential densities within An Cheathrú Rua, An Spidéal and Baile Chláir settlement plan areas, that are appropriate to the prevailing development pattern, supporting infrastructure, urban character and heritage resources in accordance with the guidance in Sustainable Residential Development in Urban Areas Guidelines 2009 (or as updated within the lifetime of this plan). Higher residential densities should be encouraged at locations where it is appropriate to the existing context and density of the plan area, for example around the town centre and within convenient walking distance of public transport facilities, and where it will not unduly impact on built or natural heritage or impact adversely on the integrity of Natura 2000 sites. The density of residential developments will generally be in accordance with the guidance set out under DM Guideline CSB2, although the Planning Authority may consider higher residential densities where this is considered appropriate to the context and necessary to secure the urban design or other objectives of the plan. Development will only be permitted where there is capacity and/or adequate services can be made available.

2.10 Development Objectives for An Cheathrú Rua, An Spidéal and Baile Chláir**Development Objectives for An Cheathrú Rua, An Spidéal and Baile Chláir****Objective DO 1 – Phased Residential Development (Refer to Individual Zoning maps for An Cheathrú Rua, An Spidéal and Baile Chláir).**

Support the development of lands designated as Residential (Phase 1) within the lifetime of the plan, subject to normal planning, access and servicing requirements, and reserve the lands designated as Residential (Phase 2) for the longer term growth needs of the village. Residential (Phase 2) lands are generally not developable within the lifetime of these settlement plans, with the exception of the following developments, which may be considered by the Planning Authority within the lifetime of these plans subject to a suitable case being made for the proposal:

Single house developments for family members on family owned lands;

Non-residential developments that are appropriate to the site context, any existing residential amenity and the existing pattern of development in the area;

Where it is apparent that Residential (Phase 1) lands cannot or will not be developed within the plan period, residential development may be considered in a phased manner on some Residential (Phase 2) lands.

The above exceptions will be subject to compliance with the Core Strategy in the Galway County Development Plan, the policies and objectives in these plans, the principles of proper planning and sustainable development and to meeting normal planning, access and servicing requirements. Developments will only be permitted where a substantiated case has been made to the satisfaction of the Planning Authority and the development will not prejudice the future use of the lands for the longer term growth needs of the village.

Objective DO 2-Language Enurement Clause for Two or More Houses in An Cheathrú Rua, An Spidéal and Baile Chláir

(a) A Language Enurement Clause will be applied on a portion of residential units in development of two or more units in An Cheathrú Rua and An Spidéal. The proportion of homes to which a language enurement clause will be a minimum of 80% or to the proportion of persons using Irish Language on a daily basis, in accordance with the latest published Census whichever is greater;

(b) A Language Enurement Clause will be applied on a portion of residential units in development of two or more units in Baile Chláir. The proportion of homes to which a language enurement clause will be a minimum of 20% or to the proportion of persons using Irish Language on a daily basis, in accordance with the latest published Census whichever is greater.

Objective DO 3 – Lands for Community & Amenity Facilities (Refer to Individual Zoning maps for An Cheathrú Rua, An Spidéal and Baile Chláir).

Ensure that there are adequate lands zoned and serviced lands to cater for the establishment, improvement or expansion of educational, community, recreation and amenity facilities within An Cheathrú Rua, An Spidéal and Baile Chláir plan areas. This will include the following:

(a) Reserve lands for existing community facilities and for the expansion and provision of additional community facilities adjacent to existing community facility lands;

(b) Reserve lands for the provision of community facilities adjacent to large blocks of residentially zoned lands to meet the needs of existing and future residents.

Objective DO 4 – Business/Enterprise & Industrial development (Refer to Individual Zoning maps for An Cheathrú Rua, An Spidéal and Baile Chláir).

Facilitate and encourage the establishment of business, enterprise and industry developments that are considered compatible with surrounding uses, on suitably zoned and serviced sites within An Cheathrú Rua An Spidéal and Baile Chláir plan areas. Where such uses are developed adjacent to residential areas or community facilities, buffer zones shall be provided as well as adequate screening in the form of planting and landscaping, as appropriate. The Business and Enterprise (BE) and Industrial (I) zonings will be the primary focus for such uses, subject to the guidance provided in DM Guideline CSB1 – Land Use Zoning Matrix.

Objective DO 5 – Retail Development

Support the development of appropriate types, scales and patterns of retail development in suitable locations within An Cheathrú Rua, An Spidéal and Baile Chláir plan areas and with high quality designs that:

Support the vitality and viability of the existing village centres and associated main streets and/or do not undermine their vitality and viability.

Protect investment in strategic roads and infrastructure and that are easily accessible, particularly in terms of public transport.

Comply with the Guidelines for Planning Authorities-Retail Planning 2012 (and any updated/superseding document) including the need for a sequential approach to retail development, the policies and objectives of any future Retail Strategy for Galway and the guidance set out in the Retail Design Manual – A Good Practice Guide Companion Document to the Guidelines for Planning Authorities Retail Planning 2012 (and any updated/superseding document).

Contribute to the creation of a high quality retail environment.

The Village Centre (VC) zonings will remain the primary focus for the location of new retail development. The Planning Authority will ensure that the location of future retail development is consistent with the key policy principles and order of priority as set out in the Guidelines for Planning Authorities-Retail Planning 2012 (and any updated/superseding document) and will require Retail Impact Assessments, including details of the sequential approach, and Design Statements and Transport Impact Assessments, where appropriate, for retail developments in accordance with the Retail Planning Guidelines, the Retail Design Manual and DM Guideline ED1 and ED2 contained in Chapter 13 of the Galway County Development Plan.

Objective DO 6 – Flood Risk Management and Assessment (Refer to Flood maps for An Cheathrú Rua, An Spidéal and Baile Chláir).

Ensure the implementation of the DoEHLG/OPW publication The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any updated/superseding document) in relation to flood risk management within An Cheathrú Rua, An Spidéal and Baile Chláir plan areas. This will include the following:

Avoid, reduce and/or mitigate, as appropriate in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009, the risk of flooding within the flood risk areas indicated on Maps– Flood Risk Management, including fluvial, coastal/tidal, pluvial and groundwater flooding, and any other flood risk areas that may be identified during the period of the Plan or in relation to a planning application.

Development proposals in areas where there is an identified or potential risk of flooding or that could give rise to a risk of flooding elsewhere will be required to carry out a Site-Specific Flood Risk Assessment, and Justification Test where appropriate, in accordance with the provisions of The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009, (or any superseding document) and Circular PL2/2014 (as updated/superseded). Any flood risk assessment should include an assessment of the potential impacts of climate change, such as an increase in the extent or probability of flooding, and any associated measures necessary to address these impacts.

Where certain measures proposed to mitigate or manage the risk of flooding associated with new developments are likely to result in significant effects to the environment or European sites downstream, such measures will undergo environmental assessment and Appropriate Assessment, as appropriate.

Galway County Council shall work with other bodies and organisations, as appropriate, to help protect critical infrastructure, including water and wastewater, within the County, from risk of flooding.

Objective DO 7 – Flood Zones and Appropriate Land Uses (Refer to Flood maps for An Cheathrú Rua, An Spidéal and Baile Chláir).

(a) Protect Flood Zone A and Flood Zone B from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any superseding document) and the guidance contained in DM Guidance CSB 3- Flood Zones and Appropriate Land Uses. Where a development/land use is proposed that is inappropriate within the Flood Zone, then the development proposal will need to be accompanied by a Development Management Justification Test and Site-Specific Flood Risk Assessment in accordance with the criteria set out under with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 and Circular PL2/2014 (as updated/superseded).

(b) Ensure that development proposals in areas identified in An Cheathrú Rua, An Spidéal and Baile Chláir plan areas within Flood Zone C that may be subject to potential flood risk from other sources (e.g. areas of indicative pluvial/groundwater flooding and identified alluvium soil areas) are required to be accompanied by a Site Specific Risk Assessment in accordance with the criteria set out under The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and Circular PL02/2014 (as updated/superseded).

For development proposals in all other areas of Flood Zone C, the developer should satisfy him or herself that the level of flood risk is appropriate to the development being proposed. Where, in the opinion of the Planning Authority, the development proposal is of such a scale that flood risk must be considered (e.g. creation of significant areas of new hard standing which could significantly increase run-off), the Planning Authority may request that a site-specific flood risk assessment be carried out in accordance with the criteria set out under The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and Circular PL 2/2014 (as updated/superseded).

Objective DO 8 – Specific Flood Risk Locations

(Refer to Flood maps for An Cheathrú Rua, An Spidéal and Baile Chláir).

Planning applications on lands in An Cheathrú Rua, An Spidéal and Baile Chláir, identified within pluvial PFRA areas outside of Indicative Flood Zone A on Flood Maps for An Cheathrú Rua, An Spidéal and Baile Chláir shall be accompanied by a Site Specific Flood Risk Assessment that corresponds with that outlined under Chapter 5 ‘Flooding and Development Management’ of The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009). Such assessments shall be prepared by suitably qualified experts with hydrological experience and shall quantify the risks and effects of any necessary mitigation, together with the measures needed or proposed to manage residual risks.

Objective DO 9-Infrastructure

(a) Support the development of infrastructure projects in relation to the local road network, water and waste water that are listed in Chapter 5 (Roads and Transportation) & Chapter 6(Water,Wastewater,Waste Management & Extractive Industry) of the Galway County Development Plan which relate to An Cheathrú Rua, An Spidéal and Baile Chláir plan areas;

(b) Support the preparation and implementation of a public realm plan for An Cheathrú Rua, An Spidéal and Baile Chláir plan areas.

