

**CLAREGALWAY LOCAL AREA PLAN  
2005-2011**

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# CLAREGALWAY LOCAL AREA PLAN 2005-2011

## INTRODUCTION

### The Plan

The Claregalway Local Area Plan shall be made in accordance with objectives of the Galway County Development Plan, 2003-2009 and in accordance with the requirements of the Planning and Development Act, 2000, and the Planning and Development (Amendment) Act 2002.

The Plan for the village of Claregalway consists of a written statement and three maps.

The written statement contains sections dealing with Context & Strategy, Policies and Objectives, Urban Design Framework Objectives, Development Control Standards, and Appendices which include an Environmental Assessment, Zoning Matrix/ Objectives and Maps.

- The **Context & Strategy** section outlines the existing situation in the village in relation to the provision of services, this section also includes the principle strategic aims of the Council for the future planning and sustainable development of the village.
- The **Policy & Objectives** section sets out the written intentions of the Council for the future planning and sustainable development of the area during the next six years. Included in this section are guidelines for development, conservation, redevelopment, **Specific Objectives** and works which will be generally carried out within the period of the Plan. Certain medium and long-term objectives are also included.
- The **Urban Design Framework** sets out indicative pedestrian and vehicular access and circulation objectives for the Plan area, site sensitivities, guidance on the development of a Neighbourhood Centre and general urban design principles for the village.
- The **Development Control** section sets out the standards which will be applied to development proposals in the village.
- The **Appendices** includes the Zoning Objectives and Zoning Matrix for the Plan. This sets out the definition of the zoning categories, 'on site' objectives for certain parcels of land together with a matrix of types of development which are permitted/ not permitted or open to consideration within each zoning category. These Appendices also includes Guidance Notes on Architectural Heritage and the Planning Process, a list of native trees and shrubs, an Environmental Assessment of the Plan, as well as a useful list of References and a Glossary of Planning & Architectural terms.

The maps give a graphic representation of the proposals in the Plan, indicating land use together with various objectives of the Council listed in the written statement. They include the following maps: Land Use Zoning, Urban Design Framework Objectives, Specific Objectives and Heritage Objectives.

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## SECTION 1 – BACKGROUND INFORMATION

### 1.0 Introduction

This section provides general background information on Claregalway's location, heritage as well as statistics on its population and employment.

### 1.1 Function & Setting

Claregalway is located approximately 10 kilometres northeast of Galway city, within the County Galway Gaeltacht. The village is situated where the N17 Galway to Sligo (Collooney) National Primary Route crosses the River Clare. It is also on the junction with the N18, Galway to Limerick National Primary route, which links onto the N6 Galway to Dublin, National Primary route and the N18. The N18 also serves as a direct link to the airport at Carnmore via the R339, Galway City to Caltra road.

Claregalway is located within the Oranmore Electoral Area and is partly located in the District Electoral Divisions of Claregalway and Carnmore. Four townlands (or part thereof) make up the area of the Plan boundary. They are as follows: Claregalway, Cahergowan or Summerfield, Lakeview and Cregboy (Dunkellin).

Claregalway hosts a growing number of local shops and a basic range of services are provided for those residing within the village and in its immediate hinterland. 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. Claregalway displays the characteristics of a dormitory settlement: a high residential content, no significant local employment base and a high level of commuting.

Claregalway has developed on the southern side of the River Clare on a relatively flat expanse of land. There are no major topographical constraints in the area, however a portion of the river is liable to occasional flooding on its northern and southern boundaries. A turlough has appeared during the winter months for short periods when the river is in flood. The village is located in an area designated as 'Major Aquifer of High Vulnerability'. Under the landscape sensitivity rating in the County Development Plan, the Plan area is classified as Class 1 (low sensitivity).

### 1.2 Historical Background

The original name for Claregalway was *Baile an Chláir*, meaning the town of the plain. Other variations of the name in the past were Boilean-Chlair, Clare-yn-dowl and Clare-dún-dunal. Today it is known as either Baile Chláir or *Baile Chláir na Gaillimhe*.

The evidence of sites and monuments in the town such as the ecclesiastical remains and a tower-house provide evidence of settlement in this area over a long period of time.

The Franciscan Friary, which is a National Monument is said to have been founded by John de Cogan in 1250. He was one of the principal tenants of Richard de Burgo. It is thought that the building was renovated and enlarged around 1327, and the belfry was erected in the fifteenth century. The Franciscans seem to have remained in occupation until 1589, when Sir Richard Bingham converted the friary into a barracks. Once the soldiers moved out the Franciscans re-possessed the friary and seem to have remained there until 1765. The Franciscans returned again in the early nineteenth century.

Today the remains of the ecclesiastical settlement consist of a church and cloister, with associated outbuildings. These structures are the most distinguishable within the locality and provide the village with a unique setting on the banks of the River Clare.

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Claregalway Castle was built during the fifteenth century by the De Burgos, Earls of Clanrickard. It was taken over by Lord Deputy Grey in 1538. Captain Thomas Burke of Anbally and a group of Confederate Catholics took charge of the Castle in February 1643. Cromwellian forces under Sir Charles Cooke II took possession of the Castle in 1651. Lewis Topographical Dictionary 1837 stated that the Castle was 'in good preservation'. The Castle is now in private ownership and is currently being restored. The Castle and the ecclesiastical remains contribute to the village's heritage and visual amenity.

### 1.3 Structure

Claregalway takes a linear form stretching from north of the Clare River to south of the N17 and N18 junction. The northern extremity of the village comprises of an ecclesiastical cluster with the Castle and the remains of the Franciscan Friary providing an impressive backdrop for the village on the banks of the Clare River.

The western side of the N17 has become substantially developed in recent times with several large commercial developments being completed. A major development consisting of a hotel, leisure centre, offices, pub and apartments is currently under construction on the northwest end of the village and close to the river.

Residential development has occurred predominantly on the western side of the N17 and in the area to the east of N17 and southwest of the N18. The area to the east of both major roads remains undeveloped, except from several one-off houses along the available road frontage. A large extent of suburban generated development and one-off housing has occurred on all local roads in recent years resulting in an ill-defined village boundary.

A GAA clubhouse, associated playing fields and a leisure centre are located to the south of the village while a soccer pitch is located on the western side of the N18.

### 1.4 Population & Residential Land Provision

The village is located within Claregalway and Carnmore District Electoral Divisions (DED's) in the Galway Rural District (RD). A map of the Claregalway DED vis-à-vis the Local Area Plan boundary is set out on Table 1.5. The population of Claregalway DED experienced an increase of 533 persons to 1635, between 1996 and 2002 as indicated in Table 1.1 while Carnmore increased by 407 persons to 1989. These figures serve as an indication of the population growth of the area.

**Table 1.1: Population of Claregalway DED**

Year	1986	1991	1996	2002
Population	953	1009	1102	1635
Number	-	+56	+93	+533
% Change	-	+5.9%	+9.2%	+48.4%

*Source: Census of Population 2002*

**Table 1.2: Population of Carnmore DED**

Year	1986	1991	1996	2002
Population	-	-	1582	1989
Number	-	-	-	+407
% Change	-	-	-	+25.7%

*Source: Census of Population 2002*

The Census of Population indicates that there were 500 households within Claregalway DED in 2002. This is an increase of 213, or 43%, in the household numbers since the 1996 Census. At this time the local average household size information was not available. However, the aggregate rural area average household size in County Galway is 3.06<sup>1</sup>.

<sup>1</sup> Census 2002: Volume 3 – Household Composition and Family Units.

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**Table 1.3: Household levels in Claregalway DED.**

	Permanent private households	Temporary private households	All private households	No. of family units	Average household size
<b>1996</b>	285	2	287	240	3.73
<b>2002</b>	498	1	500	402	3.08*
<b>2004*</b>	236	1	237	Not available	Not available

\* 2004 figure based on survey of number of completed households within plan boundary

**Source: Census of Ireland 2002**

Note: A permanent private household is a private household occupying a permanent dwelling such as a dwelling house, flat, apartment or bedsit. A temporary private household is a private household occupying a caravan, mobile home or other temporary dwelling and includes travelling people and homeless persons living rough on census night.

The County Development Plan identifies Claregalway on the third tier of the G.T.P.S. Area Settlement Hierarchy. Within the Plan period, 480 households are allocated collectively to the 6 settlements on this tier. Policy 18 allows for a deviation of the allocated population of between 30% and 50% and states that regard will also be had to the rate of growth for each settlement.

There are approximately 80 hectares (197 acres) of land proposed to be zoned residential in the Local Area Plan. Of that approximately 54 hectares (133 acres) are undeveloped.

A total of approximately 15.7 hectares (39 acres) of proposed Residential land has been designated as Phase 2 (See Appendix F, Map 1). These lands shall remain undeveloped until such time as they can be accommodated by an amendment to the County Development Plan Settlement Strategy and until such time as the Municipal Treatment Plant is in Place. This will ensure greater consistency with the provisions of the County Development Plan. Therefore, at present approximately 40 hectares (100 acres) of proposed residential land would be undeveloped and available for development in the short term.

At an average density of 25 houses per hectare (10 houses to the acre), the latter residential lands could accommodate a development of 1000 houses. On the basis that the average household size in County Galway is 3.06 persons per household, development of these lands could accommodate a possible population increase of 3060 people over the period of the Plan.

Considering the household projections made for Claregalway and the increased desirability of the village, reflected in recent house building activity, sufficient lands are zoned to cater for the projected household/population growth allowing for a varying degree of density and choice.

Having regard to the status of existing services and demands of other settlements within the third tier of the County Development Plan Settlement Hierarchy, the Council will endeavour to facilitate the identified housing demand in a manner that is environmentally sensitive and that reflects the development of Claregalway as a medium sized town in the hierarchy of towns and villages. To facilitate the implementation of the settlement strategy, settlements shall be monitored during the lifetime of the County Development Plan.<sup>2</sup>

### **1.5 Employment Statistics**

Having regard to the Small Area Population Statistics (SAPS) information 2002, in employment terms, the village must be viewed as part of the Galway City area with significant numbers of residents commuting to work in the city centre and other parts. Table 1.3 sets out a number of indicators which provide a context through which the socio-economic environment of Claregalway DED may be described.

<sup>2</sup> Section 2.6 of the County Development Plan 2003-2009

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**Table 1.4: Social environment of Claregalway DED and County Galway 1996-2002**

Area	Claregalway DED		County Galway	
	1996	2002	1996	2002
At Work	413	749	45934	57022
Seeking First job	8	3	928	635
Unemployment	37	40	6428	4815
Labour Force	458	807	53290	62472
Unemployment %	9.8	5.3%	13.8	8.7%
Students	107	144	12185	11972
Home Duties	169	139	20988	17168
Disability-Unable to work / other	10	63	3060	6360
Retired	56	94	9403	12531
<b>Total</b>	<b>800</b>	<b>1247</b>	<b>98926</b>	<b>110521</b>
<b>Total Population</b>	<b>1102</b>	<b>1635</b>	<b>131613</b>	<b>143245</b>

*Source: Census of Ireland 1996 & 2002*

The 2002 Census of Population showed that there was a labour force of 807 in Claregalway DED, a rise in 349 since 1996. The unemployment rate within the DED was over 9% in 1996; a figure which fell significantly to 5.8% in 2002. A breakdown of the occupation structure within the village would suggest, as expected, that most residents of the village commute to work, with only a minimal amount of employment generated within the village.

**Table 1.5: Breakdown of occupation within Claregalway DED**

Farming	Other Agriculture	Manufacturing	Building	Clerical	Admin & Government
33	3	104	67	68	103
Transport	Sales	Professional	Service	Other	TOTAL
38	117	144	60	24	762

*Source: Census of Ireland 2002*

## **SECTION 2 – CONTEXT & STRATEGY**

### **2.0 Introduction**

It is the overall strategy of the County Council to ensure that Claregalway develops as a balanced settlement, promoting residential growth which can be supported by an adequate range of commercial and community facilities. The importance of protecting the Zone of Archaeological Potential, the Medieval Church and Graveyard of St. James, the Architectural Heritage of the Abbey, the Nine Arches Bridge, the Castle, groundwaters, the River Clare and its floodplain is underlined, while ensuring adequate open space provision is made. This should enable the village to develop in a manner which is least detrimental to its existing character.

The development strategy for the village is aimed to be consistent with the objectives of the Urban Design Framework enclosed (Section 4 & Map 2).

The development strategy for Claregalway is based on the development of the commercial area around the N17/N18 junction and the provision of a focal point centred on the historic ruins to the north of the village. Residential development will take place within the development boundary having regard to the character of the village. Community facilities and structured open space shall remain in a central location to facilitate all residents and future expansion. The strategy will seek to ensure that commercial activities are located within an expanded village centre with adequate provision for parking. The village will also allocate space for employment generating uses. The Plan emphasises and encourages the use of public transport, walking and cycling by proposing a system of safe corridors and pathways.

Other strategic considerations taken into account in this Plan include the availability of adequate wastewater and waste management facilities and the amelioration of traffic volumes in and around the village centre. Generally, the County Council will make a commitment to concentrate future development within the village in an effort to consolidate it, to make the most efficient use of infrastructure services and in the interest of proper planning and sustainable development.

To secure the sustainable growth and development of Claregalway the strategies upon which this Plan has been formulated include:

- Promoting the future growth of Claregalway as a settlement centre while ensuring an adequate range of facilities and services are provided for those residing within the village.
- Ensuring that the future development of Claregalway occurs in a coherent and controlled manner through the land use zoning policies and development strategies within this Plan.
- Co-ordinating public and private sector investment to attain the maximum social, environmental and economic benefit.
- Ensuring that the Policies and Objectives contained in the Plan are consistent with the provisions of the County Development Plan 2003-2009 and the Western Regional Authority Guidelines 2004-2016.

The remainder of this section sets out the existing situation or context in relation to the primary development categories, the provision of public services and zoned lands within the Claregalway Plan area. Furthermore, it includes the County Council's strategies for the future development of the village over the Plan period. It is presented in broad terms and forms the basis for the Policies & Objectives Section of the Plan (Section 3).