Objective DO 10- An Spidéal Demesne

It is an objective of Galway County Council to require that an Action Area Plan is prepared for any development of An Spidéal Demesne taking into account the environmental sensitivities of the area and the reflection of the unique setting of these lands.

Objective DO11-Access Points to Lands for Development

Reserve access points to developable lands/ backland areas as indicated on Land Use Zoning maps for An Cheathrú Rua, An Spidéal and Baile Chláir.

Objective DO12- Opportunity Sites in relation to An Cheathrú Rua, An Spidéal and Baile Chláir

To encourage and support the appropriate and sustainable development of lands identified in the table below as development opportunity sites within the land use zonings maps for the plan areas.

Opportunity Site 1

Derelict Cottage in An Cheathrú Rua

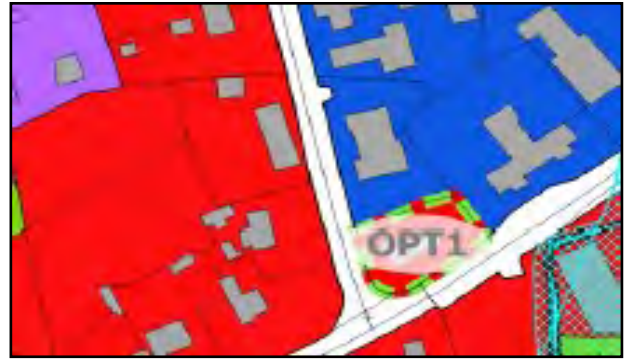
Brief Description:

Area: The site area measures circa 0.044 hectares.

Zoning: The site is zoned Village Centre.

Current land-Use: Existing Low Density Residential.

Opportunity: To provide for a mix of uses capable of accommodating village centre/ residential development. The overall development proposal for the site shall include a detailed design brief and landscaping plan taking into account the prominent location of the subject site within the village.



Opportunity Sites 2 & 3

in An Cheathrú Rua

Brief Description:

Area: Opportunity site No.2 measures 1.09 ha.
Opportunity site No.3 measures 3.23ha.

Zoning: The site is zoned Village Centre.

Current land-Use: Vacant green field sites.

Opportunity: To provide for a mix of uses capable of accommodating village centre/ residential development. These are key sites within An Cheathrú Rua and any development proposals should reflect an innovative, high quality building design and appropriate layouts taking into account the location and setting of the subject lands.



Opportunity Site 4

An Spidéal.

Thatch Building on approach into An Spidéal

Brief Description:

Area: Opportunity site No.4 measures 0.397ha.

Zoning: The site is zoned Village Centre.

Current land-Use: Vacant brownfield site

Opportunity: To provide for a mix of uses capable of accommodating retail and or commercial development. The development of the Southern half of the site should reflect its prominent location on the approach into An Spidéal. The overall development proposal for the site shall include a detailed landscaping plan and take into account the prominent location of the subject site at the edge of the village. Innovative, high quality building design and appropriate layouts taking into account the location and setting of the subject lands.



Opportunity Site 5

An Spidéal.

Brief Description:

Area: The site area measures circa. 0.55ha.

Zoning: The lands are zoned Village Centre and Community Facilities

Current land-Use: There is an existing building on part of lands currently operated by the HSE and the remaining lands brownfield.

Opportunity: It is considered that a number of community uses including a playground/ a 'Multi-Use Games Area' would be appropriate at this key location. Proposals for these lands shall consider the site location/context and the nearby harbour facility in the in terms of design and concept.



Opportunity Site 6

Baile Chláir

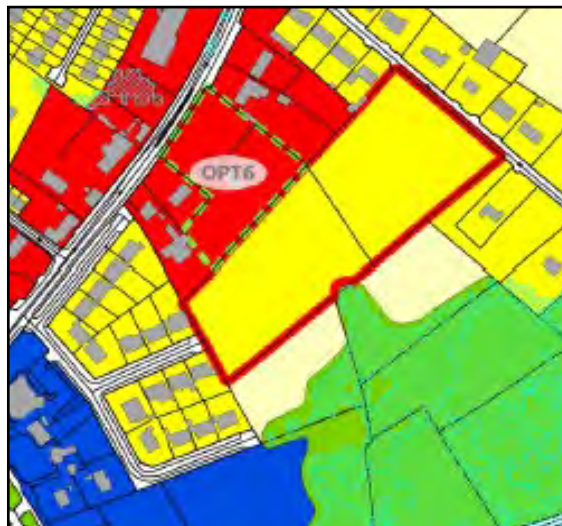
Brief Description:

Area: The site area measures circa. 0.73ha hectares

Zoning: The site is zoned Village Centre.

Current land-Use: Vacant greenfield field site

Opportunity: To provide for a mix of uses capable of accommodating retail/ residential and commercial development. The overall development proposal for the site shall include a detailed design brief and landscaping plan taking into account the prominent location of the subject site within the village. Potential access to the lands to the rear should be considered in the design concept of these sites.



Opportunity Site 7

Baile Chláir

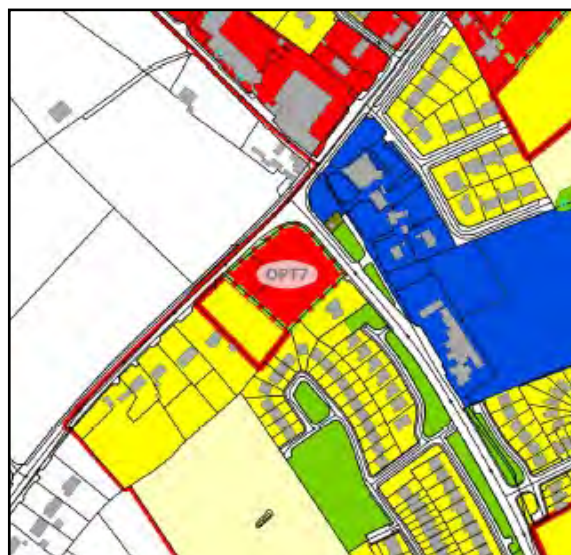
Brief Description:

Area: The site area measures circa. 0.612ha hectares.

Zoning: The site is zoned Village Centre.

Current land-Use: Vacant greenfield field site

Opportunity: To provide for a mix of uses capable of accommodating retail/ residential and commercial development. The lands are strategically located at the cross roads of a major road network in the centre of the village linking the N83 National Secondary Road and R381 regional road. The overall development proposal for the site shall include a detailed design brief and landscaping plan taking into account the prominent location of the subject site within the village.



2.11 DM Guidelines CSB1-CSB3 The following Land Use Matrix table is applicable for the three settlements of An Cheathrú Rua, An Spidéal and Baile Chláir

DM Guideline CSB1 Land Uses

Commercial and Industrial Uses	VC	R	I	BE	T	CF	OS*	PU	TI
Amusement	O	N	N	N	O	N	N	N	N
ATM	P	O	O	O	O	O	N	N	N
Bank/Building Society	P	N	N	N	N	N	N	N	N
Bar/Restaurant	P	N	N	N	O	N	N	N	N
B&B (Bed & Breakfast) ¹	O	O ¹	N	N	P	N	N	N	N
Betting Office	O	N	N	N	N	N	N	N	N
Boarding Kennel	N	N	O	O	N	N	N	N	N
Café ²	P	O	O ²	O ²	P	O ²	N	N	N
Caravan park - Holiday	N	N	N	N	O	N	N	N	N
Cash & Carry	O	N	N	O	N	N	N	N	N
Casual Trading	O	N	N	O	N	N	N	N	N
Cinema	P	N	N	N	O	O	N	N	N
Conference Centre	P	N	N	P	O	O	N	N	N
Data-Centres/Web-Hosting Centres	P	N	O	P	N	N	N	N	N
Drive-through Restaurant	O	N	N	N	N	N	N	N	N
Enterprise Centre	O	N	O	P	N	N	N	N	N
Extractive Industry	N	N	N	N	N	N	N	N	N
Garden Centre	O	N	N	O	N	N	O*	N	N
GP & Medical Related Services	P	O	N	O	N	O	N	N	N
Guesthouse ¹	P	O ¹	N	N	P	O	N	N	N
Hair Dressing Salon/Personal/Grooming	P	O	N	N	N	N	N	N	N
Home-based Economic Activity ¹	O	O ¹	N	N	N	N	N	N	N
Hostel	P	O	N	N	P	N	N	N	N
Hotel	P	O	N	N	P	N	N	N	N
Household Fuel Depot	N	N	O	O	N	N	N	N	N
Industrial	N	N	P	O	N	N	N	N	N
Logistic, Storage & Distribution Units	N	N	P	O	N	N	N	N	N
Media Recording & General Media Assoc. Uses	O	O	O	P	N	N	N	N	N
Motor Sales Showroom	O	N	O	O	N	N	N	N	N
Night-club	O	N	N	N	O	N	N	N	N
Office (<100m ²)	P	O	N	N	N	N	N	N	N
Office (100m ² to 1000m ²)	O	N	O	O	N	N	N	N	N
Office Park (>1000m ²)	N	N	O	O	N	N	N	N	N
Petrol Station	O	N	O	O	N	N	N	N	N
Professional /Other Services	P	O	N	N	N	N	N	N	N
Restaurant	P	N	N	N	P	N	N	N	N
Science & Technology Based Business	O	N	P	P	N	N	N	N	N
Scrap Yard	N	N	O	N	N	N	N	N	N

Service Garage	N	N	O	O	N	N	N	N	N
Shop – Comparison	P	N	N	N	N	N	N	N	N
Shop – Convenience	P	O	N	N	O	N	N	N	N
Shops – Large Scale Convenience/ Comparison Centre	N	N	N	N	N	N	N	N	N
	VC	R	I	BE	T	CF	OS*	PU	TI
Small Scale Manufacturing	N	N	P	O	N	N	N	N	N
Storage Depot	N	N	P	O	N	N	N	N	N
Take-Away	O	N	N	N	O	N	N	N	N
Transport Depot	N	N	O	O	N	N	N	O	N
Veterinary Surgery	O	O	O	O	N	N	N	N	N
Warehousing (Incl. Wholesale)	N	N	P	O	N	N	N	N	N
Warehousing (Retail/Non-Food <700m ²) ³	O	N	N	N	N	N	N	N	N
Warehousing (Retail/Non-Food/Bulky Household Goods 700m ² – 5,000m ²) ³	N	N	N	O ³	N	N	N	N	N
Residential Uses	VC	R	I	BE	T	CF	OS*	PU	TI
Apartments ¹	P	O ¹	N	N	N	N	N	N	N
Halting Site	N	O	N	N	N	O	N	N	N
Residential (Excluding Apartments) ¹	O	P ¹	N	N	N	N	N	N	N
Short term holiday accommodation	O	N	N	N	P	N	N	N	N
Retirement Home	O	P	N	N	N	O	N	N	N
Public, Community and Institutional Uses	VC	R	I	BE	T	CF	OS*	PU	TI
Buildings for the Health, Safety & Welfare of the Public	P	O	N	N	O	O	O*	O	N
Cemetery	N	O	N	N	N	P	O*	N	N
Childcare Facilities (Crèche/Nursery)	P	O	O	O	N	P	N	N	N
Club House & Associated Facilities	O	O	N	N	O	P	O*	N	N
Community Facility (including playground)	P	O	N	O	O	P	O*	N	N
Crematorium	N	O	O	O	N	O	N	N	N
Cultural/Recreational Building	P	O	N	O	P	P	O*	N	N
Education – Primary/Secondary	O	O	O	N	N	P	O*	N	N
Education – Other Education/Training	P	O	O	O	N	P	N	N	N
Funeral Home	P	O	O	O	N	O	N	N	N
Leisure	P	O	N	O	O	P	O*	N	N
Library	P	O	N	N	O	P	N	N	N
Place of Public Worship	O	O	N	O	N	O	N	N	N

Open Space, Recreation and Amenity Uses	VC	R	I	BE	T	CF	OS*	PU	TI
Golf Course	N	N	N	N	P	N	O*	N	N
Recreational/Cultural Activities	O	O	O	O	P	P	O*	N	N
Agricultural Uses	VC	R	I	BE	T	CF	OS*	PU	TI
Abattoir	N	N	O	O	N	N	N	N	N
Agricultural Building	O	O	O	O	N	O	O*	N	N
Mart/Co-op	N	N	P	N	N	N	N	N	N
General/Services and Infrastructure Uses	VC	R	I	BE	T	CF	OS*	PU	TI
Advertisements – Freestanding	O	N	O	O	N	O	N	O	O
Car Park	P	O	P	O	O	O	N	N	O
Recycling/Bottle Bank Facilities	O	O	O	O	N	O	N	O	N
Refuse Landfill	N	N	N	N	N	N	N	N	N
Utilities Infrastructure & Public Service Installations	O	O	O	O	O	O	O*	P	O
Small scale, domestic Wind/Renewable Energy	O	O	O	O	O	O	O*	O	N

Table 1.2 Land Use Zoning Matrix

General Notes on Land Use Zoning Matrix:

Compatibility (1) – These uses will be considered subject to Objective CSB 2 and DO1, as appropriate.

Cafe (2) – This use will be considered where it is ancillary to an overall compatible development and serves the needs of the local area.

Warehousing (3) – The development or subdivision of stores into less than 700m² shall not normally be permitted in edge-of-centre and out-of-centre locations, in accordance with the Retail Planning Guidelines 2012 (or any updated/superseding document).

Data Centre – May be defined as a facility, which has information technology equipment installed and operated, as well as storing and distributing electronic data.

Zone R: Residential – Phase 1 is phased for residential development within the lifetime of this Plan

-Phase 2 is generally not developable during the lifetime of this Plan, subject to the provisions and exceptions set out under DO1.

OS* - See also Flood Risk Management Maps – Flood Risk Management, Objective DO6 and DO7. Notwithstanding the Open Space/Recreation and Amenity zoning, proposed uses in this zone must demonstrate compliance with The Planning System & Flood Risk Guidelines (2009) (or as updated) in particular Chapter 3. A Justification Test may be required as set out in the said guidelines.

No specific land uses are attributed to the constrained land use zone as this zone reflects existing development located within flood zone A/B. For guidance on uses/development appropriate in this zone, please refer to Objective CSB 10, DO 7, DO8 and DO9, DM Guidance CSB3 and Flood Zone Maps & **The Planning System & Flood Risk Guidelines including Departmental Circular PL2/2014. (SRFA process)**

Notes on Land Use Classes in Land Use Zoning Matrix:

The land use classes referred to in the land use zoning matrix have been defined as follows:

Permitted in Principle (P) – A use that is classified as Permitted in Principle is one that the Local Authority accepts in theory in the relevant zone, subject to compliance with the relevant policies, objectives, standards and requirements set out in the Plan and the principles of proper planning and sustainable development.

Open for Consideration (O) – A use that is classified as Open for Consideration is one that the Local Authority may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, will not conflict with permitted uses and conforms to the proper planning and sustainable development of the area, including the policies and objectives set out in the Local Area Plan.

Not Normally Permitted (N) – A use that is classified as Not Normally Permitted is one that, except in exceptional circumstances, will not be permitted by the Local Authority. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies, objectives, standards and requirements contained in this Local Area Plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

The land use zones referred to in the land use zoning matrix are comprised of the following:

The land use zones referred to in the land use zoning matrix are comprised of the following:

- 1) **Zone VC**– Village Centre
- 2) **Zone R** – Residential
- 3) **Zone I**-Industrial
- 4) **Zone BE** – Business and Enterprise
- 5) **Zone T**-Tourism
- 6) **Zone CF** – Community Facilities
- 7) **Zone OS** – Open Space/Recreation and Amenity
- 8) **Zone PU** – Public Utilities
- 9) **Zone TI** – Transport Infrastructure

DM Guideline CSB 2– Development Densities

The development of higher densities will need to be appropriate to the context and will be assessed based on the merits of the proposal and subject to good quality design, compliance with both qualitative and quantitative standards, location, capacity of the site and infrastructure to absorb development, existing character of the area, established densities on adjoining sites, protection of residential amenities, proximity to public transport, etc. The Planning Authority may use its discretion in varying these density standards.

The development density guidance in the tables below indicate the range of densities generally considered appropriate in the various land use zones and in different residential locations within the plan area.

Land Use Zone	Plot Area Ratio	Maximum Site Coverage	Minimum Public Open Space
Zone VC	1.00 to 1.25 PAR	80%	Site Specific
Zone R	0.10 to 0.50 PAR	50%	15%
Zone I	0.40 to 1.00 PAR	60%	15%
Zone BE	0.40 to 1.00 PAR	60%	15%
Zone CF	Site Specific	Site Specific	15%
Zone T	Site Specific	Site Specific	Site Specific
Zone OS	Site Specific	Site Specific	Site Specific
Zone CL	Site specific	Site specific	Site specific
Zone PU	Site Specific	Site Specific	Site Specific
Zone TI	N/A	N/A	N/A

Notes:

Plot Area Ratio – Plot area ratio 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.

Site Coverage – Site coverage refers to the percentage of gross floor area of the building(s) footprint on the site. Increased site coverage may be considered on sites where underground or part-basement parking is provided, subject to high standards of design, adequate natural lighting and the protection of the amenity of adjacent developments.

Public Open Space – Public open space 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. Public open space would generally only be required in non-residential and multiple unit residential developments.

Residential Density	Dwelling Units/Ha	Dwelling Units/Acre	Possible Appropriate Locations
Medium to High	35-50	14-20	Town centre or immediately adjacent to public transport hubs.
Low to Medium	15-35	6-14	Neighbourhood centres (typically within 400m walking distance of centre point), inner urban suburbs.
Low	5-15	2-6	Urban periphery, outlying lands, areas with capacity/environmental constraints.

DM Guideline CSB 3– Flood Zones and Appropriate Land Uses

The table below indicates the types of land uses that are appropriate in each of the Flood Zones identified within An Cheathrú Rua, An Spidéal and Baile Chláir in accordance with *The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)*. Where developments/land uses are proposed that are considered inappropriate to the Flood Zone, then a Development Management Justification Test and Site-Specific Flood Risk Assessment will be required in accordance with *The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)*.