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## 2.1 Residential Areas

### Context:

Large quantities of one-off houses have developed along the approach roads and other local roads in the surrounding countryside. The area to the east of both major roads remains undeveloped, except from several one-off houses along the road frontage. The most recent housing schemes within the village have been undertaken by the private sector on the western side of the N17 and in the area to the east of N17 and southwest of the N18. There are no Local Authority housing estate developments in Claregalway.

Financial constraints will determine the rate of public sector house building, whilst, in the private sector, the market dictates both the demand and supply of new housing including locational preferences. It is anticipated that private sector house building activity will increase during the Plan period, with the village becoming a more desirable location in which to live. It is envisaged that future residential development will take place within the Plan Area boundary, (Appendix F, Map 1) and conform to public servicing provision and suitable on site wastewater treatment proposals.

### Strategy:

The core of the Plans development strategy for Residential areas is;

1. To ensure that there is adequate land in appropriate locations available for housing requirements.
2. To ensure that development is carried out to high design and construction standards that result in a visually and functionally pleasing environment.
3. To have clear policies regarding proposals to build new houses, whether individual units or schemes.
4. To consolidate growth within and around the existing village fabric to attain the most efficient use of existing and proposed infrastructural services.

The Council will also have regard to the following considerations in the assessment of all housing proposals;

- Western Regional Authority Guidelines 2004-2016.
- Galway County Development Plan 2003-2009 Settlement Hierarchy.
- Appropriate density and economical use of land.
- Capacity of the infrastructure to cater for future population.
- Adequate protection of the vulnerable aquifer and groundwater from treated effluent discharges.
- Adequacy of present and future local shopping and community facilities.
- Adequate privacy for existing and proposed residential units.
- Traffic safety of proposed layouts, including the capacity of existing roads to absorb future development, and have due regard to the 'Traffic Management Guidelines' prepared by the DoEHLG, DTO and Department of Transport.
- Adequate provision for car parking, open space, landscaping and planting achieving a high quality living environment.
- Integration with existing development and the preservation of heritage features on site such as trees, stone walls and hedgerows.
- Linkage between various developments and backland development land.
- Innovative design and layout, which includes for a variety of appropriate unit sizes and styles.
- Provision for Social and affordable housing in line with the Councils 'Housing Strategy'.
- Small clusters of residential units overlooking public open space.
- Regard to the objectives of the Urban Design Framework.

## 2.2 Village Centre & Commercial Core

### Context:

Currently commercial development in the village is confined to the west of the N17 frontage. Existing commercial facilities within the village consist of a supermarket, shops, filling station, post office and some public houses while 2 major developments including hotel, apartments,

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leisure centre, offices and a pub are currently under construction on the northwest of the village and close to the river. Additional lands are proposed for commercial use on both sides of the N17 around the junction of the N17 and N18.

### Strategy:

It is the strategy of the County Council;

1. To ensure that all commercial activity shall be located within the zoned commercial area, primarily at village centre locations (identified on maps 2 & 3).
2. To encourage commercial development to occur at an appropriate density and design, whilst providing for sustainable pedestrian and vehicular movements. This will enable the commercial core to be both functional and aesthetically pleasing.
3. To encourage mixed use developments to include for residential accommodation above ground floor retails with traditional shop front design and materials used.
4. To ensure the provision of adequate off-street parking to include for underground parking where appropriate.
5. To focus new development towards the centre of the village in order to sustain the commercial base, increase business confidence, improve investment and employment levels and provide a better service for the local population.
6. To encourage urban renewal and the sustainable development of infill and brownfield sites.

### **2.3 Industrial Development**

#### Context:

Under the *Galway County Development Plan 1997-2002* no lands were zoned for industrial use within the Claregalway Plan area boundary. This Plan recommends lands for industrial use to the east of the N18 and on the southern approach to the village from Oranmore.

Claregalway is within the Gaeltacht area. Údarás na Gaeltachta (the Government Development Agency for Gaeltacht Regions) facilitates the preservation and the extension of the Irish language as the principal language of the Gaeltacht community through promoting schemes of employment and the development of local natural resources, skills and entrepreneurial abilities. The agency provides support for a number of projects in the vicinity of Claregalway.

#### Strategy:

The County Council recognises that the Plan cannot by itself create employment, but that all aspects of the Plan can influence job creation. Therefore, the Councils strategy approach in relation to industrial development in Claregalway is;

1. To co-operate with all organisations including Údarás na Gaeltachta by working to establish industrial development and improving facilities in the Gaeltacht.
2. To seek the attraction of light industry in order to sustain the economic base of the village in line with anticipated population growth and projected needs.
3. To promote and facilitate industrial and employment-generating development by ensuring that sufficient and appropriate land is zoned and is available.

### **2.4 Transport & Roads Infrastructure**

#### Context

At its present size Claregalway is experiencing a range of transport difficulties which are common to larger urban centres. Traffic levels within Claregalway are high due to its close proximity to Galway city, the fact the N17, Galway to Sligo and the N18 Claregalway to Limerick, National Primary Routes meet in the village. Traffic levels are set to increase further as a result of the development envisaged in Tuam. A recent traffic count prepared by the NRA suggests that the annual amount of daily traffic (AADT) running in both ways through Claregalway is 25,000 (See [www.nra.ie](http://www.nra.ie)). Traffic-calming measures have been introduced as a short-term measure pending the construction of the proposed bypass on the eastern extremity of the village and the proposed realigned N17 route. The junction of the N17 and N18 at the centre of the village is a congested area due to the volume of traffic using this junction. It is proposed to erect traffic lights at this junction.

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There are no public parking facilities within the village core, although parking is available at the church, school and at a number of the commercial outlets. Parking facilities within the village are adequate for present needs but parking provision will need to be continually monitored and assessed as the village develops.

### Strategy

The transport system is an important component in meeting social and economic needs. It ensures the mobility of people, goods and facilitates the development of industrial investment and tourism. The focus of the Plans development strategy for Roads Infrastructure is;

1. To encourage patterns of economic growth, which can be achieved with a maximum transport efficiency and the least possible environmental impact.
2. To develop a safer, more efficient and integrated transport system within Claregalway, with improvements to the road network and other forms of the transport network.
3. To promote a more efficient public transport system to include for a Quality Bus Corridor (QBC) between Tuam and Galway city (via Claregalway) and a greater use of public transport.
4. To give priority to the pedestrian with the provision of a network of pedestrian ways to connect new and existing developments.
5. To progress plans to by-pass the village and re-align the N17 in order to relieve traffic pressures in Claregalway as far as possible.

## **2.5 Water & Wastewater**

### Context: Water

The village is supplied by the Tuam Regional Water Supply Scheme, via a private group water scheme. The existing water supply within the village is capable of meeting present needs as well as any anticipated requirements over the period of the Plan.

### Context: Wastewater

There is no existing Municipal Treatment Plant for Claregalway and a new sewerage network and treatment plant is required. All housing and commercial development to date is served by individual septic tank systems or privately operated wastewater treatment plants which discharge treated effluent to groundwater. The Municipal Treatment Plant is proposed to be located on a site to the north west of the Plan boundary along the banks of the river Clare in the townland of Cahergowan / Summerfield. A Preliminary Report has been completed and approval has been received by the DoEHLG to provide contract documents. In the Water Services Investment Programme 2004-2006 published by the Minister on 7<sup>th</sup> May 2004, Claregalway Sewerage Scheme is included to begin construction in 2006. It is the objective of Galway County Council to have the scheme completed within the life of the Plan. The sizing and design of the Municipal Treatment Plant / sewerage scheme has yet to be finalised, its population equivalent and capacity will take into consideration the population projections and zoning provisions of this Plan. It is intended that the scheme provides tertiary treatment to achieve an effluent standard of 10 mg/l BOD and 10mg/l Suspended Solids and phosphorous removal to a standard of 1 mg/l. Receiving water is a salmonid river.

In the short term, in the absence of a public sewage scheme, suitably designed on site wastewater facilities will have to be provided by the developers. These will be considered on a case by case basis in consultation with the Environment Section.

### Strategy: Water & Wastewater

The strategy of the Council in relation to Water and Wastewater Services is;

1. To facilitate development growth in a manner which can be supported by the sewerage and water networks,
2. To contain development within the existing serviced Plan Area boundary in the interest of orderly development and the economical use of land,
3. To facilitate the provision of trunk water mains from which a network of distribution mains can be developed.
4. To provide systems for safe, efficient & adequate disposal of foul and surface water drainage for the development of industrial, commercial, domestic and other uses.

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### **2.6 Environment & Natural Heritage**

#### Context:

In Claregalway, the principal water bodies requiring protection are the groundwater and the River Clare - Abhainn an Chláir. There is also a short stream which flows into the river Clare which rises at the back of the 'Cois Chláir' development.

The River Clare which runs along the north and east of the Plan area has been classified by the Western Regional Fisheries Board as an important salmonid river. The river has a very high biodiversity value and is the home of a variety of species including; the Lamprey, White-Clawed Crayfish and Otter (all of which are protected as EU Directive Annex II Species). It also hosts a variety of birds, aquatic and riparian species associated with wetland habitats.

The land in the Claregalway area, including all of the land zoned in this plan, is classified by the Geological Survey of Ireland (GSI) as a regionally important aquifer with a rating of high vulnerability. The aquifer is protected by the overburden that consists of a shallow impermeable clay layer resting on the limestone bedrock. Removal or reduction of this layer would create a vertical pathway for substances likely to cause environmental pollution.

#### Strategy:

1. Development which is proposed in close proximity to a watercourse shall be required to submit pollution reduction and protection measures.
2. In order to protect the vulnerable aquifer consultation with the Environment section is required on developments where a source of pollution exists or is likely to exist.

### **2.7 Waste Management**

#### Context:

To achieve the recycling targets set out in the Connacht Regional Waste Management Plan 2001, a fully separated waste collection system must be in place in the towns and villages. Currently, Claregalway is provided with a 2-way segregated collection system by a major collector and an occasional collection service from another operator based on further segregation of dry recyclables. These collectors do not collect glass packaging waste from households. It is Council policy to ensure that a bring bank for the recycling of household glass is provided in every village with a population greater than 500. Due to abuse of the facility, the bring banks in Claregalway had to be temporarily removed in 2003. Any relocated bring banks will have enhanced supervision/monitoring measures including the use of CCTV as necessary.

#### Strategy:

The strategy of the Council in relation to Waste Management for Claregalway is as follows:

1. To provide a bring bank facility in a suitable location in Claregalway together with any ancillary measures required to prevent abuse of the facility.
2. To ensure that all commercial premises producing packaging glass waste make suitable arrangements for the collection of that glass waste for reuse or recycling.
3. To facilitate the provision of a segregated waste collection system for each household.

The Claregalway Local Area Plan shall have regard to the recommendations of the Connacht Waste Management Plan 2001 and subsequent revisions.

### **2.8 Community Facilities**

#### Context:

Community facilities in Claregalway are provided for and are centrally located in the village. Facilities include a Catholic Church, primary school, post office, GAA pitch, a community hall and leisure centre. With active community groups, Claregalway has developed a community/recreation centre which includes both indoor and outdoor facilities. Second level

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schools, educational programmes and institutions are relatively accessible in both Tuam, Oranmore and Galway City. Several third level facilities are also available in Galway City.

The existing range of community facilities in the village is adequate for present needs. There are currently However, recent residential growth within the village and the anticipated population increase will require both expansion of existing facilities and the need for new facilities, especially with regards education and recreation.

### Strategy:

As such, the focus of the Plans development strategy for Community Facilities is;

1. To reserve adequate lands for such facilities at appropriate locations, these locations should be central to the user catchment, to facilitate pedestrian and other non-vehicular access.
2. To assist in the development and expansion of existing community and educational facilities while promoting new facilities in line with population growth requirements regardless of age or social background.

### **2.9 Open Space, Recreation & Amenity**

#### Context:

Facilities include a GAA pitch, a community hall and leisure centre. The community in Claregalway have developed a recreational facility to the south of the village which provides for both indoor and outdoor activities. The development of local resources and amenities is greatly assisted by the active participation of local groups. The County Council recognises the active work being done by these groups and will provide continued assistance to them.

Adequate lands have been zoned for Recreational and Amenity purposes under the Plan and can be divided into 4 parcels,

- (a) Attendant grounds of the Abbey,
- (b) Land directly west of the SMA Fathers house,
- (c) Both banks of the River Clare,
- (d) GAA pitch and adjacent grounds.

#### Strategy:

The focus of the Councils strategy is;

1. To conserve and enhance the built and natural amenity features of Claregalway, while encouraging and facilitating the future growth of the village.
2. To facilitate the provisions of a linear park along the southern and western banks of the river Clare, with respect to the character and sensitivities of the Archaeological, Architectural and Natural Heritage of the area.
3. To ensure that where possible, all development proposals incorporate adequate open space and recreation provision, whilst safeguarding existing amenities.
4. To resist the loss of existing public or private recreational open space unless alternative recreational facilities are provided in a suitable location, or if it can be demonstrated that there is no longer sufficient demand to sustain the facility.
5. In addition to protecting the existing environment it is the intention of the Council to promote, in association with community groups, improvement schemes to upgrade areas of poor environmental quality.

### **2.10 An Ghaeltacht**

#### Context:

Claregalway (Baile Chláir na Gaillimhe) is located within the Co. Galway Gaeltacht which is the single largest Gaeltacht in the country. The protection of the Irish language is a national aim enshrined in the Planning and Development Act 2000. Section 10 of the County Development Plan contains policies and objectives for the protection of the linguistic and cultural heritage of the Gaeltacht including the promotion of Irish as the community language. The provision of services through the medium of Irish is encouraged.

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The Official Languages Act 2003 was signed into law on 14<sup>th</sup> July 2003. The Act is the first piece of legislation to provide a statutory framework for the delivery of services through the Irish language. The primary objective of the Act is to ensure better availability and a higher standard of public services through Irish. This will be principally achieved by placing a statutory obligation on Departments of State and public services. Having regard to the legislation and as the village of Claregalway (Baile Chláir na Gaillimhe) is located within the County Galway Gaeltacht area, Galway County Council shall make the final adopted Local Area Plan for Claregalway available through Irish (as Gaeilge).

### Strategy:

The issue of promoting the Irish language is difficult and complex and needs a much broader range of measures than can be included in a Local Area Plan. However, it is important that the policies contained within the Plan are wide-ranging enough to facilitate any future strategies and initiatives that might emerge. Therefore, the strategy of the County Council in relation to the Gaeltacht is;

1. To promote the Irish language and culture as the most valuable resource in the Gaeltacht area. The development of these resources is greatly assisted by the active participation of Udarás na Gaeltachta and Irish language promotional groups.
2. To promote the language and culture of the area by improving the socio-economic condition and community life through the creation of employment and the enhancement of community life.
3. To encourage a range of support mechanisms to help protect and promote the use of Irish as a living language, so that it is used daily at home, at work and within the community. One such support mechanism is the proper planning and sustainable development of the area.
4. To ensure that new developments respect, complement and contribute to the character of an area and to the Irish language.

### **2.11 Tourism**

#### Context:

Tourism is one of the major contributors to the National Economy and is a significant source of full time and seasonal employment in the County. Claregalway has a wealth of tourism attractions which can be seen from its rich history and built heritage along the banks of the river Clare. The existing tourism base in Claregalway remains largely undeveloped, however the existence of strong community groups and its proximity to Galway city offers an opportunity to expand the tourism base of the area.

#### Strategy:

1. The Council will encourage the development of tourism in the Gaeltacht areas by co- operating with Fáilte Ireland, Ireland West Tourism, Galway East Tourism, Gael Saoire and any other interested bodies in developing sustainable tourism enterprises which is sensitive to the local heritage and environment.

### **2.12 Archaeological Heritage**

#### Context:

There are a number of Recorded Monuments in Claregalway which provide evidence of early settlement in the area. They are afforded special protection under Section 12 of the National Monuments (Amendment) Act, 1994 and are identified in Table 2.1 and Map 3<sup>3</sup>

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<sup>3</sup> It should be noted that in some instances structures & sites and monuments may be afforded dual protection, they may be afforded protection under the Planning Acts as a Protected Structure and also under the National Monuments (Amendment) Act, 1994. Therefore, it is important to undertake a cross referencing of both the RPS and RMP.

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**Table 2.1: Recorded Monuments in Claregalway (Map 3)**

Monument No.	Sheet No.	Townland	Classification
GA070 – 012	070	Cahergowan or Summerfield	Ecclesiastical Remains
GA070 – 035	070	Claregalway	Ecclesiastical Remains
GA070 – 036	070	Claregalway	Tower House
GA070 – 109	070	Claregalway, Cahergowan or Summerfield	Settlement

*Source: Recorded Monuments Archaeological Survey of Ireland*

**Strategy:**

The Councils strategy approach in relation to Archaeological Heritage in Claregalway is;

1. To ensure the protection and sympathetic enhancement of Recorded Monuments listed in Table 2.1 and identified on Map no. 3 in consultation with the DoEHLG.

### **2.13 Architectural Heritage & Conservation**

**Context:**

Currently there are 3 no. buildings on the Record of Protected Structures in Claregalway and are listed in the table below. This record was prepared in conjunction with the making of the County Development Plan 2003-2009 and replaces any previous listings. This record may be amended by the addition of entries as part of the making of the Claregalway Local Area Plan.

**Table 2.2 Buildings on the Record of Protected Structures in Claregalway (Map 3)**

Reg. No.	Name	Townland	Description	Map
108	Claregalway Bridge	Claregalway	Nine-arched bridge, c. 1820. Now by passed by new road, retains original aspect to east.	70
109		Cahergowan or Summerfield	Thatched three-bay single-storey cottage with gable-end stack, c 1850, with adjoining two-bay two-storey house, c. 1940. Road frontage.	70
110	Claregalway Castle	Claregalway	Square 15 <sup>th</sup> Century castle guarding river crossing.	70

*Source: Record of Protected Structure, County Galway*

**Strategy:**

It is the general strategy of the County Council in relation to Architectural Heritage to;

1. Ensure the protection and sympathetic enhancement of Protected Structures listed in Table 2.2 and identified on Map no. 3 in consultation with the Councils Conservation Officer and the Heritage Division of the DoEHLG.

### **2.14 Summary**

- Claregalway is likely to experience rapid population growth associated with the demand for residential development within the village. As such it is of primary importance that the By Pass and /or the N17 Galway to Tuam Dual Carraigeway is constructed, and that transport infrastructure is improved and extended to facilitate any increased usage.
- Claregalway has a large number of septic tanks and private wastewater treatment plants situated on a regional aquifer of high vulnerability. It is paramount that a village sewerage network and municipal wastewater treatment plant is provided so as to reduce the risk to groundwater and facilitate any further development.
- Being located in such close proximity to Galway City means that Claregalway will attract future residents who commute to the city. Ensuring that the village provides an adequate level of services and facilities for residents will be essential in order to develop and sustain interaction within the community.

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- With its proximity to both Galway City and Tuam a more efficient public transport system with better facilities will be required to service the village. This would provide an alternative to increased private vehicular use and thus contribute to a more sustainable development pattern.



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**SECTION 3 – POLICIES & OBJECTIVES**

**3.0 Introduction**

This section of the Plan contains the Policies and objectives of the Council. The development strategy is translated into the main policy areas. Each development category has a set of policies and objectives that identify the long term development framework for the proper planning and sustainable development of Claregalway.

This section is to be read in conjunction with accompanying maps (Appendix F, Map 3), Section 4 outlining an Urban Design Framework and Section 5 outlining Development Control Standards. Where standards are not provided the Planning Authority shall refer to the County Development Plan 2003-2009.

**3.1 Residential Development**

**Policies**

Ensuring that developments are carried out to a high level of design and construction standards that result in a visually and functionally pleasing environment will be the core of the County Council's development strategy. It will therefore be the policy:

- 3.1.1 To ensure that a sufficient amount and variety of serviced land is designated for residential use.
- 3.1.2 Encourage residential development of an appropriate design, density and scale that reflects the development of Claregalway as a medium sized town in the County Galway Settlement Hierarchy.
- 3.1.3 To locate all new residential development principally on zoned lands with access to backlands reserved for future residential development, therefore consolidating the existing village.
- 3.1.4 To require that the design and scale of new housing and housing layouts are sympathetic to the existing character of Claregalway and include the use of clusters around cul-de-sacs and open spaces. However, layouts should consider road access to ensure future linkage to backland development land where it exists.
- 3.1.5 To ensure that a system of pedestrian/cycle corridors are facilitated within each residential development linking amenity areas, commercial areas and community facilities. Proposals shall be integrated within an overall framework. (See Section 4: Urban Design Framework).
- 3.1.6 To encourage infill housing developments on appropriate sites where the proposals respect the existing scale and character of the area.
- 3.1.7 To encourage strong frontages onto the main thoroughfares creating definite building lines and continuity of the village structure.
- 3.1.8 To ensure that policies of the Council are adhered to, an Action Area Plan will be requested with each large mixed use and residential application.
- 3.1.9 To promote energy conservation and renewable energy technologies in developments, such measures to be consistent with other policies in the Plan.
- 3.1.10 To implement the provisions of the Housing Strategy as adopted by the Council on 12<sup>th</sup> October 2001. This strategy forms part of and shall be read in conjunction with this Plan.

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- 3.1.11 To promote a greater mix of house types and greater social integration within residential areas.
- 3.1.12 To promote the provision of social housing accommodation in accordance with the proposals outlined in 'Social Housing – The Way Ahead' (DOE) and in other appropriate ways.
- 3.1.13 Ensure that appropriate units are developed in the housing market for the elderly, people with disabilities and other special needs households.
- 3.1.14 To acquire land in the interest of providing public sector housing and to assist local initiatives providing community housing, shared housing and social housing.
- 3.1.15 To consider the provision of traveller accommodation facilities where the need arises at appropriate locations.
- 3.1.16 To require that all new residential accommodation meets the necessary standards of health, sanitation and design, and are carried out generally in accordance with the 'Recommendations for Site Development Works for Housing Areas' – DoELG (1998), in accordance with the development standards of this Plan and the standards contained within the 'Taking in Charge, Policy for Private Housing Development' prepared by Galway County Council.
- 3.1.17 To ensure that housing proposals do not cause traffic or environmental problems or damage visual amenity.
- 3.1.18 To take into consideration the 'Residential Density Guidelines' (DoELG 1999) and the governments Traffic Management Guidelines (May 2004).
- 3.1.19 To create where possible, linked natural corridors by planting, and retain natural heritage features such as hedgerows, unflustered stone walls and bands of mature and semi-mature deciduous trees.
- 3.1.20 To require the naming of residential developments to reflect local place names, heritage, language or topographical features as appropriate and to incorporate townland names from the locality as far as possible.

**Objectives**

In order to enable the development of residential areas the County Council is committed to the following objectives:

- R1** Require Area Action Plans/ Master Plans with each large residential and mixed use development applications (in excess of 1500m<sup>2</sup>), which has regard to the County Settlement Strategy, the principles set out in the Urban Design Framework and which incorporates a phasing programme for construction and completion of the works.
- R2** Reserve access points and circulation route to permit the further development of residential land.
- R3** Identify sites for infill housing.
- R4** Residential lands designated as 'Phase 2' on the Zoning Objectives Map shall remain undeveloped until such time as they can be accommodated by an amendment to the County Development Plan Settlement Strategy and until such time as the Municipal Treatment Plant is in place.

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### **3.2 Village Centre & Commercial core**

#### **Policies**

In order to facilitate growth in the village centre and the commercial core, it is the policy of the County Council:

- 3.2.1 To support the role of the village centre as the principle commercial area within the village.
- 3.2.2 To examine all applications for retail development in the context of the 'Retail Planning Guidelines' by the DoEHLG as the primary basis for future retail development. This will be augmented by the Retail Strategy, which the Council is preparing.
- 3.2.3 To facilitate and encourage the appropriate provision of retail facilities that service local needs and to ensure that these facilities are properly located in terms of accessibility, traffic safety and parking as well as being in keeping with the character and scale of the area.
- 3.2.4 To ensure that commercial development will complement the existing village in terms of design, scale, height, siting and function.
- 3.2.5 To encourage strong frontages onto the main thoroughfares creating definite building lines and continuity of the village structure.
- 3.2.6 To protect the residential content of the village centre and adjacent areas from inappropriate development.
- 3.2.7 To positively and actively encourage the redevelopment of derelict and obsolete sites in a manner that is sympathetic with and complimentary to the inherent character of neighbouring structures.
- 3.2.8 To facilitate, where funds permit, environmental improvements, improved accessibility and car parking provision to assist the development of retail outlets.
- 3.2.9 To ensure that all new developments provide adequate parking facilities and encourage the provision of underground car parking where appropriate.
- 3.2.10 To support the provision of CCTV cameras in central areas if and where needs may arise.

#### **Objectives**

In order to achieve an attractive and viable village centre the County Council is committed to the following objectives:

- VC1** Undertake environmental improvements within the village under the Urban Renewal Scheme.
- VC2** Undertake an urban design & civic space study for the primary and secondary village centre areas, as identified on the Urban Design Objectives Map.
- VC3** Facilitate access from the street to the proposed riverside linear park.

### **3.3 Industry, Employment & Telecommunications**

#### **Policies**

In order to enable industrial development the County Council is committed to the following:

- 3.3.1 To ensure that sufficient industrial land is available to encourage new industry to locate within the village.

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- 3.3.2 To co-operate with Údarás na Gaeltachta, the IDA and other potential employers and promote Claregalway as a location for employment generating industries.
- 3.3.3 To positively encourage development proposals for appropriate light industry and tourism based on local resources and skills or initiatives.
- 3.3.4 Discourage the location of masts close to schools and residential areas.
- 3.3.5 Assist the County Broadband Forum in improving the availability of information on communication technologies.
- 3.3.6 Achieve a balance between facilitating the provision of telecommunications services in the interests of social and economic progress and sustaining residential amenities, environmental quality and public health.

### **Objective**

In order to enable industrial development the County Council is committed to the following objectives:

- I1 Service and assist, within the limits of available finance, suitable sites, as identified for service and light industry within Claregalway.

### **3.4 Transport & Road Infrastructure**

#### **Policies**

In order to facilitate future development, the County Council will strive to ensure that the following transport and road infrastructure policies are achieved:

- 3.4.1 To prohibit development on lands which are reserved for the proposed by-pass route and its associated buffer and where development would affect the route, line, level or layout of any proposed new roadway or the improvement, widening, realignment of an existing roadway.
- 3.4.2 To restrict suburban generated development along the approach roads into the village, in the interests of traffic safety, utilities and services provision and proper planning and sustainable development.
- 3.4.3 To facilitate and encourage cycling as a more convenient, popular and safe method of transport, through the designation, where feasible, of a cycle network, linking residential, commercial, community facilities and transport nodes.
- 3.4.4 To provide secure cycle parking facilities at strategic transport, public and commercial locations in the Plan area.
- 3.4.5 To carry out improvements on the existing road system to relieve congestion, provide parking areas, improve carrying capacity and reduce traffic hazard, subject to available resources.
- 3.4.6 To provide a safe road system in Claregalway through road safety schemes, which will include the continuation of the Low Cost Safety Measure Programme, Signage and Delineation, Traffic Calming, Safety Features in the vicinity of schools. Other measures deemed necessary by safety audits will be considered.
- 3.4.7 Promote a programme of road widening and improvements for all roads through residentially zoned lands.
- 3.4.8 The provision of a Quality Bus Corridor (QBC) between Tuam and Galway (via Claregalway) will be investigated as part of this Plan with a 3 lane or 4 lane carriageway. The existing

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- pavement will require strengthening over its full width to facilitate such a corridor. Safety of access for individual householders and existing junctions will be examined.
- 3.4.9 To co-operate with the Public Transport Authorities and any other relevant bodies in the improvement of the public transport system and the provision of bus stops, bus shelters or lay byes along road edges.
- 3.4.10 Any new school developments to provide roundabout access, off-street drop-off facilities and pedestrian barriers from the school gate to the road boundary. Locate the school gate at the drop off point.
- 3.4.11 Ensure, where possible, that adequate off-street parking and adequate loading/ unloading facilities are provided as part of each development, to ensure that parked vehicles do not cause a traffic hazard, obstruct vehicle or pedestrian movement or create a negative visual impact. Underground car parking will be considered in commercial zones, while having regard to archaeological sensitive areas. Where these cannot be provided for site specific planning reasons, it shall be provided by payment of a levy to the County Council for such provision off site. Requirements for car parking are contained in Section 5.10.1 of this Plan.
- 3.4.12 Provide / improve parking facilities within the village as development and traffic demand subject to available finances.
- 3.4.13 Provide adequate access and egress for people with disabilities such as through the provision of parking facilities on ground level and tactile crossing points / audio facilities on traffic lights.
- 3.4.14 Provide ramped kerbs at all junctions and central island refuges to facilitate ease of access for wheelchair users in addition to adequate widths for the accommodation of a wheelchair.
- 3.4.15 To consider the objectives of a forthcoming Traffic Management Plan for Claregalway or similar document which is prepared within the lifetime of this Plan.