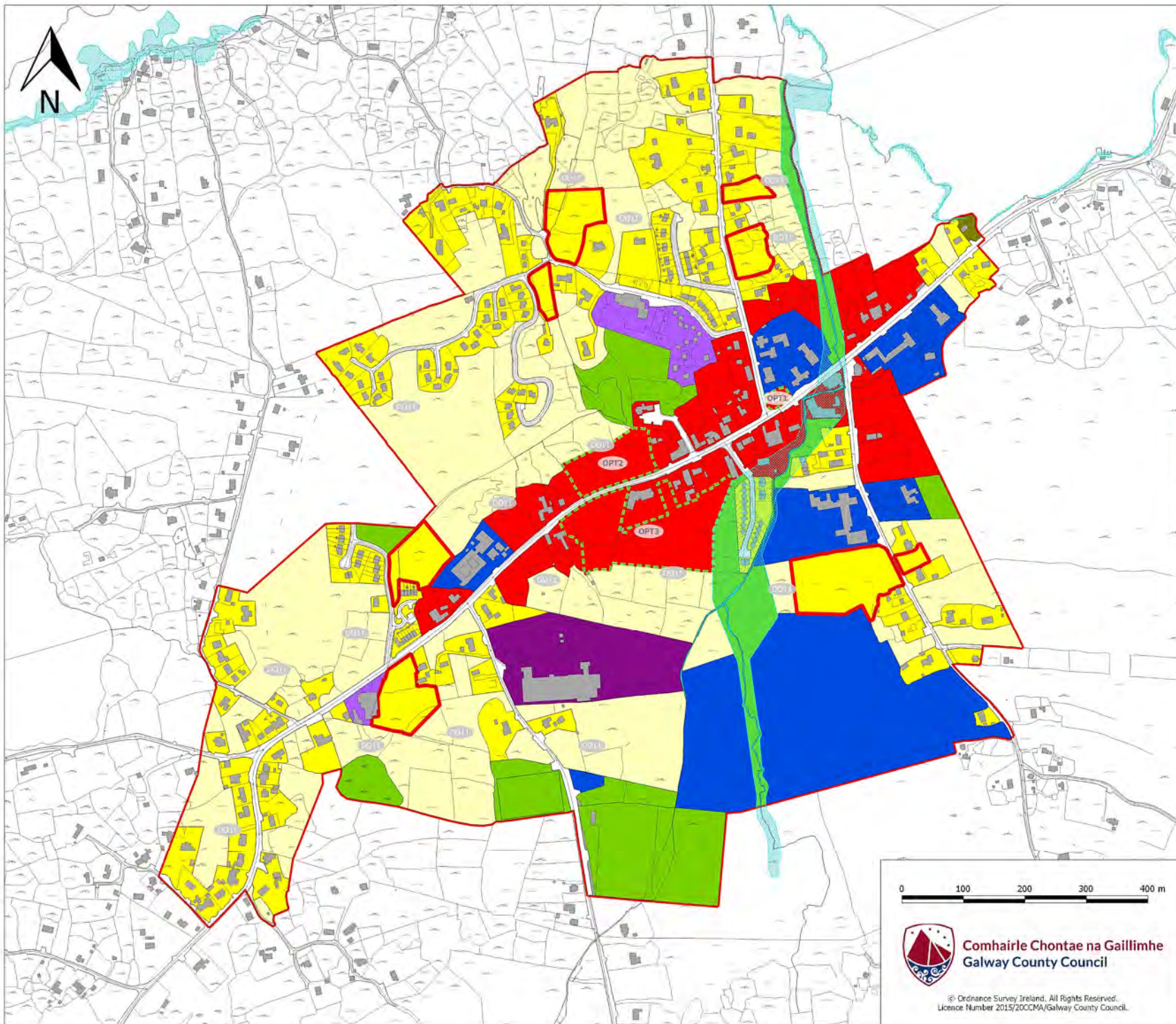
Land Uses	Flood Zone A	Flood Zone B	Flood Zone C
HVD – Highly Vulnerable Development	Inappropriate (if proposed then Justification Test & detailed FRA required)	Inappropriate (if proposed then Justification Test & detailed FRA required)	Appropriate (screen for flood risk)
LVD – Less Vulnerable Development	Inappropriate (if proposed then Justification Test & detailed FRA required)	Inappropriate due to climate change (if proposed then Justification Test & detailed FRA required)	Appropriate (screen for flood risk)
WCD – Water-Compatible Development	Appropriate (detailed FRA may be required)	Appropriate (detailed FRA may be required)	Appropriate (screen for flood risk)

Notes (Refer to *The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)* for additional detail):

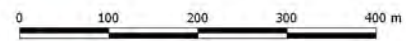
HVD – Houses, schools, hospitals, residential institutions, emergency services, essential infrastructure, etc.

LVD – Economic uses (retail, leisure, warehousing, commercial, industrial, non-residential institutions, etc.), land and buildings used for agriculture or forestry, local transport infrastructure, etc.

WCD – Docks, marinas, wharves, water-based recreation and tourism (excluding sleeping accommodation), amenity open space, sports and recreation, flood control infrastructure, etc.



-  Plan Boundary
-  R - Residential Existing
-  R - Residential (Phase 1)
-  R - Residential (Phase 2)
-  VC - Village Centre
-  I - Industrial
-  CF - Community Facilities
-  T - Tourism
-  OS - Open Space/Recreation & Amenity
-  PU - Public Utility
-  TI - Transport Infrastructure
-  Rivers & Streams
-  CL - Constrained Land Use
-  Indicative access points to lands for development - Development Objective 11
-  Opportunity Site - Development Objective 12

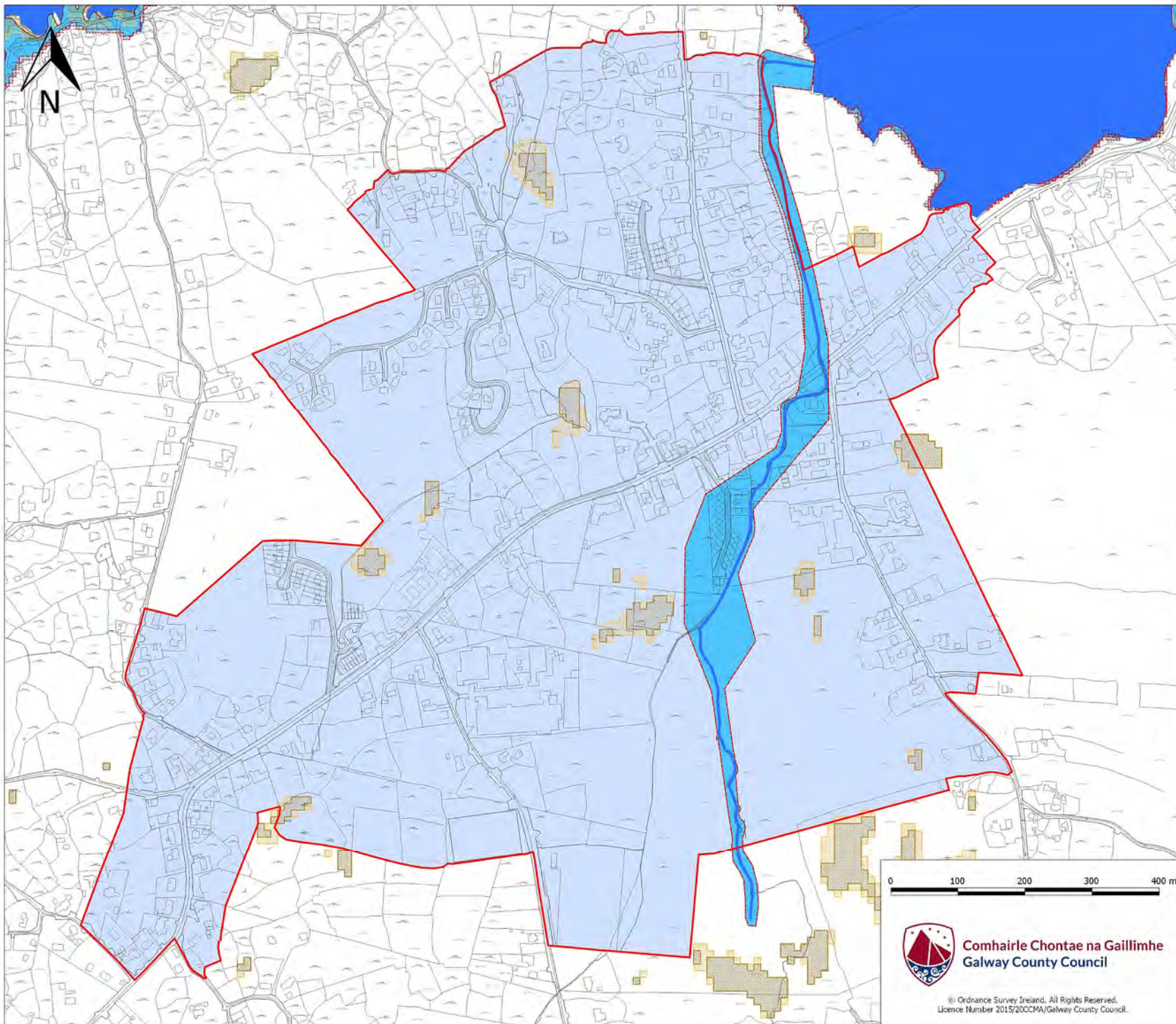


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Galway County Development Plan
2015-2021 Gaeltacht Plan

Land Use Zoning Map for
An Cheathrú Rua

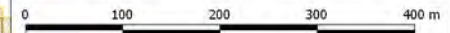
May 2018



- Plan Boundary
- Indicative Flood Zone A
- Indicative Flood Zone B
- Indicative Flood Zone C
- Pluvial Indicative
- Pluvial Extreme
- Rivers & Streams
- Lakes & Coastal Waters

Important User Note:
 The indicative Flood Risk Zones were produced as part of the Strategic Flood Risk Assessment (SFRA), the findings of which accompany the plan. The delineation of Indicative Flood Risk Zones has taken into account various factors including, historical and predictive indicators of flood risk, potential source and direction of flood paths, locations of topographic and built features, vegetation associated with a high frequency of inundation and local knowledge where available. The Zones indicate broadly where there are elevated levels of flood risk and have informed the Gaeltacht Plan. The zones should not be relied on solely for site-specific flood risk assessments. The zones may be updated in the future to take into account new information.

Note:
 This map should be read in conjunction with the relevant land use zoning map and provisions outlined within the County Development Plan as varied.