**Objectives**

In order to achieve efficient mobility the County Council is committed to the following objectives:

- TR1** Reserve the route indicated on Specific Objective Map for a by-pass and prohibit development which would encroach on this corridor and its associated buffer.
- TR2** To provide for junction arrangements between the proposed by-pass and existing roads.
- TR3** Widen, improve and extend existing roads and provide additional roads as new areas are developed.
- TR4** Improve bridges, culverts and all roadside drainage.
- TR5** Make provision for a more frequent bus service with a bus pick up, bus shelter and set down point in the village, preferably in the vicinity of the Nine Arches Bridge.
- TR6** Maintain and renew pavements within Claregalway, as the need arises and as resources permit.
- TR7** To provide traffic lights at the N17/N18 junction with tactile and audio facilities.
- TR8** To require developers to bear the cost of improvement to junctions, road widening and the provision of footpaths in association with public lighting requirements in certain areas within their control.

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- TR9** To require developers to extend street lighting and footpaths in areas within their control with the aim of extending this infrastructure to the 40mph limits. Council to provide footpaths and streetlights in those areas inside the 40mph limits where new developments are not permissible, where funds permit and subject to NRA sanction.

### **3.5 Water & Wastewater Services**

#### **Policies**

In order to facilitate development growth in a manner which can be supported by the sewerage and water networks, it is the policy of the County Council:

- 3.5.1 To provide improvements to the water and sewerage facilities to facilitate development.
- 3.5.2 To encourage only as much development, both in terms of quantity and type of development as can be provided for, based on the utility services available.
- 3.5.3 To co-operate with the private sector in operating and maintaining water and wastewater schemes.
- 3.5.4 To use a mixture of public and private partnerships together with funding under the Serviced Land Initiative to deliver the necessary infrastructure.
- 3.5.5 Prohibit development, which would put additional pressure on infrastructure that is already stretched beyond capacity.
- 3.5.6 To support the creation of a buffer zone around the perimeter of the proposed wastewater treatment works, which is located along the banks of the river Clare to the north east of the Plan boundary in the townland of Cahergowan / Summerfield.
- 3.5.7 Ensure that the provision of water and sewerage facilities is undertaken in accordance with EU policies and directives.

#### **Objectives**

In order to continue development within the village the County Council is committed to the following objectives:

- W1** Construct a new municipal treatment plant to meet the medium to long-term development needs of the village, together with a sewerage network and pumping stations at appropriate location where needs arise.
- W2** Continue to undertake improvements and extend the existing infrastructure of the village's water network, and facilitate the provision of trunk water mains from which a network of distribution mains can be developed.

### **3.6 Environment & Natural Heritage**

#### **Policies**

In order to protect the Environment, the Natural Heritage and biodiversity elements of Claregalway and in particular its natural water systems it is the policy of the Council to;

- 3.6.1 Have regard to the objectives of the forthcoming Western River Basin Catchment Management Plan.
- 3.6.2 To co-operate with the Western Regional Fisheries Board with regard to conservation, protection, enhancement and sustainable development of the fishery resources of the River Clare.

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- 3.6.3 Intensify public awareness of water quality issues, the importance of the biodiversity in the area and measures required to protect natural water bodies.
- 3.6.4 Ensure that industrial facilities and commercial premises discharging waste water are operating within the parameters of a wastewater discharge licence.
- 3.6.5 Ensure that all dwellings have an appropriate wastewater treatment system, correctly installed and maintained.
- 3.6.6 Ensure that all new septic tank and treatment systems comply with the relevant EPA wastewater manuals.
- 3.6.7 Ensure the protection of the aquifer (with a rating of high vulnerability) from the risk of environmental pollution.
- 3.6.8 Ensure that development should not itself be subject to inappropriate risk of flooding and ensure that it would not cause or exacerbate such a risk at other locations.
- 3.6.9 Preserve and enhance the biological diversity of Claregalway.

**Objectives**

- EN 1** To require all relevant applications, which are located in close proximity to a watercourse, to submit measures to reduce and prevent pollution to the watercourse, both during construction and after completion for the scheme.
- EN 2** To require all relevant applications in which the proposed development would entail removal or reduction of the overburden\* in locations where a source of pollution exists or is likely to exist to submit measures to reduce and prevent pollution of the groundwater. Developers may wish to consult with the Environment Section, Galway County Council prior to making a Planning Application.

*\* NOTE: The aquifer is protected by the 'overburden' which consists of a shallow impermeable clay layer resting on the limestone bedrock. Removal or reduction of this layer would create a vertical pathway for substances likely to cause environmental pollution.*

- EN 3** To support the creation of a new linear park along the banks of the River Clare that will include riverside protection and enhancement measures.
- EN4** To discourage development proposals located within or directly adjacent to the Indicative Flood Plain Area (See Map 3) which is sensitive to the effects of flooding. See Development Standards Section 5.3.18.

**3.7 Waste Management**

**Policies**

In order to foster more efficient and environmentally friendly waster management practices, it is the policy of the County Council to;

- 3.7.1 Encourage the provision of infrastructure to manage solid waste in an environmentally sustainable manner.
- 3.7.2 Implement the provisions of the Connacht Waste Management Plan 2001, and any subsequent revision with particular emphasis on the reduction of waste and the development of infrastructure for reuse, recycling and disposal of residual waster in the most appropriate manner.

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- 3.7.3 Increase environmental awareness in relation to waste management.
- 3.7.4 Provide waste infrastructure through different arrangements such as public private partnerships, non-profit companies, direct provision and any other arrangement that can deliver the required infrastructure. All such facilitates are subject to the requirements of waste management licensing or waste management permit regulations.

**Objectives**

- WM 1** Facilitate the provision of waste facilities for the collection and recycling of waste including civic amenity, recycling centres and bring banks in locations, which will not adversely affect residential amenities. Bring banks shall be relocated at an appropriate location that will have enhanced supervision / monitoring measures including the use of CCTV as necessary.
- WM 2** Facilitate the provisions of separate collection systems for segregated domestic waste.
- WM 3** Support the provision of infrastructure for composting and other forms of recycling for bio waste.

**3.8 Community Facilities**

**Policies**

In providing community facilities for people the County Council will strive to ensure that the following policies are:

- 3.8.1 To seek the provision of adequate facilities to meet the needs of residents and visitors.
- 3.8.2 To ensure that a sufficient amount land is designated for community facility use.
- 3.8.3 To facilitate and co-operate with the Department of Education and other relevant Authorities, in reserving lands for school development including the development of a multi-denominational school and or other educational facilities at appropriate locations, to meet the needs of the local population.
- 3.8.4 To seek the location of schools and other community facilities in a central location where the optimum community benefit can be gained.
- 3.8.5 To actively co-operate with Údarás na Gaeltachta and the local community in the provision of facilities for naionraí and naíolanne (Gaelic Nurseries, playschools and crèches).
- 3.8.6 To have regard to the provisions of "Childcare Facilities, Guidelines for Planning Authorities" (Published by the DoELG, June 2001).
- 3.8.7 Support the County Development Board in its key objectives of strengthening the community and voluntary sector in the Claregalway area and developing a long-term strategy of social investment at community level.
- 3.8.8 Continue the Councils programme of infrastructure improvements in line with available funding.
- 3.8.9 Promote the provision of out-reach third level education opportunities.
- 3.8.10 To encourage the provision of a library, community buildings, sports facilities, nursing home, facilities for the mentally and physically impaired and burial grounds.

**Objectives**

In order to enable development of adequate facilities the County Council is committed to the following objectives:



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- CF1** Reserve lands for the expansion and provision of additional community facilities adjacent to existing community facility lands.
- CF2** Reserve lands for the extension of the existing cemetery into the parish field.
- CF3** Identify a site for the development of a library.

**3.9 Open Space, Recreation & Amenity**

**Policies**

In recognising the importance of conserving and enhancing the built and natural features which exist within Claregalway while encouraging and facilitating the future growth of the villages Recreation and Amenity facilities, it will be the County Council's policy:

- 3.9.1 To resist the loss of existing public or private recreational open space unless alternative recreational facilities are provided in a suitable location, or it can be demonstrated that there is no longer sufficient demand to sustain the facility.
- 3.9.2 To confine games / recreational activity, which could give rise to loss of amenity including elevated levels of noise, to a location, which would not create disturbance to residents or have a negative impact on the conservation status of protected structures and monuments.
- 3.9.3 To protect the amenity of scenic and environmentally sensitive areas and promote the knowledge and appreciation of natural amenities in the area.
- 3.9.4 To encourage a tree-planting programme of suitable native species while protecting those trees and groupings of trees which add to the natural amenity and built heritage of Claregalway.
- 3.9.5 To require developers to include the provision of recreational spaces in grouped housing proposals.
- 3.9.6 To combine with developers and local communities in the provision, protection and improvements of public open spaces and recreational facilities for the enjoyment and visual amenity of those residing within Claregalway.
- 3.9.7 To encourage the provision of youth centres and facilities to support the Community games movement.
- 3.9.8 To reserve land to the rear of the primary school for future recreational needs.
- 3.9.9 To develop, where funds permit, recreation and tourism facilities such as footpaths, picnic sites, viewing sites in special amenity areas and undertake environmental improvement schemes.
- 3.9.10 To link open space and amenity areas creating a positive natural environment and to encourage the development of walking and cycling routes.
- 3.9.11 To discourage the intrusion of development along walking routes in scenic areas and along the banks of the River Clare.
- 3.9.12 To create where possible, linked natural corridors by planting, and retain natural heritage features such as hedgerows, unplastered stone walls and bands of mature and semi-mature deciduous trees.

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3.9.13 To facilitate public access to the National Monuments, that are in the Councils ownership or in the care of the DoEHLG.

### **Objectives**

In order to ensure there is adequate provision for public open space, amenity and recreation the County Council is committed to the following objectives;

- RA1** Improve public access where possible in an environmentally sensitive manner to the river and ecclesiastical remains and promote their amenity and tourism value.
- RA2** Provide a landscaped setting for the historical structures to the north of the village through the development of a public park which could be linked by pedestrian/cycle routes to the village. This shall be designed to take cognisance of the archaeological and architectural integrity of the monuments and the Natural Amenity of the area.
- RA3** Restrict development which would obstruct views of special amenity value.
- RA4** Develop and landscape an area adjacent to the Nine Arches Bridge.
- RA5** Develop a linear park stretching along the River Clare with links to the village centre, in consultation with relevant stakeholders including; landowners, amenity groups, OPW, DoEHLG, and the Western Regional Fisheries Board, while taking cognisance of the Built Heritage and Natural Amenity of the area.
- RA6** Ensure that any footpaths on the approach to the proposed new Bridge over the river Clare which would form part of the indicative by-pass route, will have access to Recreation and Amenity lands.
- RA7** Reserve land west of the SMA Fathers house for playing pitch use and require the provision of street lighting and footpaths from the village centre, along the Cloonbigeen road to these Recreation and Amenity lands.

### **3.10 An Ghaeltacht**

#### **Policies**

The County Council will continue to promote and develop the Irish language and in Claregalway through the following policies:

- 3.10.1 To be favourably disposed to the following types of developments, subject to other development plan requirements and site circumstances;
- Irish Language Teaching Resources.
  - Recreational facilities through Irish.
  - Houses for native speakers.
  - Houses for native speakers by voluntary organisations.
  - Low cost houses for Irish speaking couples.
  - Community centres that support Irish.
  - Educational Facilities- e.g. third level, etc.
  - Tourism which is language centred,
  - Gaeltacht offices for the purpose of providing services though Irish for the Gaeltacht community.
  - Irish speaking families who wish to settle in Gaeltacht areas.
  - Business that is language centred e.g. translation / communication services.
- 3.10.2 To actively endeavour to safeguard and promote the status of the Irish language in the village.

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- 3.10.3 To actively co-operate with the national aim of promoting the use of Irish as a spoken language in the village.
- 3.10.4 To control residential, commercial and industrial developments, which may have a negative impact on the Irish language.
- 3.10.5 Signage shall reflect its location within the Gaeltacht.
- 3.10.6 Estate names shall be in Irish only and shall be agreed with the Planning Authority prior to the commencement of development.
- 3.10.7 Encourage the development of educational, recreational, tourism and business facilities which operate through the medium of the Irish language.
- 3.10.8 To support Udarás na Gaeltachta in fulfilling its role as a development agency.
- 3.10.9 To actively co-operate with Udarás na Gaeltachta and the local community in the provision of facilities for naionraí and naíolanne (Gaelic Nurseries, playschools and crèches).
- 3.10.10 To implement an effective system through which the various aspects of the Gaeltacht ethos can be assessed and protected as part of the planning process.

**Objectives**

The County Council is committed to the following objectives:

- G1** Require a Linguistic Impact Statement with all large residential, commercial and mixed use applications for development in the area.
- G2** Recognise the economic, social and cultural importance of Irish in the Gaeltacht and throughout the county.
- G3** Put in place an effective system through which the various aspects of the Gaeltacht ethos can be assessed and protected as part of the planning process.
- G4** To encourage all contractors employed by Galway County Council in Claregalway to have regard to the Gaeltacht language area in which they work.