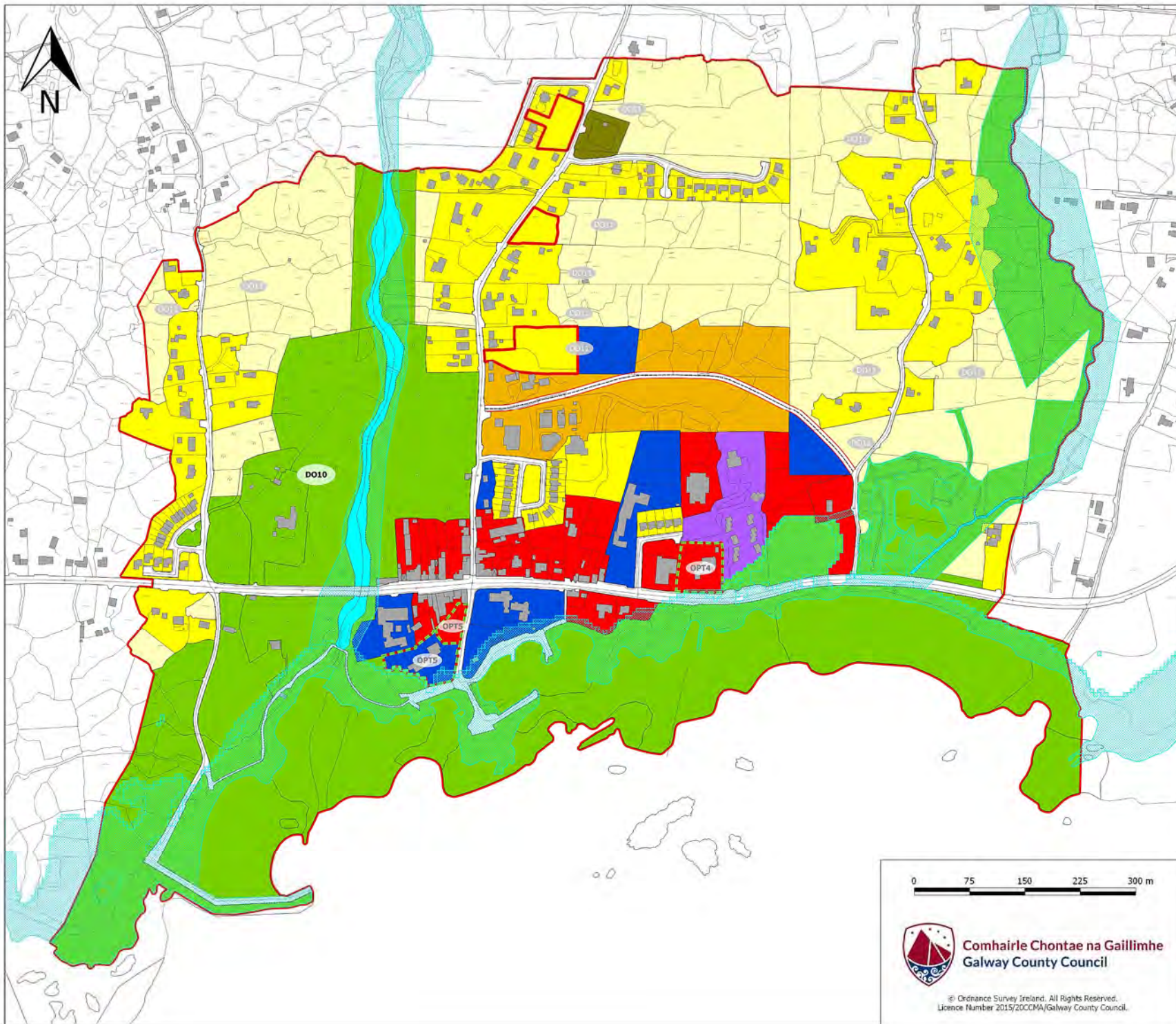
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**Galway County Development Plan
 2015-2021 Gaeltacht Plan**

**An Cheathrú Rua
 Flood Risk Management**

May 2018



- Plan Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- VC - Village Centre
- BE - Business & Enterprise
- CF - Community Facilities
- T - Tourism
- OS - Open Space/Recreation & Amenity
- PU - Public Utility
- TI - Transport Infrastructure
- Rivers & Streams
- Constrained Land Use
- Indicative Relief Road - Development Objective CSB9
- An Spidéal Demesne - Development Objective 10
- Indicative Access Points to lands for development - Development Objective 11
- Opportunity Site- Development Objective 12

0 75 150 225 300 m

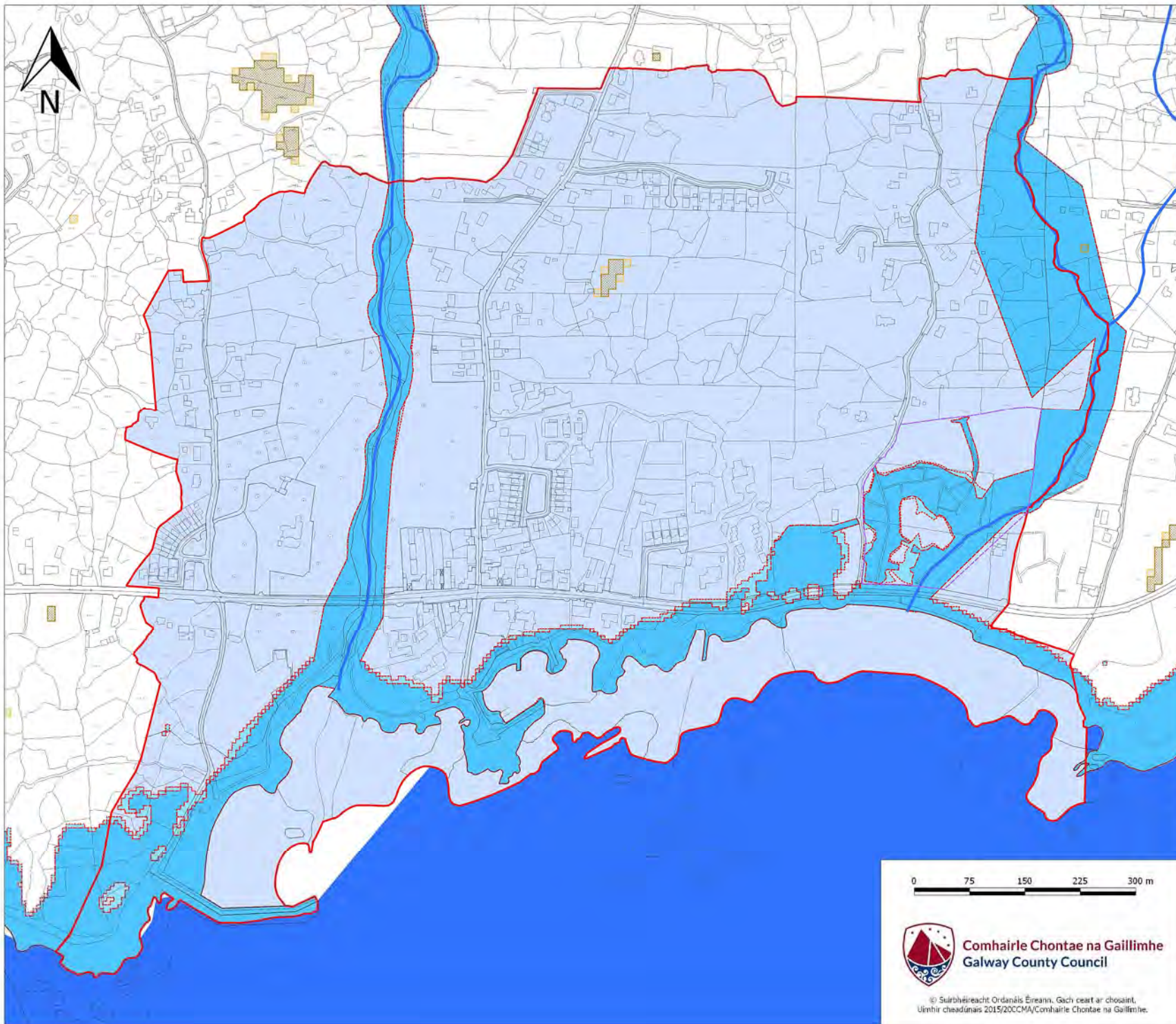
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Galway County Council

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Galway County Development Plan
2015-2021 Gaeltacht Plan

Land Use Zoning Map for
An Spidéal

May 2018



- Teorainn an Phlean
- Crios Tuilte Tásach A
- Crios Tuilte Tásach B
- Crios Tuilte Tásach C
- Báistíúil Tásach
- Báistíúil Antoisceach
- Aibhneacha agus Sruthanna
- Uisce Cósta
- Déantar Criosanna Tuilte siar ó Bhóthar Bhaile Liam a phlé faoi Nóta Tábhachtach d'Úsáideoir thíos.

Nóta Tábhachtach don Úsáideoir:

Leagadh amach na Criosanna tásacha Riosca Tuilte mar chuid den Mheasúnú Straitéiseach Riosca Tuilte (SFRA). Tá torthaí an mheasúnaithe sin in éineacht leis an bPlean. Glacadh fachtóirí áirithe san áireamh nuair a bhí dealú a dhéanamh ar na Criosanna tásacha Riosca Tuilte. Ina measc táscairí staire agus tuartha, foinsé féideartha tuilte agus treo chosán na dtuilte, na háiteanna a bhfuil gnéithe tógtha agus topagrafacha ionnaithe, fársa atá bainteach le tuilte agus eolas áitiúil nuair a bhí sin ar fáil.