**3.11 Tourism**

**Policies**

The County Council will continue to promote and develop Claregalway as a tourist destination. The policy therefore will be:

- 3.11.1 To facilitate and encourage the provision of a range of tourist accommodation within the village.
- 3.11.2 To protect the Natural Amenity and Heritage of the River Clare.
- 3.11.3 To co-operate and assist Fáilte Ireland, Ireland Tourism West, Udarás na Gaeltachta, Gaelsaoire and other agencies in promoting Claregalway as a tourist destination.
- 3.11.4 To realise the tourist potential of Claregalways rich Built and Natural heritage in a sensitive and sustainable manner.

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### **Objectives**

In order to enable tourism to develop the County Council is committed to following objectives:

- T1** Consider a feasibility study with regard to the creation of a heritage centre within Claregalway.
- T2** Prepare a Tourism Development Strategy which is complimentary to the policies of the 2003-2009 County Development Plan and is aimed at the promotion and development of tourism in Claregalway.

### **3.12 Archaeological Heritage**

#### **Policies**

The Archaeological Heritage which exists in Claregalway is central to the locations identity. The Council will therefore ensure the protection of these sites through the following policies;

- 3.12.1 To support the preservation, conservation and maintenance of Archaeological sites, together with the integrity of the setting of these monuments and sites. Development, which would destroy, alter or damage Monuments or Archaeological sites, or cause inappropriate change to their settings and character will be prohibited.
- 3.12.2 To implement the legislative provisions of the Planning and Development Act 2000 in relation to Archaeological Heritage and have regard to the publication 'Archaeology & Development: Guidelines for Good Practice for Developers' and any subsequent support documents prepared in the lifetime of this plan.
- 3.12.3 To encourage the appreciation and knowledge of the areas rich Archaeological Heritage.
- 3.12.4 Protect and preserve archaeological sites, which have been identified subsequent to the publication of the Record of Monuments and Places.
- 3.12.5 Facilitate public access to the National Monuments, which are in the Councils ownership or in the care of the Heritage Division of the DoEHLG.
- 3.12.6 Consult with the Heritage Division of the DoEHLG in relation to proposed developments adjoining archaeological sites.

#### **Objectives**

- AY 1** To secure the preservation of those archaeological sites listed in Table 2.1 of this report and as identified on the Heritage & Specific Objectives - Map No. 3.
- AY 2** All planning applications for new development, redevelopment, any ground works, refurbishment, restoration etc. within and in close proximity (30m) to the Zone of Archaeological Potential, and within close proximity (30m) to the other recorded monuments (RMP's) shall take account of the archaeological heritage of the area and the need for archaeological mitigation. See the Heritage & Specific Objectives - Map No. 3.

### **3.13 Architectural Heritage & Conservation**

#### **Policies**

The Architectural Heritage of Claregalway is a unique and special resource, any works related to protected structures shall take into account the following policies of the Planning Authority.

- 3.13.1 To implement the legislative provisions of the Planning and Development Act 2000 in relation to Architectural Heritage.

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- 3.13.2 Adopt a strategy of minimum intervention in relation to proposals concerning protected structures and those of local interest that contribute to local distinctiveness.
- 3.13.3 Encourage proposals, which preserve and enhance the intrinsic character, scale and visual amenity of the Architectural Heritage.
- 3.13.4 Respect the character of existing buildings, important views and spaces and the historic settlement pattern in terms of scale height, grouping, density, design and materials.
- 3.13.5 Resist the demolition of any building or item of Architectural significance, which is included in the Record of Protected Structures unless a conclusive case based on technical evidence is made for its alteration or removal.
- 3.13.6 Ensure that any interventions to Protected Structures are undertaken in accordance with best conservation practice and use sustainable and appropriate materials.

**Objectives**

- AH 1** To secure the preservation of those sites, buildings and structures listed in Table 2.2 and identified on the Heritage Objectives - Map No. 3, in the interest of preserving Claregalways Architectural and Historical heritage.
- AH 2** Encourage the consideration of the rehabilitation of an existing building as a more sustainable option than demolition and construction of a new one. This avoids the generation of unnecessary building demolition waste, helps foster the development of specialised conservation skills and allows building to continue to contribute to the character of the area in which it is situated.
- AH 3** Require that the design of any proposed building adjoining or in the same setting as a protected structure shall have regard to the architectural context of the building.
- AH 4** Proposals for intervention in relation to protected structures or proposed protected structures shall have regard to the following documents; Architectural Heritage & the Planning Process: Guidance Notes (Appendix A of this Plan), the Conservation Guidelines published by the DoEHLG, the Councils Architectural Survey and Assessment: Best Practice Guide and the *Draft Architectural Heritage Protection, Guidelines for Planning Authorities*, (Draft 2001) and any subsequent Guidelines, Acts, Directives or Policies which may be issued during the lifetime of this plan.

## **SECTION 4 - URBAN DESIGN FRAMEWORK**

### **4.0 Introduction**

In July 2002 a 'Claregalway Development Design Study' was prepared by consultants on behalf of Galway County Council. This document did not have any formal status, however it now forms the basis for the Urban Design Framework which is part of this Plan. The planning Objectives illustrated on Map 2 have been written into the Plan. This framework is an important addition to the Plan as it facilitates and upholds access to zoned lands to the rear of road frontages which would otherwise remain undeveloped and potentially become landlocked. Other important objectives include for the improvement of Urban Design, consolidation of core central areas within the village, facilitation of sustainable modes of transport and preservation of landscape features. This section therefore, sets out the Village Centre aims and the Urban Design Framework Objectives for the Plan area.

### **4.1 Village Centre Aims**

To develop the village centre with two main focal points along the main street of Claregalway where local service and facilities exist and where there is potential to strengthen their function.

- **Primary Village Centre**  
To develop and expand mixed use/commercial area around existing crossroads to the southern end of the village and develop as a primary village centre well positioned to secure existing and proposed development.
- **Secondary Village Centre**  
To focus and consolidate mixed/commercial uses at a new junction on the main road towards the centre of the village and develop as a secondary village centre.
- **Neighbourhood Centre**  
To facilitate the development of a mix of residential, local community and/or small commercial/retail uses around a new public / focal space. This concept is applicable as a medium to long-term option when primary and secondary village centres are established. Any action area plan / planning application at this location must consider this proposal.

### **4.2 Urban Design Framework Objectives**

Many of the desirable Urban Design concepts and principles are enshrined in the County Councils 'Clustered Design Guidelines; Appendix to the County Development Plan' and Development Standards of this Plan (Section 5). Design proposals shall have regard to these guidelines and shall be bound by the following Objectives and standards. These Objectives shall be read in conjunction with Map no. 2.

#### **UD. 1 Primary Village Centre Objectives**

New buildings located along existing routes around village green. These should be designed;

- To retain existing building lines and have continuous building edge to provide enclosure, continuity and street definition.
- To be consistent with existing building heights of 2/3 storeys and to respect existing buildings and character of the area.
- To use corner / marker buildings to define the urban structure and accentuate corners.
- To use a combination of built form and landscaping on the approach road to the village centre to create a gateway and accentuate the arrival point.

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**New park / green located around the church to provide a focus for a village centre and valuable amenity space for residents and visitors. This will be achieved through the following;**

- Retaining existing trees/tree groups.
- Landscape improvements including street furniture and public art.

### **UD.2 Secondary Village Centre Objectives**

New buildings for retail/commercial uses located along Main Street. It shall be objectives ;

- To retain existing building lines and have a continuous building edge to provide continuity, enclosure and street definition,
- To be designed at a scale that would provide sufficient enclosure on the main street, at 2/3 storeys

New road from Main Street to provide access into development lands east of the village. It is the objective that;

- New buildings to define new street leading to the development lands incorporating marker buildings fronting onto the Main Street.
- Square / Courtyards framed by retail and commercial units with residential above to provide shopping parade and extension to village centre.

### **UD.3 Neighbourhood Centre Objective**

- To facilitate the development of a mix of residential, local community and/or small commercial/retail uses around a new public / focal space, 5 minutes walking distance from existing village centres. This concept is applicable as a medium to long-term option when primary and secondary centres are established. Any Action Area Plan / planning application at this location must consider this proposal.
- Any Neighbourhood Centre proposal shall be confined to the Neighbourhood centre zone as indicated on Map 2 of the LAP, however, the precise location and extent of this centre within this zone shall be at the discretion of the Planning Authority.

### **Indicative Circulation Layout**

**Aims:** To provide an integrated hierarchy of routes in order:

- To allow for ease of access into development lands and secure appropriate links to main routes and local services.
- To create a safe and convenient hierarchy of vehicular circulation to minimise conflict between various modes of transport.
- To facilitate an integrated public transport network.
- To reserve access points to facilitate efficient and economic use of suitably zoned lands.

Hierarchy of routes is as follows : Primary, Secondary, Tertiary and Local Access

**UD. 4 Primary Access Objective :** Comprise of the existing N17 and N18 National Primary routes main access roads.

- New access points shall be generally subject to the vehicular access to all purpose National Roads Standards TD 41/95 requirements.

**UD. 5 Secondary Access Objective:** Comprise of a proposed District network linking primary and local roads.

- To reserve and facilitate an indicative looped road network through potential development lands to allow for vehicular corridor and public transport to penetrate into the development lands.

**UD. 6 Tertiary Access Objective:** Comprise of proposed Local distributor routes (tertiary)

- To reserve and facilitate an indicative series of new junctions along the looped road street to provide safe and convenient connections into development land, primarily east of the main street.

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**UD. 7 Local Access Objective:** Comprise of local access arrangements only (including cul-de-sacs).

- A use of limited access points into development lands along the Main Street and other existing routes.

### **UD. 8 Amenity Corridors & Civic Open Space Objectives**

- Provide a looped network of pedestrian / cycle links between all zones and along the riverside, where appropriate, to allow for sustainable movement, permeability and accessibility.
- Facilitate continued access along the river Clare to anglers, fisheries personnel and those with fishing rights. It may be necessary at certain key fishing areas to separate the fishing access from the public thoroughfare.
- Create and improve connections to and along the river for amenity/recreation and tourism purposes, which have regard to the natural and built heritage of the area.
- Integrate cycle network in conjunction with pedestrian network along main routes and existing landscaping features.
- Provide a network of attractive civic open spaces along key pedestrian routes to provide functional links within the pedestrian network and amenity walks.
- Encourage the provision of open space/small parks in all development parcels to allow for local amenity / recreational space for the community.

### **UD. 9 Existing Landscape Objectives**

- Preserve existing hedgerows and hedgerow networks as important wildlife habitats. Where it is necessary to remove part of these features, developer shall submit landscaping plans which show linked replacement hedgerows of similar species.
- Where unplastered stone walls exist on site these should be preserved in situ. However, consideration will be given to safety audits where these stone walls exist along public road edges.
- Preserve existing mature trees as important landscape features to harmonise any proposed development with the natural surroundings, break down the scale of development, encourage wildlife and establish a continuity of natural habitats. Removal of existing healthy mature trees shall be strongly resisted. A tree survey shall be normally required and healthy specimens shall be preserved. Where other trees need to be removed these shall be replaced at a ratio of three semi-mature trees of similar species for each one removed.

### **UD. 10 Site Specific Objective**

This objective refers to the site zoned Commercial located to the west of the existing N17 and directly to the south / adjoining the Medieval Church of St. James. On site there is at present a two storey old farmhouse and associated agricultural buildings. Objective is as follows;

- Any development proposal shall be required to have regard to the provisions which protect the Archaeological and Architectural Heritage of the area as outlined in the relevant sections of this Plan.
- Any development proposal shall not exceed 7m in height to ridge level over the average level of the road (N17) to the front of the site.
- The siting, scale, mass and grouping of any development proposal shall have sensitive regard to the protection of views of the Friary as viewed from the N17 and the Nine Arches Bridge.
- The siting and grouping of any development proposal shall have sensitive regard to the adjacent wall of the Church of St. James. No structures directly abutting this wall will normally be permitted.
- The front building line should be consistent with the front edge of the Handball alley / and or the existing Arches hotel. An Amenity Corridor will be required to be provided as part of a development proposal. (See Urban Design Framework Objectives - Section 4 and Map 2).
- The fabric of the existing 2 storey stone dwelling should be retained. Where it can be demonstrated that the existing finished floor level is inappropriate (for example because flood risk), demolition will be considered. Moreover, the use of the original stonework as an integral external material of the new development proposal will be required.
- All external materials, including roof materials and colours, will be required to be traditional and indigenous to the character of the area.



## **SECTION 5 - DEVELOPMENT CONTROL STANDARDS**

### **5.1 RESIDENTIAL USE STANDARDS**

#### **5.1.1 Introduction - Residential Density**

The issue of densities is a crucial aspect of residential development standards. The Planning Authority recognise that appropriate design and layout providing a high quality living environment, including the availability of proper shopping, transport and leisure infrastructure, are essential if increased residential densities are to be acceptable. The main provisions of the DOEHLG publication '*Residential density; Guidelines for Planning Authorities*' have been incorporated into this Local Area Plan in a manner appropriate to circumstances in the town. The Planning Authority reserves the right to determine appropriate standards for each specific application. Furthermore, the Planning Authority will encourage innovative and well-designed schemes with a mix of house types.

The principal benefits of increased residential density are seen as:

- More economic use of existing infrastructure and serviced land,
- A reduced need for the development of 'greenfield' sites, urban sprawl and ribbon development,
- Reduced need for investment in new infrastructure,
- Better access to existing services and facilities, and
- More sustainable commuting patterns.

The use of density limits on their own have limited control over the quality of the residential environment. Therefore, density will be determined by a combination of actual density limits (i.e. plot ratio / site coverage) and other standards relating to public open space, private open space, privacy, overlooking car parking, design and layout. The control of development by a combination of density provisions and standards as set out above will ensure the provision of a high quality living environment.

The majority of larger development proposals will ultimately be subject to the availability of sewerage treatment facilities. Where there is no public sewerage treatment, density provisions will be assessed in accordance with the County Development Plan. For single houses the 'EPA Wastewater Treatment Manuals – Treatment Systems for Single Houses' shall apply. For larger developments the 'EPA Wastewater Treatment Manuals – Treatment Systems for Small Communities Business, Leisure Centres and Hotels' shall apply. In all cases, it is a requirement of Galway County Council that treated effluent must pass through a percolation area / polishing filter after treatment. Where public sewerage treatment is available or can be provided or connected to, the following recommended density standards will apply.