Chomh maith leis sin, leagadh amach na criosanna tuilte ar thalamh siar ó Bhóthar Bhaile Liam bunaithe ar fhaisnéis riosca tuilte a chuir an t-úinéir talún ar aghaidh mar chuid den chomhchomhairleoireacht ar Athrú beartaithe ar an bPlean Ceantair Gaeltachta 2008-2014. Rinneadh athbhreithniú ar an eolas arís mar chuid den SFRA seo. Ní mór d'arratasóirí ionchasacha a chinntiú go bhfuiltear ag cloí leis na forálacha bainistíochta riosca tuilte atá sa Plean arna athrú, lena n-áirítear Cuspóir D06 "Bainistíocht agus Measúnú Riosca Tuilte" agus Cuspóir D07 "Criosanna Tuilte agus Úsáidí Cui Talún".

Tugann na Criosanna le fios, go ginearálta, na háiteanna is mó baol ó thuilte agus baineadh leas astu nuair a bhí an Plean Gaeltachta á chur i dtoll a chéile. Níor cheart a bheith ag brath ar na criosanna sin amháin i dtaobh measúnuithe riosca tuilte ar láithreacha ar leith. Is féidir na criosanna a thabhairt cothrom le dáta amach anseo chun eolas nua a ghlacadh san áireamh.

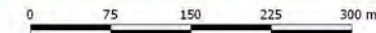
Tabhair aird:

Ba chóir an léarscáil seo a léamh in éineacht leis an léarscáil criosaithe úsáide talún iomchuí agus na forálacha a leagtar amach i bPlean Forbartha an Chontae arna athrú.

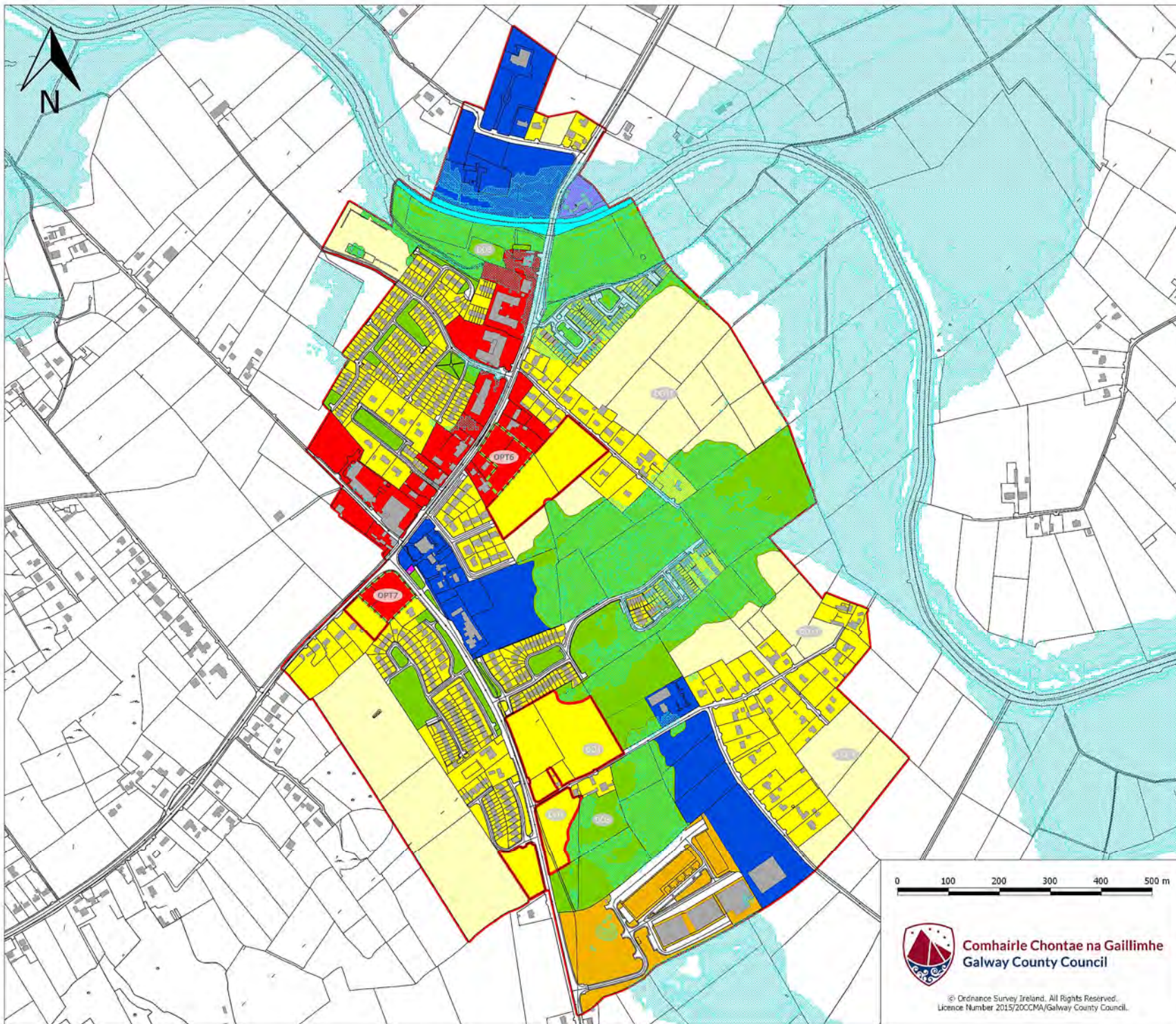
**Plean Forbartha Chontae na Gaillimhe
2015-2021 Plean na Gaeltachta**

**An Spidéal
Bainistíocht Riosca Tuilte**

Bealtaine 2018



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-  Plan Boundary
-  R - Residential Existing
-  R - Residential (Phase 1)
-  R - Residential (Phase 2)
-  VC - Village Centre
-  BE - Business & Enterprise
-  CF - Community Facilities
-  T - Tourism
-  OS - Open Space/Recreation & Amenity
-  TI - Transport Infrastructure
-  Rivers & Streams
-  CL - Constrained Land Use
-  Indicative Location for Community & Amenity Facilities - Development Objective 3
-  Indicative access points to lands for development - Development Objective 11
-  Opportunity Site - Development Objective 12



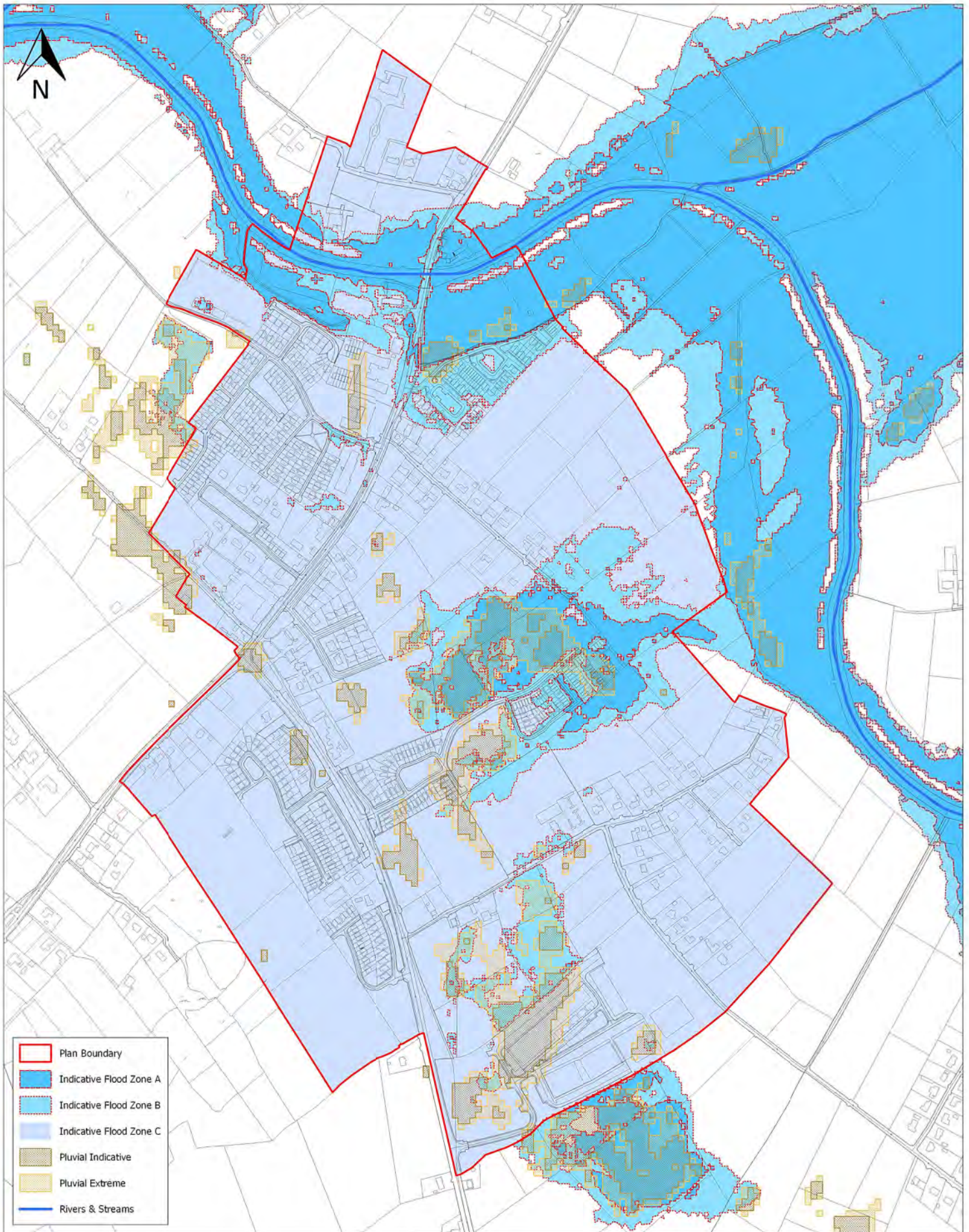
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Galway County Development Plan
2015-2021 Gaeltacht Plan

Land Use Zoning Map for
Baile Chláir

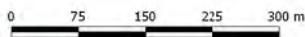
May 2018



- Plan Boundary
- Indicative Flood Zone A
- Indicative Flood Zone B
- Indicative Flood Zone C
- Pluvial Indicative
- Pluvial Extreme
- Rivers & Streams

Note:
This map should be read in conjunction with the relevant land use zoning map and provisions outlined within the County Development Plan as varied.