#### **5.1.2 Plot Ratio\***

##### **A) Town Centre:- (Commercial / Mixed Use Zone)**

Density will be applied on a plot ratio basis. Plot ratio is the relationship between site area and the total floor area of the buildings erected on it and is calculated by dividing the gross floor area of the building by the site area. The gross floor area is the sum of all floor space within the external walls of the building(s), excluding plant, tank rooms, basement storage areas (where floor to ceiling height is less than 2.2m) and parking areas. In the case of a group of buildings within a common curtilage the floor area will be aggregated.

The purpose of the plot ratio control is;

- To prevent the adverse affects of both over-development and under-development on the amenity and layout of buildings within the town centre;
- To achieve desirable massing of heights of buildings; to balance the capacity of the site and the capacity of the frontage streets.

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The standard plot ratio for the town centre is 1.25, however, the Local Authority may use its discretion in permitting varied plot ratios where it is considered appropriate and in the interests of the proper planning and sustainable development of the area.

*\*Minor extensions which infringe plot ratio or site coverage limits may be permitted where the Planning Authority accepts that they are necessary for the satisfactory operation of the buildings.*

### **B) Suburban Areas**

The density of residential development outside the town centre area shall not normally exceed 15,000 square feet per acre (i.e. plot ratio of 0.34). This enables a range of house types to be constructed, i.e., a greater number of smaller dwelling units or a smaller number of larger dwelling units. This provision allows for greater flexibility on the part of the developer who can respond readily to market needs.

These density standards are upper limits and the actual density permitted in any location will be determined by considering the following factors:

1. The capacity of the infrastructure to cater for future population levels.
2. Existing landscape and other features on site.
3. Provisions relating to car parking, open space, landscaping and planting.
4. Existing building lines or townscape character.
5. Principles of sustainability.
6. Proximity to main transportation routes.
7. Design Quality – higher densities may be permitted in developments exhibiting high levels of design and layout.

#### **5.1.3 Site Coverage\***

Site Coverage ensures that the built environment is not inappropriately overloaded with building mass. This is expressed as a percentage, determined by dividing the total site area by the ground floor area of the building. Site coverage shall not normally exceed 80% in any zone.

*\*Minor extensions which infringe plot ratio or site coverage limits may be permitted where the Planning Authority accepts that they are necessary for the satisfactory operation of the buildings.*

#### **5.1.4 Public Open Space**

Public open space is one of the key elements in defining the quality of the residential environment. It provides passive as well as active amenity and has important ecological and environmental aspects. Public open space is to be provided in a two tier system. Parks and playing fields will be provided at a rate of one hectare per 1000 population the provision of which is to be funded from the open space element of development contributions. The public open space requirement within housing development which is to be provided by the developer is as follows:

- Greenfield/ suburban sites - Minimum 15% of total site area.
- Other cases - Minimum 10% if total site area.

In designing large residential development schemes adjacent to an existing development, consideration should be given to providing links and connections between open spaces. In the provision of small open spaces that may be used as children's play area, emphasis will be on ensuring that spaces are generally overlooked so that some degree of supervision may take place. Generally, the backs of houses should not bound open space. It is more desirable that houses front onto open spaces. Open spaces should be located where they do not cause an excessive security problem for households.

Open Spaces should be completed and made available for use in tandem with the completion of houses. In open spaces to be used as playing areas, sand based surfaces should be provided in order to facilitate all weather activities.

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Where large open spaces are provided a suitable boundary treatment which is indigenous to the characteristics of the area shall be provided, including kerbing, low walls and/or landscaping. A boundary wall is required where open space is adjacent to a public road.

Where there is a difficulty in meeting the open space requirement, or where it is considered by the Planning Authority that the provision of open space requirement in a particular area is not in the interests of the proper planning and sustainable development of the area, the Planning Authority may choose one of the following options:

- That the developer makes a financial contribution towards the provision of an open space by the Local Authority elsewhere (as provided in Section 48 of the 2000 Act), or, the Planning Authority may consider arrangements whereby appropriate community facilities may be provided in lieu of the developers open space requirements.
- The Planning Authority may require that the open space provision of any development be located in a specific area in order to assemble open space quantities of satisfactory size, or to protect/enhance the existing features of the area.

In calculating the area of open space, roads, roundabouts, footpaths, grass margins and other grass areas of incidental open space shall not qualify for open space assessment. In large developments, a range of public open space sizes and types should be provided to cater for active and passive recreational needs as well as creating variety in the development.

In the event of a site requiring a treatment plant, the percolation area will not be allowed in public open space areas.

### **5.1.5 Private Open Space**

Privacy is an essential part of the quality of a residential environment. The provision of an adequate sized external space which is free from undue observation (i.e. usually a back garden) is a fundamental part of residential amenity.

#### **A) Private Open Space – Houses**

To be provided at a rate equivalent to half the gross floor area of the house but not less than 50m<sup>2</sup>. Houses (terraced, semi-detached, detached) shall normally provide the private open space behind the building line.

#### **B) Private Open Space – Apartments**

To be provided as follows:

- |             |   |
|-------------|---|
| Town Centre | - 10m <sup>2</sup> min. per 1 bed apartment.      |
|             | - 20m <sup>2</sup> min. per 2 or 3 bed apartment. |
| Suburbs     | - 20m <sup>2</sup> min. per 1 bed apartment       |
|             | - 30m <sup>2</sup> min. per 2 or 3 bed apartment. |

This open space requirement for apartments may be provided as either private or shared open space.

Private open space for apartment developments may be provided in the form of balconies or roof gardens, or in the case of ground floor apartments as small gardens. Consideration should be given to the orientation of balconies, which must be designed as an integral part of the building's composition and they shall respect townscape context and surrounding amenities. Roof gardens shall require a secure boundary, be properly landscaped and shall be designed and located so not to interfere with the privacy of adjoining residential properties.

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### **5.1.6 Overlooking / Privacy**

Generally first floor windows shall not directly overlook adjoining lands from above ground floor level by less than 11 metres minimum. In the case of development exceeding 2 storeys, a greater distance may be required. Windows serving halls and landings do not impact to the same degree on privacy as balconies and living rooms. The provision of living rooms and balconies on upper floors can cause significant loss of amenity to adjoining dwellings if they are located too close to site boundaries and in such cases a separation of 35m or greater may be necessary.

A reduced garden size may be permitted in exceptional circumstances where the majority of the houses / dwellings comply with the minimum garden sizes set out above and where a particular house / dwelling performs a particular townscape role; such as a key corner site, where due to its situation to the overall layout, it cannot be provided with a standard private garden.

Factors to be considered in determining reduced garden sizes, include:

- The size of the house – smaller, one and two bedroom dwellings may not require larger gardens.
- The provision of communal open space associated with the development – smaller garden sizes may be permitted where there are increases in communal open space, provided that the space is entirely private, situated on the non-entrance side of the house, is not overlooked and is screened with a durable, long lasting material (garden trellises or wooden garden screens will not be permitted).

In addition, sufficient space should be provided around dwellings to ensure adequate circulation of air about the buildings themselves and the inhabitants within. Generally, a minimum distance of 3 metres will be required to be maintained between the sidewalls of adjacent dwellings or dwelling blocks. Side elevation windows of any habitable room, excluding bathroom or toilet, shall not be permitted to overlook adjoining property from the first floor level. All side elevation ground floor windows must be screened by a 2m high fence.

Where front boundary walls or fencing is provided, the design and materials shall add a pleasing design feature to the overall housing layout and shall be in accordance with the indigenous characteristics of the area. Rear boundary walls or fences shall be constructed to a height of not less than 1.8 metres and shall be of concrete block formation, capped and have a plastered or dashed finish, or in the case of a fence they should be of substantial construction. Permanent screening of a similar height should also be provided between the gardens of adjoining houses for a minimum distance of 2.5 metres behind the house.

### **5.1.7 Design & Layout of Residential Areas**

It is an objective of the plan to promote the use of shared surfaces and traffic calming in the interests of road safety. The design standards required for carriageways, gradients, footpaths, roads and services vary according to the scale, intensity, layout, design and location of the proposed developments.

The following documents may be used for the purposes of design guidance to assist in layout of residential areas.

- *'Planning issues relating to residential Density in urban and suburban locations'- McCabe, McCrossan, O' Rourke, Jones Lang Wooten (1999).*
- *'Building for everyone 2002' Published by the National Disability Authority,*
- *'Places, streets and movement'-DoELG, Transport and the Regions (UK1998)'*

The Planning Authority's Roads Requirements will be based on;

- 'DMRB – Road Geometry Handbook' (NRA December, 2000) and,
- 'Traffic Management Guidelines 2003' from the DoEHLG.

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Services shall be installed in accordance with:

- The 'Recommendations for Site Development Works for Housing Areas' – DoELG (1998) and in accordance with;
- Local Authority's 'Taking in Charge Policy for Private Housing Developments (February 1999)' or any revised versions thereof published within the period of the Plan.

*\*Copies of the above documents will be available for consultation at the Planning Office.*

As part of the aim of achieving higher densities, there is an emphasis on high quality design in new developments. Furthermore, large residential areas shall generally be broken into small functional and visual groups of approximately 20 houses or less, which fulfil a social and aesthetic need for identity. These shall be designed to create safety for young children, facilitate social interaction and introduce variety into the visual environment, avoiding monotonous repetitive types of development. Each group of houses should have its own visual identity, variations being achieved by layout, building lines, house design, colour, hard and soft landscaping and house size.

The housing development should relate to the surrounding urban form and land use. Protection and respect for the existing amenities and the character of the area is important and should be regarded as a feature of good design. Layouts should respect the need for access and the normal range of local services required by residents.

In the interests of security, all areas used by the public such as open spaces, roads and footpaths shall be overlooked by housing where possible.

Residential layouts should be designed in such a way that heavy through traffic is discouraged. However, circulatory routes and linkage between proposed developments and future development lands must be upheld. Road alignments should discourage speed and give priority to the safety and convenience of pedestrians and cyclists in accordance with the 2003 'Traffic Management Guidelines' issued by the DoEHLG.

Pedestrian linkages between housing developments must be designed with security in mind, these linkages have many proven benefits such as:

- Greater integration between neighbouring residential areas.
- Facilitating pedestrians and cyclists, by the provision of safer and easier access to amenities, shopping and community facilities and between suburban residential areas and the town centre.

Therefore, the Planning Authority intend that provision be made for the development of pedestrian links between the various centres of activity within the town. All existing pedestrian routes should be preserved and expanded upon where possible.

House design should make use of materials, architectural form and colour to create a high level of visual amenity. Colour may be used to create a sense of identity within the development, however neutral tones are generally encouraged. Natural features or landmarks such as mature trees or views or vistas should help to enrich the layout and orientation of housing. Housing designs shall consider orientation and sun-path so as to maximise amenity, daylight and the benefits of passive solar gain to domestic heating. The Planning Authority requires a variety of house types in developments over 10 houses. The creation of 'landmarks' within the estate, whether through retention of existing features or by introduction of new features is encouraged. These shall be agreed with the Planning Authority prior to the commencement of development.

### **5.1.8 Dwelling Mix**

Residential developments, particularly those with twenty or more units, should encourage a variety of residential unit types and ensure a good social and design mix. In apartment developments, a mix of unit sizes is also required, including two and three bedroom apartments, with not more than 40% of apartments in any single development to be one-bedroom units. The desirable residential mix will be

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reviewed by the Planning Authority in relation to location and scale of development with regard to the specific circumstances of individual planning applications.

Developers are encouraged to examine the need to include the element of affordable housing in their plans or any need for special accommodation for elderly or disabled people. This should be examined with the Housing and Planning Sections of Galway County Council at the concept stages of the proposed development and have regard to Part V of the Planning and Development Acts and the County Housing Strategy.

Consideration should be given to a range of houses, suitable for a number of types of users including first time buyers, single people, couples, families and the elderly. Proposals for dwellings designed specifically to provide home working will be considered sympathetically by the Planning Authority provided they are an integral part of the design and will not be detrimental to the amenity of others and have minimum environmental impacts.

### **5.1.9 Action Area Plans / Master Plans**

In substantially undeveloped zoned areas the Planning Authority shall require Action Area Plans with each large residential and mixed use development applications (in excess of a floor area of 1500m<sup>2</sup>), which has regard to the County Settlement Strategy, the principles set out in District and Urban Design Framework and incorporates a phasing programme to ensure the provision of services and the proper completion of each stage of the scheme.

### **5.1.10 Neighbourhood Centre & Local Shopping Provision**

The Planning Authority may require the inclusion of a small local shopping element as part of a residential development scheme, where the size of the development warrants such provision, or where the development is part of on-going house building in an area not adequately serviced with local shops (See section 5.4.3 on shopping centres and permitted locations for shopping). Generally, it is desirable that all new residential estates have reasonable access to shopping facilities. The neighbourhood centre should incorporate a range of service facilities such as convenience shopping, a waste segregation facility (bring bank), a chemist and a launderette. The provision of a neighbourhood centre may be phased in conjunction with the new residential development.

### **5.1.11 Apartments**

Where apartment blocks are proposed in existing residential areas, their height should generally reflect the height of contextual buildings. Blocks higher than surrounding properties will be considered on their merits, but uncharacteristically high structures will not be permitted where they are considered to interfere with the scale, amenity or visual quality of existing developments.

It is the Planning Authority's aim that apartment developments be of high quality design, incorporating satisfactory car parking standards and adequate functional space to accommodate bicycle parking, laundry facilities and seating areas, as well as refuse storage areas for the use of all residents. These facilities should be conveniently located and well ventilated. Adequate internal storage areas will also be required within each unit.

Where infill development is proposed, particularly apartments and flats, a reduction in the levels of communal or private open space provided per unit may be considered acceptable where developments are considered to include appropriate building designs and suitable landscaping of communal areas, or where a specified alternative open space exists in the area which can be identified as serving the needs of the residents. The Planning Authority may also permit the public and private open space requirement to be combined (partially or otherwise) to provide for communal amenity areas serving the development. Such developments may also be required to contribute, where appropriate, towards open space for active recreation being provided in the area in accordance with Local Area Plan Standards and the Development Contributions Scheme made by the Planning Authority. Car parking areas shall not be considered as part of private open space.

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In the case of a conversion of an existing house into flats or bed-sitting rooms, the existing private open space shall, where feasible, be available to the occupants of the converted house.

The conversion of houses to flats in predominantly single family dwelling areas will not normally be permitted as such conversions could lead to deterioration in the residential amenities of these areas. However, the subdivision of large houses and houses on primary traffic routes and in the town centre may be permitted in certain circumstances.

Proposals for apartments or for the conversion of buildings into bed-sits / flats should take account of the standards as set out the DoELG 'Guidelines on Residential Development in Designated Tax Incentive Areas', September, 1995. (see below Table 5.1 - Internal Layout Standards). Permission will not normally be granted where unit sizes are less than dimensions outlined. Each wall of each habitable room should be at least 2.4m long. The ceiling height should be at least 2.2m.

**Table 5.1 Internal Layout Standards**

Apartment/ Unit	Bedsit /Studio	One Bedroom (2 bedspaces)	Two Bedroom Apartment (3 bedspaces)	Three Bedroom Apartment (5 bedspaces)
Living Area	11m <sup>2</sup>	11m <sup>2</sup>	13m <sup>2</sup>	15m <sup>2</sup>
Kitchen Area	9m <sup>2</sup>	5m <sup>2</sup>	5m <sup>2</sup>	6m <sup>2</sup>
Dining Area	(included in Kitchen area)	4m <sup>2</sup>	6m <sup>2</sup>	8m <sup>2</sup>
Bathroom	3m <sup>2</sup> (Shower)	-	-	-
Bedroom Double	-	10.2m <sup>2</sup>	10.2m <sup>2</sup>	10.2m <sup>2</sup>
Bedroom Single	(included in living area)	N/A	6.5m <sup>2</sup>	6.5m <sup>2</sup>
Storage Area	1.5m <sup>2</sup>	1.5m <sup>2</sup>	2.5m <sup>2</sup>	3.5m <sup>2</sup>
Circulation Area	-	-	-	-
Total Floor Area	30m <sup>2</sup>	38m <sup>2</sup>	55m <sup>2</sup>	70m <sup>2</sup>

\* Note: Where figures are not given, flexibility is given to architect / designer.

- Each flat/bed-sitting room shall be “**self-contained**”, i.e. there shall be only one door to each flat from communal passageway. Each flat/bed-sit/apartment studio shall be provided with its own W.C. and bathroom.
- Units should show a high quality of building design and site layout and have due regard to the character and amenities of the **surrounding landscape** and/or townscape.
- In relation to the layout of apartment developments, developments should incorporate common spaces, terraces, courtyards and incorporate spaces which are designed so as to provide a **safe and pleasant environment**. In a case where accommodation is being provided over a business which is in separate occupation, a separate access should be provided.
- Consideration shall be given to the needs of **disabled people** in the location, layout and design of communal facilities and in the future adaptation of existing units to meet the needs of the disabled, a suitable passenger lift should be provided, in accordance with Technical Guidance Document M of the Building Regulations 2000.
- All apartment blocks must make provision for the **segregated storage of waste** at the point where the waste is aggregated before collection from the block. At a minimum, space should be allowed for three containers (one each for compostable waste, dry segregated waste and residual waste) which are adequately sized to store the quantities of waste generated by the occupants of the apartment block. Storage provisions should make allowances for collection on fortnightly or monthly basis. These areas shall be well ventilated and adequately screened so as not to detract from the visual amenity of the overall development.

#### 5.1.12 Courtyards

The development of courtyards and new urban spaces within blocks will be considered and fresh and innovative approaches to the design of urban space is encouraged. Access to courtyards should be through arches in order to avoid breaking the existing street frontages. In the case of courtyard developments, open space provision should be in accordance with Local Area Plan standards.

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### **5.1.13 Building Lines**

Maintenance of the traditional street line is of particular importance in the central area of the town, and some inner suburban locations.

- Generally the aim will be to create a continuous building line along a street edge. Consistent building lines will also be encouraged in the design of neighbourhood centres and in new industrial/business park developments, where buildings have a clear relationship to each other.
- In deciding where a building line should be located, the form of development to which it is related will be considered.
- Where located along roads of traffic importance, increased setbacks may be necessary in accordance with County Development Plan sight distance triangle requirements to provide for greater amenity, to establish the status of the road, to provide for safety of road users and residents and for future road widening and for the creation of cycle paths.
- However, in specific situations, it may not be in the interests of proper planning to enforce a rigid standard for building lines. Therefore, building lines may be relaxed in the following cases:
  - For innovative designs which can positively enhance the townscape,
  - To incorporate key landscape features into the development layout,
  - To provide important areas of public open space, i.e., squares,
  - In order to facilitate traditional building forms with open courtyards, etc.

In the case of suburban estates, and allowing for the exceptions listed above the minimum distance of dwellings from the estate road boundary line shall normally not be less than 7 metres (25ft), except at junctions where the minimum line may require to be increased to create adequate sight distances.

### **5.1.14 Granny Flats**

The demand for self-contained residential units on the sites of, and attached to, existing dwellings is recognised by the Planning Authority as fulfilling a necessary role. In order to protect residential amenities, the following considerations will be taken into account in assessing such proposals:

- The existing density of development and whether the site is adequate to accommodate a second dwelling unit.
- The unit must be an integral part of the main dwelling and capable of assimilation into the dwelling.
- A requirement that the unit must not be leased, sold or otherwise disposed of other than as part of the main residential unit on the site.
- The unit must be an addition to the existing structure or a garage conversion and shall be located largely at the side as opposed to the rear garden of the existing house.

The floor area of the unit shall not normally exceed the equivalent of 25% of the floor area of the existing house.

### **5.1.15 Residential Development & Street Names**

Name plates, in Irish and English, should be provided and erected on all housing development roads. These shall be agreed with the Planning Authority prior to the commencement of development. The names of residential developments and roads shall reflect local heritage and placenames, particularly townlands within which developments are located. The names chosen shall be approved by the Planning Authority. The names should be fixed to walls and buildings where they can be clearly seen. Free standing signs will not be encouraged. In order to assist the public and the postal authorities all houses shall be provided with numbers which shall be visible from the adjoining roadway.



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**5.1.16 Management Companies**

The procedure for the management and completion of housing developments should normally be in accordance with Local Authority's 'Taking in Charge Policy for Private Housing Developments' (February 1999)\* or any revised versions thereof published within the period of the Plan. However, when it is proposed that the residential development is not to be taken in charge by the Local Authority, then the developer must set up a management company. All residents of the development must become members of this management company. Details of the Management Company must be agreed with the Planning Authority prior to any development taking place.

*\*This document is available for consultation at the Planning Office.*

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### **5.2 OTHER RESIDENTIAL DEVELOPMENTS**

#### **5.2.1 One Off Houses**

N.B. Single houses on lands zoned agriculture will not normally be permitted, unless they meet the criteria under the Planning Authority's essential housing need criterion. The same controls will apply as currently exist in the Class 3 Landscape Designation Areas in June 2004. Regard will also be given to the provisions of the *'Draft Guidelines on Sustainable Rural Housing'* (March 2004) and forthcoming adopted guidelines published in the lifetime of the Plan. Multiple residential developments will not be permitted in agricultural zones.

Where development is permitted in areas zoned for agriculture, structures should be successfully assimilated into the landscape, and positively contribute to the overall appearance of the landscape. Therefore, such development should be in accordance with the provisions of the 'Design Guidelines for the Single Rural House' (and any updated version published during the lifetime of the Plan) as well as the Draft 'Landscape and Landscape Assessment, Guidelines for Planning Authorities, Public Consultation, 2000'. (See also section 5.3.19 - Landscaping and Landscape Considerations). Therefore, primary consideration should be given to the following factors:

- Consideration should be given to the retention of existing hedgerows patterns.
- Consideration should be given to the retention of existing local unplastered stone boundary walls.
- Design detailing is important in softening the visual impact of a building. Attention to doors and windows can reduce the visual impact of development by giving a vertical emphasis to the horizontal run of a building.

Landscaping should be considered at pre planning stage in order to obtain maximum benefit from existing features. The objective of landscaping is not to screen development but to break up and soften visual impact. Any changes to the site should help to blend development into the surrounding landscape.

#### **5.2.2 Traveller Halting Sites**

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

#### **5.2.3 Temporary Dwellings, Caravans etc.**

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

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### **5.3 GENERAL DEVELOPMENT STANDARDS/REQUIREMENTS**

#### **5.3.1 Introduction**

This section relates to developments standards common to Residential, Commercial, Retail, Office, Enterprise, Industrial and Community and Recreation Facility Development.

#### **5.3.2 Building Height**

A high building is defined as one which is significantly higher than neighbouring or nearby buildings. In a few locations, particularly within the town centre, consideration may be given to developments in which an increase in roof height is proposed, especially where this provides added definition to the streetscape. The following factors will be considered in assessing applications for high buildings:

- Excessive overshadowing and loss of light.
- The degree of overlooking and resulting loss of privacy.
- The scale of an existing streetscape.
- The extent to which the building detracts from structures, parts of structures or spaces of which are of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest.
- The extent to which the building detracts from important landmarks.
- Attractive public views from significant vantage-points that would be obscured by the building.
- The degree of obtrusion of the building on the skyline.
- The degree to which the building may contribute to the overall townscape. In particular, care will be required in the treatment of roof-tops and all machine/mechanical rooms will need to be adequately screened or designed as an integral part of the building.
- The effect of the building on the microclimate in the immediate vicinity.

#### **5.3.3 Infrastructural Service Standards**

In general, applications for housing development on unserviced and unzoned lands within the Plan boundary will be regarded as premature.

Where water and/or sewerage infrastructure is privately provided, the type and design shall be in compliance with the standards set by the Planning Authority. All sewerage systems should conform with the proper planning and sustainable development of the area and public health standards. Septic tanks, individual and/or group schemes will be required to connect to the public sewerage scheme when it is provided.

#### **5.3.4 Treatment Systems & Minimum Distances**

Where it is not possible to connect to a public sewerage system, larger development proposals will be dependant on 'on site' treatment systems and shall have regard to the minimum distances required under the EPA Wastewater Treatment Manuals – Treatment Systems for Small Communities Business, Leisure Centres and Hotels' (see Table 5.2 below). Galway County Council will assess applications in Claregalway with proprietary treatment systems on a case by case basis.

Layout of development shall not be dictated in isolation by these minimum distances. They shall be read in conjunction with the objectives to encourage appropriate design, density, scale of development and respect the Built and Natural Heritage of the village of Claregalway (See Urban Design Objectives, Section 4 & Map 2).

This is in order;

- To ensure the achievement of higher densities and more economical use of suitably zoned lands,
- To enable the achievement of higher quality layout & design standards, which is dictated by Urban Design principles and planning goals, rather the engineering requirements alone.

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A requirement for larger sites may be necessary until such time as public sewerage is available. Where the land is suitably zoned, this requirement will serve to phase development proposals. Once mains sewerage is made available, effluent disposal shall be connected to such mains and the proposed treatment works shall be fully decommissioned to the satisfaction of the County Council. Following satisfactory decommissioning the remainder of the suitably zoned lands on site may be considered for development purposes.

Having regard to the above, the Planning Authority will primarily encourage grouped treatment plant proposals to serve numerous developments rather than allowing individualised treatment plants to proliferate in a piecemeal manner.

**Table 5.2 Recommended Minimum Distances from Treatment Systems**

System Size Population Equivalent	Approx. Number of Houses served	Distance from existing development (m)
10-40	2-10	28
41-60	11-15	31
61-80	16-20	34
81-100	21-25	37
101-120	26-30	40
121-140	31-35	43
141-160	36-40	46
> 161	>41	50

**Note:** \*These recommended distances should be used as a guide to avoiding odour and noise nuisance from a wastewater treatment system. In addition, for a system size of > 81 p.e., at least 30 metres of the distance specified in Table 5.1 should be in the possession of the operator of the treatment system.

\*\* The design and installation of the percolation area must conform with the requirements set out in the 'EPA Wastewater Treatment Manuals – Treatment Systems for Single Houses'. For larger developments the 'EPA Wastewater Treatment Manuals – Treatment Systems for Small Communities Business, Leisure Centres and Hotels' shall apply or any document which supersedes them.

For individual dwelling proposals, conventional septic tank systems (septic tank and percolation area) properly installed and maintained are satisfactory where suitable subsoil conditions exist. It shall be noted that even where a house already exists, the installation of a septic tank system or other on-site wastewater treatment system always requires planning permission. The design and installation of a septic tank and percolation area must conform with the requirements set out in the 'EPA Wastewater Treatment Manuals – Treatment Systems for Single Houses'.

In all cases, trial hole and percolation tests must be assessed, designed and certified by a competent person and in accordance with EPA manuals. In all cases, it is a requirement of Galway County Council that treated effluent must pass through a percolation area / polishing filter after treatment.

Where suitable subsoil conditions do not initially exist, site development works may improve the subsoil conditions and make the subsoil suitable in certain circumstances. If the subsoil conditions cannot be improved then other systems may be able to treat the wastewater to the required standard.

The Planning Authority will refuse permission for a septic tank / treatment system if there is a risk of water pollution or contamination of water supplies, or where there is evidence of undue proliferation or excessive concentration of septic tank / treatment systems.

The following will be requirements of Planning Permission:

- Maintenance contracts for proprietary treatment systems.
- Design calculations supporting the selection of a particular size and type of plant.
- Certification that septic tanks have been desludged in accordance with EPA guidelines.

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

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### **5.3.5 Surface Water Runoff**

Most residential developments on greenfield sites will result in a significant increase in the area of impervious surface (roof and hard pavements). Surface water collected from these surfaces must discharge through a silt trap and oil receptor before discharging to receiving waters. In certain residential developments surface water may be allowed to discharge to soak pits where there is no risk to groundwater. This arrangement will not normally be permitted for industrial developments.