Important User Note:
The indicative Flood Risk Zones were produced as part of the Strategic Flood Risk Assessment (SFRA), the findings of which accompany the plan. The delineation of Indicative Flood Risk Zones has taken into account various factors including, historical and predictive indicators of flood risk, potential source and direction of flood paths, locations of topographic and built features, vegetation associated with a high frequency of inundation and local knowledge where available. The Zones indicate broadly where there are elevated levels of flood risk and have informed the Gaeltacht Plan. The zones should not be relied on solely for site-specific flood risk assessments. The zones may be updated in the future to take into account new information.



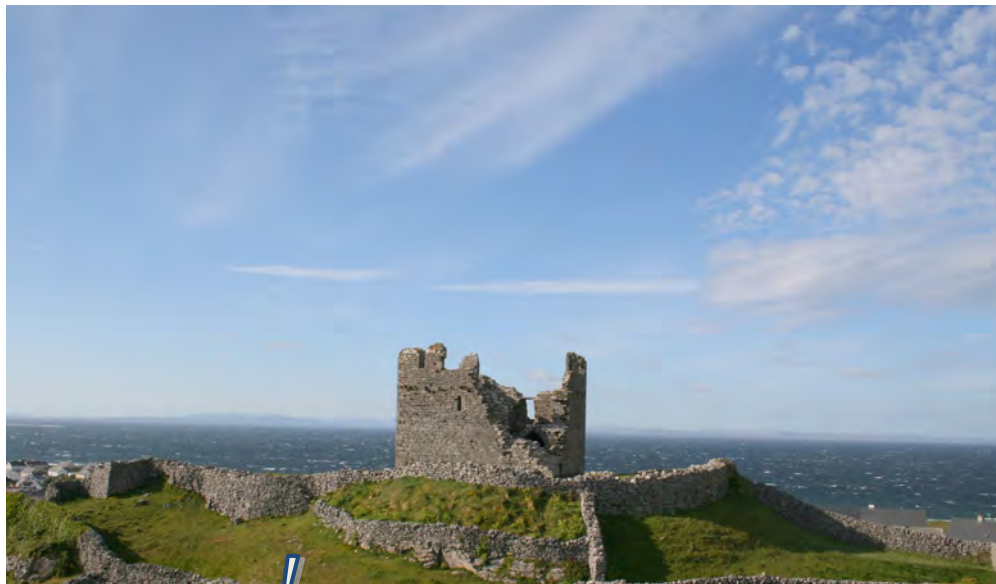
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Galway County Development Plan
2015-2021 Gaeltacht Plan

Baile Chláir
Flood Risk Management

May 2018



Oileáin Árann - Community Development Framework Guidance



Comhairle Chontae na Gaillimhe
Galway County Council

Vision Statement for the Community Development Framework Guidance of An Oileáin Árann

To support the future development of vibrant Island communities, meeting the needs and aspirations of local residents while protecting and enhancing the rich heritage and unique natural landscape which make An Oileáin Árann exceptional national assets.

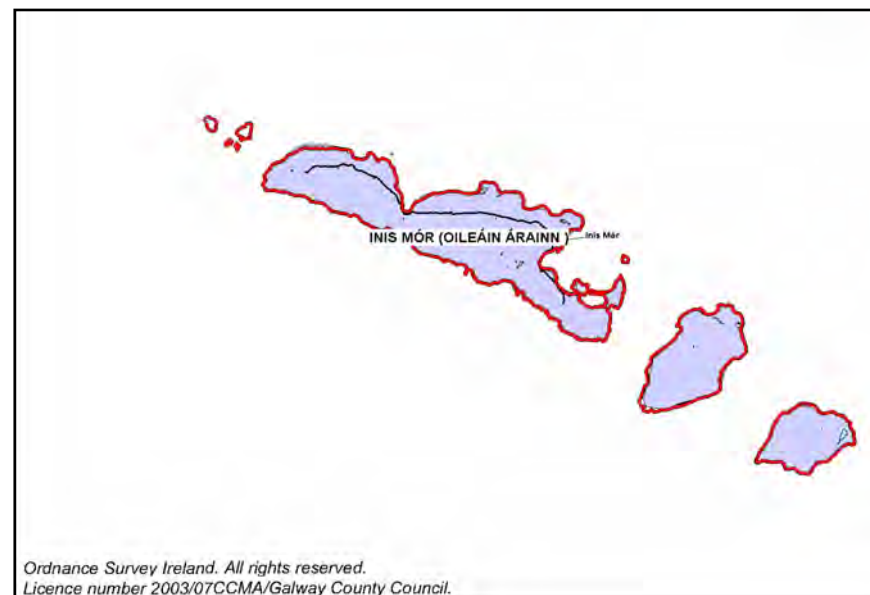
The purpose of this document is to empower local people in shaping their surroundings, adhering to the principles of sustainable development, whilst meeting the needs and aspirations of Oileáin Árann. It also seeks to encourage them to thrive and succeed in creating vibrant Island communities. Oileáin Árann (Inis Mór, Inis Meáin and Inis Oírr) present unique challenges in terms of land use planning, in response to this Galway County Council, working with the island communities has produced this Community Development Framework Guidance to the Galway County Development Plan 2015-2021 and Gealtacht Plan, both of which govern the local planning policies of the Oileáin Árann in accordance with the Planning and Development Act 2000 (As Amended).

The preparation of the framework guidance is in response to Objective IS3 of the County Development Plan 2015-2022.

The Framework Guidance is an advisory document that expands on how the sustainable development for island communities could be achieved in compliance with the provision of the County Development Plan. It is intended to guide the community and developers in their consideration of future development proposals. The Framework Guidance does not define rules and procedures that must be complied with, rather it provides guidance on how the provisions of the County Development Plan could be achieved. Future developments at Oileáin Árann are required to comply with the existing provisions of Galway County Development Plan 2015-2021(as amended), including those relating to environmental protections and management.

Oileáin Árann is a group of three limestone islands located in Galway Bay. The largest of the 3 Islands is Inis Mór furthest west, the centrally located island is Inis Meáin and Inis Oírr which is only 25km off the county Clare coastline. The geology of the islands are mainly karst limestone, an extension of the karstic region of the Burren. The landscape is dominated by Karstified terraces.

They have been inhabited since the Stone Age, as evidenced by the forts and megalithic tombs. Successive millennia has seen the evolution of Christian Settlements of worship and devout study in early medieval times. The remnants of this age lie in the ruins of churches, graveyards and holy wells which are scattered throughout the Islands contributing to the



unique heritage and landscapes of Oileáin Árann and attracting visitors from a global tourist market.

This unique heritage of geology, archaeology, biodiversity and agricultural systems, when added to the language and folk culture of these islands on the western outpost of Europe leaves a rare and distinctive living environment which enriches the country.

Over 75% of the land area is designated as Special Areas of Conservation, where development is constrained, on all three Islands – with landscape sensitivity high across the Islands at predominantly of levels 4 and 5. DM Standard 39 of the County Development Plan allows consideration of local housing need in landscape class 5 on the islands. Oileáin Árann is home to approximately 450 plant species which includes a mixture of plant species, rare European Habitat types including orchid-rich grassland, lowland hay meadows, limestone pavement and machair.

YEAR	POPULATION FIGURES	Percentage change
1841	3,521	Baseline
1851	3,333	-5.33%
1936	2109	-36.72%
1991	1322	-37.31%
2011	1251	-5.3%
2016	1226	-1.9%

Source: Population Change 1841-2002 Galway, All Ireland Research Observatory, National University of Ireland Maynooth & Central Statistics office Ireland

The Islands must be supported through sustainable planning to enable them to maintain a viable resident population on all three Islands which will have access to the services and amenities of modern living while preserving the uniqueness on the landscape in which the inhabit.

The Islands have over the years suffered from population decline, the bulk loss of population happening during the middle of the 20th Century. The Island's population was recorded as 1251 persons in the 2011 Census – an increase of 26 persons or 2.1% since the 2006 Census; of these 845 live on Inis Mór, 157 on Inis Meáin and 249 on Inis Oírr. The recent 2016 census data revealed a 9.8% decline in population on Inis Mór, but an improvement of 14.2% increase on Inis Meáin and a 11.3% increase on Inis Oírr. There was however an overall decline in population across the three Islands of 1.9%.

Transport services have improved access to the Islands for both locals and visitors, the ferry companies and Aer Árann has made access available to mainland facilities, including national and international travel routes, though the service can be restricted in severe weather conditions.

The decline of the traditional occupations of fishing and agriculture, and the rise in year round tourism have been the significant factors influencing the lives of the island communities in recent years.

In consultation with the communities on all three of the Islands, the community development framework exercise has formulated guidance to help shape the future development on Oileáin Árann.

Age profile

The population profile of Oileáin Árann differs from that evident across the county of Galway and across the State. An Oileáin Árann have a large portion of their populations over the age of retirement, this equates to approximately 20% of the total population, this compares with only 14.5% across county Galway, and 13.3% across the State.

Only 12% of their population is under the age of 15, this compares with 22.6% across the County and 21.1% across the State. These recent statistics demonstrate that the current population of the islands are in decline and the local populations are predominantly aging in comparison with the rest of Ireland.

Settlement patterns/ industry

The local landscape is unique in character, and sets the scene for Island life providing both opportunities and challenges to the future development of the Islands. Traditional occupations of fishing and agriculture are no longer the primary sources of income for the local economies, they have however shaped the local landscape with distinct field patterns and stone walls from island farming practices over the years. The Aran Life Project is a demonstration project, operating on the three islands over a four year period 2014-2017. It seeks to demonstrate the best construction management practices of local materials on designated Natura 2000 sites.

Together the Islands attract thousands of visitors daily during the peak season, mostly tourists visit for a day trips only. Local festivals such as Patruin festivals, feile na gCloch, Cleasathan, Red Bull Cliff Diving, Boating Regattas events have increased the attraction of the Islands. A lack of accommodation on all of the Islands inhibits their ability to appropriately profit from the tourism industry.

In spite an ongoing decline in the population, most recent significant loss of population occurred between 1991 and 2016, there is a growing optimism with regard the Islands future. Positive actions by local communities, establishing of the Co-op's on all three Islands & the involvement of Údarás na Gaeltachta means there are sufficient opportunities in tourism, culture and home-based enterprises (cottage industries) and services to maintain the existing population and encourage a permanent settlement of the islands.

All three of the Islands having been working together to produce a Language Plan, greater co-operation between the Islands is creating mutual benefit, this, as well as closer working relationships with the Local Authority will help facilitate the cohesive future development of An Oileáin Árann.

The great majority of family houses are connected to septic tanks, and commercial premises are connected to proprietary sewage treatment plants, most of them being in Cill Rónáin. A new public sewerage scheme is being designed to treat the effluent of the two principal villages on Inis Mór i.e. Cill Rónáin and Cill Éinne.

There are public water schemes serving Inis Mór and Inis Oírr. Improvements to both schemes have been carried out in recent years, and further source development is planned for Inis Oírr. Inis Meáin is served by a group water scheme with desalinization of sea water.

INIS MÓR

Inis Mór is the largest of an Oileáin Árann, it has a land mass of 31 km². The main settlement of Cill Rónáin contains all the main facilities and services for the island. The Island has a bank, supermarkets, medical clinic, bars, restaurants, guesthouses, hotels etc. The island attracts thousands of visitors daily during the peak season, as well as tourism the island economy relies on cottage industry and traditional industries, of agriculture and fishing.

Housing is located primarily along existing roads traversing the island, of the existing dwellings 18.8% of them are vacant. The island has a rich cultural heritage and still maintains 81.3% of the population speaking Irish. Inis Mor has a wealth of pre-Christian and Christian sites including Dun Aongus which can be found at the edge of a 100m high cliff/Na Seacht dTeampaill (The seven churches) and Dun Eochla.

The future sustainable development of island communities could be achieved in compliance with the provisions of the Galway County Development Plan 2015-2021 (as amended). Communities and developers may investigate the feasibility of the following:

Community, Heritage & Culture

- Ensuring that developments promote and conserve the use of Irish as the community language;
- Promoting the sustainable development of heritage, cultural resources and facilities;
- Promoting the heritage and culture of Inis Mor.

Housing

- Supporting the housing needs of Islanders;
- Supporting the provision of accommodation for people who reside temporarily/ proper planning and development of the area;
- Supporting the provision of social housing needs on the Island;
- Encouraging the rehabilitation of existing suitable buildings on the island.

Roads and Transportation

- Support improvement of the road network
- Ensuring that new road signs are of an appropriate design and character of Oileáin Árann
- Supporting the development of a sustainable roads and transportation management P

Infrastructure Services

- Supporting the provision of water /wastewater treatment facilities;
- Supporting development proposals which improve the public water supply;
- Supporting the provision of public toilets in Cill Rónáin village.

Tourism & Economic Development

- Encouraging the development of sustainable recreational facilities for tourists;
- Examining the feasibility of renewable energy technologies for single houses as well as
- Supporting marine based industry;
- Supporting development of greenways on the island in appropriate locations.

Natural and built Heritage & Conservation

- Conserving and protecting the archaeological heritage of the Island;
- Conserving and protecting the flora and fauna of the Island;
- Encouraging the development and supporting of artisan food producers;
- Encouraging the rehabilitation and retro fitting of energy efficiency measures in existing
- Supporting the major pier development at Cill Rónáin and
continuance of the annual improvements to the various slipways.

INIS MEÁIN

Inis Meáin, is the second largest of An Oileáin Árann 9km² and has approximately 183 residents, houses are built in linear type development along the main routes which traverse the Island. The island has maintained its distinctive traditional field pattern, giving it a unique visual character. The island has approximately 135 houses with 38 of these lying vacant. The amenities on the island include , a local shop & post office, bike hire, a pub, Catholic Church, restaurants including the award winning Inis Meain Suites, B&Bs, a primary and secondary school and a co- operative. There is also the knitwear factory shop and a craft shop. Culture and heritage are highly valued by the close knit local community and remain a strong focus of the community, 82% of the Islanders are Irish speaking. There are two very important stone forts on the island. Teach Synge, restored cottage of where the writer John Millington Synge stayed. Dun Chonchuir which date to pre-Christian times and Dun Fearbhai which date to the 4th Century.

The future sustainable development of island communities could be achieved in compliance with the provisions of the Galway County Development Plan 2015-2021 (as amended). Communities and developers may investigate the feasibility of the following:

Community, Heritage & Culture

- Supporting the delivery of new sports facilities including a playground;
- Supporting appropriate mixed use development giving flexibility to existing buildings to be used as multi-function spaces;
- Supporting development which seeks to enhance Irish Language Tourism on the Island.

Housing

- Supporting the housing need of the islanders;
- Encouraging the provision of language, culture and tourism facilities including accommodation at appropriate locations;
- Supporting the housing needs of Islanders.

Roads and Transportation

- Supporting the improvement of the road network;
- Supporting the development of a sustainable roads and transportation management Plan.

Infrastructure Services

- Supporting the relocation of overhead wirescape to below ground;
- Supporting the continued annual Road Improvement Programme;
- Supporting the provision of parking facility at the Pier;
- Supporting the provision of safety measures on the Pier, including maintenance;
- Supporting the provision of wastewater treatment facilities;
- Supporting development proposals which improve the public water supply.

Tourism & Economic Development

- Seeking to promote Sustainable heritage tourism initiatives;
- Supporting the provision of facilities and the development of schemes which seek to enhance the offer for tourism on Inis Meain.
- Supporting development of local crafts, knitting, weaving, basket making, dry stone wall building etc.

Natural and Built Heritage & Conservation

- Supporting the protection from coastal erosion at vulnerable locations in particular adjoining the local airstrip;
- Encouraging and supporting the use of traditional building practices;
- Conserving and protecting the archaeological heritage of the Island;
- Encouraging the rehabilitation and retro fitting of energy efficiency measures in existing traditionally built structures;
- Conserving and protecting the flora and fauna of the Island;
- Encouraging the development of and supporting artisan food producers.

INIS OÍRR

Inis Oirr, which is the smallest of Oileáin Árann has approximately 280 residents, houses are built in clusters on the north side of the island which is sheltered. There are five villages: Baile Thiar, Baile an Lurgain, Baile an tSéipéil, Baile an Chaisleáin and Baile an Fhormna. The island has approximately 186 houses with 48 of these lying vacant. The amenities on the island include an arts and cultural centre, a local shop, post office, campsite, bike hire, health clinic, library, pubs, Catholic Church, cafes and restaurants, a hotel, hostel, B&Bs, two schools and a co-operative. There is also a heritage and craft centre. Culture and heritage are valued by the local community and remain a strong focus of the community, 86% of the Islanders are Irish speaking.

The future sustainable development of island communities could be achieved in compliance with the provisions of the Galway County Development Plan 2015-2021 (as amended). Communities and developers may investigate the feasibility of the following:

Community, Heritage & Culture

- Supporting development which encourages the continuation of traditional farming practices on the island;
- Supporting development which enables the preservation of traditional building practices, seeking to ensure these are encouraged in appropriate locations and incorporated into new development;
- Ensuring future development does not contribute to the dilution of local Irish language, but instead seeks to promote Irish as the community language.

Housing

- Supporting the housing needs of Islanders;
- Encouraging effective use of housing land including use of brownfield sites;
- New housing to be of a high quality energy efficient construction, making use of wind and solar resources and comprehensive insulation.

Roads and Transportation

- Supporting the development of a sustainable roads and transportation management;
- Supporting development and improvement of the Island's road network as well as traffic management plans including, speed limits and road safety schemes.

Infrastructure Services

- Continuing to support the improvement programme on the quay, including upgrading of existing pier;
- Supporting the provision of an Island Fire Service including development of major emergency plan;
- Supporting development proposals which improve the public water supply;
- Supporting appropriate development solutions to waste water treatment on the Island;
- Supporting the provision of recycling facilities in appropriate locations.

Tourism & Economic Development

- Encouraging the development and sustainable management of tourism and tourist facilities on the Island;
- Supporting sensitive development which incorporates green practices and minimises carbon impact incorporating sustainable and innovative development solutions;
- Supporting provision of slipway in appropriate location to enhance possibilities for commercial and tourist fishing industry on the Island;
- Supporting appropriate sustainable development which enhances the Island's ability to cater to the Tourism market.

Natural & Built Heritage and Conservation

- Conserving and protecting the Natural and Built Environment of Inis Oírr;
- Supporting sustainable renewable energy projects of a suitable scale which seek to make the Island self sufficient and/or a net exporter of electricity;
- Supporting development which ensures the preservation of the Island's beaches including coastal management, improvement of the water quality and biodiversity of the marine environment;