For developments greater than 0.5 hectare the developer must submit surface water attenuation proposals, so that the risk of increased flooding due to rapid discharge of surface water is minimised. All surface water generated by a development shall be disposed of within the site and shall not be discharged onto the public road or the adjoining property.

### **5.3.6 Groundwater & Watercourse Protection**

Development works shall have regard to the preservation of groundwater and surface water quality during all stages of construction.

Development which is proposed in close proximity to a water course shall be required to submit measures to reduce and prevent pollution to the watercourse, both during construction and after completion of the scheme.

### **5.3.7 Discharge Licence**

A discharge licence is not required for discharges of domestic effluent from a single house to a public sewer or to ground via a septic tank / treatment system and percolation area.

Section 16 of the WPA Acts outlines that a licence is required to discharge trade effluent to the public sewer. If a business of any type is connected to the sewer it is likely that a licence is required.

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

The onus is on the person to apply to the Environment Section of the County Council for a licence. Failure to comply may result in prosecution. A licence application should be made prior to construction and a licence in place before any discharge occurs.

Where a development requires a discharge licence, the developer should contact the Environment Section of Galway County Council prior to the submission of a planning application.

### **5.3.8 Infill Development**

Infill development policies apply to areas that are largely built up and where the proposal is not of such a scale that it represents a major addition to, or redevelopment of, the existing physical fabric. Proposed development must have due regard to the predominant design features, existing building lines and heights and the existence of particular elements, such as groups of trees and hedgerows, protected structures or open spaces.

In those areas zoned commercial, greater flexibility over the normal development standards will be permissible. A relaxation of the car parking standards and the 15% public open space requirement should ensure development proposals are not in any way constrained by development standards more suited to locations outside the town centre.

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### **5.3.9 Redundant & Derelict buildings**

Where derelict or redundant buildings exist within the Plan boundary, the Planning Authority will develop a programme which will:

- (a) Enforce the removal of derelict buildings,
- (b) Encourage and facilitate the regeneration of viable uses,
- (c) Acquire such derelict sites which are suited to the county council's statutory requirements,
- (d) Prepare design solutions and improvement schemes for key derelict sites.

In the case of derelict/ semi-ruinous buildings generally, the Planning Authority shall encourage their redevelopment for commercial, residential or economic purposes. In practice the redevelopment of these buildings will be permitted where they:

- (e) Can be adequately serviced,
- (f) Have their original walls largely intact.

All development / redevelopment proposals / new uses shall be consistent with the permissible uses set out under the zoning matrix.

### **5.3.10 Backland Developments**

Piecemeal and uncoordinated development of lands, including the construction of extra dwellings in former back gardens, can result in inappropriate and disorderly development. This form of development is considered undesirable where there is an adverse effect on the residential amenity of adjoining properties, particularly where such intensification might overload infrastructure and the established use framework of an area. It may only be considered where both garden sizes and the space between dwellings meet critical standards. It can also result in missed opportunities for large scale renewal. It is the policy of the Planning Authority to ensure that no development takes place that would compromise the overall development of backlands in any area. (See Urban Design Framework Objectives- Map2)

### **5.3.11 Building Regulations**

The Planning Authority will ensure that the construction of new buildings, extensions and material alterations to buildings comply with the Building Control Regulations, 1997 and the Building Regulations, 1997-2002. They require developers to have regard to:

- Complying with technical guidance documents issued by the DoEHLG on Building Regulations in 1997 – 2002, and any amended version of these documents published in the lifetime of this Plan.
- Informing the Planning Authority of the date of commencement of development within a period of not less than fourteen days and not more than twenty-eight days before development commences.
- Obtaining a fire safety certificate where applicable (a private dwelling house does not require a fire safety certificate).

### **5.3.12 Disabled Access**

The Planning Authority will require that the layout and design of all proposed development and the refurbishment of existing development gives consideration to the needs of the disabled. Where buildings are intended for public use, the Planning Authority will require that the design is in accordance with:

- '*Access for the Disabled – Minimum Design Criteria*', published by the National Rehabilitation Board, 1988,
- '*Building for Everyone 2002 – Inclusion, Access and Use*', published by the National Disability Authority and,
- Part M of the Building Regulations '*Access for People with Disabilities*' 2000.

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In general, building design should allow full access to the building for all disabled persons, whether employees, visiting members of the public or otherwise.

It should be noted that Part M of the building regulations requires that private dwellings are accessible and provide basic facilities for people with disabilities.

### **5.3.13 Ducting of Public Utilities & Services**

The Planning Authority will normally require that all wires, cables and pipes for the provision of public utility services shall be ducted underground to preserve the amenity and visual character of an area, and in the interests of public safety. Developers will also be required to provide efficient systems of drainage with separate surface water and foul sewer drainage systems.

### **5.3.14 Illumination & spread of light**

If external illumination is proposed, documentation shall be provided that clearly shows that light or glare from such illumination will not adversely affect pedestrian and vehicular traffic or adjacent properties.

### **5.3.15 Renewable Energy**

The Planning Authority will encourage innovative building design which promotes energy efficiency and use of renewable energy resources. Building designs shall consider orientation and sun-path so as to maximise amenity, daylight and the benefits of passive solar gain to domestic heating. The long side of the building(s) on the site or the bulk of fenestration should aspire to be facing within 30 degrees of true south. Regard must be given to overlooking and rights of privacy. The layout design should allow sufficient spacing between buildings to avoid overshadowing of the southern aspect, this also opens up opportunities for biomass energy production. There should be careful planting of vegetation around the building in order to provide adequate sheltering from northerly winds in the winter and appropriate cooling during the summer months.

### **5.3.16 Architectural Heritage / Protected Structures**

As a minimum requirement, the Planning Authority shall require planning applications for works on Protected Structures or Proposed Protected Structures to have regard to the following:

- Appendix A of this Plan: Architectural Heritage & the Planning Process; Guidance Notes.
- Galway County Council's 'Architectural Survey and Assessment Best Practice Guide'.
- The Conservation Guidelines issued by the DoEHLG.
- The Draft Architectural Heritage Protection Guidelines for Local Authorities issued by the DoEHLG.

*\*These documents are available for consultation at the Planning Office.*

### **5.3.17 Archaeological Heritage / Recorded Monuments**

All planning applications for new development, redevelopment, any ground works, refurbishment, restoration etc. within and in close proximity (30m) to the Zone of Archaeological Potential, and within close proximity (30m) to the other recorded monuments (RMP's) shall take account of the archaeological heritage of the area and the need for archaeological mitigation. See the Heritage & Specific Objectives - Map No. 3. This archaeological report will be considered by the Planning Authority and the Development Application section of the DoEHLG. All planning applications shall have regard to the publication '*Archaeology and Development: Guidelines for good practice for Developers*'. This document is available for consultation at the Planning Office.

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### **5.3.18 Indicative Flood Plain Area**

In the event that the OPW Flood Plain maps based on spatial boundaries become available to the public during the lifetime of the Local Area Plan, this area within the Plan boundary shall supersede the Indicative Flood Plain area.

Development that is located within the Indicative Flood Plain Area (See Map 3) which is sensitive to the effects of flooding in a flood prone area will generally not be permitted. Development proposals in these areas will be subject to the following considerations;

- Appropriately designed development, which is not sensitive to the effects of flooding, may be permissible in and adjacent to the Indicative Flood Plain Area provided that it is demonstrated by a suitably qualified person that it does not reduce the flood plain area or otherwise restrict flow across the floodplain.
- Development proposals within Claregalway must so far as is reasonably practicable incorporate the maximum provision to reduce the rate and quantity of runoff. For example;
  - Hard surface areas (car parks etc.) should be constructed in permeable or semi- permeable materials.
  - On site storm water ponds to store and/or attenuate additional runoff from the development should be provided.
  - Soak-aways or french drains should be provided to increase infiltration and minimise additional runoff.

These systems along with other types of communal infrastructure will normally be required to be maintained in perpetuity by a management company in accordance with up to date storm water management practices as required by the Local Authority.

- Developments (including hard landscaping) directly adjacent to the River Clare and associated watercourses of a significant conveyance capacity, must be set back from the edge of the watercourse to allow access for channel clearing/ maintenance.
- All new developments must be designed and constructed to meet the 200 year flood design standard.
- Development consisting of construction of embankments, wide bridge piers, or similar structures must carefully consider the impact on the Indicative Flood Plain or river channels.
- The Planning Authority shall require a Flood Impact Assessment to include a Hydrological report and proposals for the storage or attenuation of run off/ discharges (including foul drains) from a suitably qualified person. This requirement shall ensure that new development does not increase the flood risk along the River Clare and associated water courses. It will apply to development proposals exceeding 1 hectare in area within and directly adjacent to the Indicative Flood Plain Area.
- The developer and the Planning Authority should consult with the National Parks and Wildlife Service of the DoEHLG and the Western Regional Fisheries Board, in relation to developments which may affect the river or its floodplain directly or indirectly.
- A certificate from a competent person that the development is not liable to flooding, and will not contribute to flooding within the catchment of River Clare and associated watercourses, must accompany applications for planning permission for development of areas of 1 hectare or less, within and directly adjacent to the Indicative Flood Plain Area.

### **5.3.19 Landscaping & Landscape Considerations**

Landscaping is an integral part of any development and there is a need to ensure that existing trees, woodlands and hedgerows especially along field boundaries, are protected and integrated into the development and their biodiversity value is maximised. Appropriate planting layouts (of native species) shall be well designed and adequately carried out. See Appendix B (Native Trees and Shrubs in the Claregalway Area). The potential of existing site features should be fully explored and planning applications should include an accurate landscape survey plan. Wherever possible, existing healthy trees should be protected and retained. Where the trees are to be accommodated in rear gardens of new dwellings, the building should normally be sited at least 11.5m beyond the spread of the tree. This distance may be reduced to 6m for front gardens and 2m in the case of flank walls.



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Developments should include new trees within the site, the number to be agreed prior to development. Garden areas should be adequately landscaped. Rear gardens should be treated with a 300mm minimum cover of consolidated topsoil where shrub planting is proposed, 100mm where grass areas are proposed. It may be a requirement in some cases that compacted areas be broken up and rubble/plastic/glass shall be removed as part of the site preparation.

The developer will be responsible for the grading, hard landscaping, planting and further development of any open space, including the provision of pedestrian paths public lighting and other facilities. The developer will be required to provide roadside trees, street planting and screen planting where necessary. A careful balance is necessary between quick growing species for early maturity and longer lived trees which may reach their peak in up to 100 years time. The landscape plan and the selection of plant species should consider low maintenance species. Generally single trees require more expert attention than those in composite groups, which are less vulnerable to damage. Formal, single tree lines have little effect as screen belts or buffers and for this reason, groupings of young trees will be encouraged. The Planning Authority require suitable native tree species to be planted as these are more valuable as wildlife habitat than introduced species and because they support a greater ecological diversity. Furthermore, it is important that the planting of trees or other landscaping should not replace existing habitats of ecological value in an area, e.g. Species-rich calcareous grassland.

Security by means of a financial bond may be required to ensure that a landscaping plan is adequately implemented. Developers should consult with the Planning Authority at an early stage in relation to landscaping and planting proposals.

In terms of the general landscape itself, the Planning Authority will also be guided by the Draft 'Landscape and Landscape Assessment, Guidelines for Planning Authorities, 2000', which identify the following elements:

- Identification of Landscape Character Areas, including special treatment of landscapes of 'semi-natural' character,
- Encourage the use of traditional design, local materials and techniques on all buildings.
- Encourage the effective reinstatement and landscaping of areas affected by extractive activities or the installation in the countryside of telecommunications or other masts,
- Discourage suburban type walls, entrance gates and suburban building vernacular in the countryside.
- Encourage the planting of native species which have a high biodiversity value.
- Discourage use of brightly coloured or multicoloured brick or panel paving which is out of character with an area.
- The Planning Authority shall also have regard to the provisions relating to 'Design Guidelines for the Single Rural House' as set out in the County Development Plan or any updated version published in the lifetime of the Plan.

## **5.4 STANDARDS FOR COMMERCIAL & RETAIL DEVELOPMENT**

### **5.4.1 Introduction**

Many of the development standards, which are relevant to proposed commercial and retail development, have been dealt with in the previous sections. These standards include: plot ratio (in the commercial zone), site coverage, public open space, building lines, building heights, pedestrian/disabled access, infrastructural service standards, ground water protection, building regulations, discharge licence requirements, protected structures, sites and monuments of archaeological interest and landscaping considerations. Therefore, it is in the interests of the developer to consult these development standards in order to satisfy the requirements of the Local Area Plan.

### **5.4.2 Mixed Use in Town Centre Commercial Zone**

Mixed use may be defined as a combination of retail, commercial and residential uses. The standard plot ratio for the town centre/commercial zone is 1.25. However, the Planning Authority may use its discretion in permitting varied plot ratios where it is considered appropriate and in the interests of the proper planning and sustainable development of the area.

Retail uses are encouraged at ground floor level on main shopping streets with office or residential uses overhead. The Planning Authority may insist on a residential content in proposed developments in town centre use zones.

### **5.4.3 Shopping Centres and Permitted Locations for Shopping**

The Planning Authority will consider proposals for shopping centres in terms of potential adverse impact on the viability of existing centres and in particular the viability of the town centre. Shopping Centres will be encouraged primarily to locate within the town centre zone (commercial zone). The Planning Authority will also be guided by the DoELG 'Retail Planning, Guidelines for Planning Authorities' December 2000 which identify the following elements:

1. Adequacy of existing shopping outlets,
2. Size and location of existing outlets,
3. Quality and convenience of existing outlets,
4. Effect on existing communities,
5. Needs of the elderly, infirm or disabled or other persons, who may be dependant on the availability of local shopping outlets,
6. Need to counter urban decline, to promote urban renewal and to promote the utilisation of unused infrastructural facilities in urban areas.
7. The sequential approach described in the Retail Planning Guidelines (December 2000).

The Planning Authority will have regard to the recommendations of the County Development Plan which will be augmented by the Retail Strategy that the Council is preparing.

A Retail Impact Assessment analysis may be required as part of a planning application for shopping centres or large food/grocery chain stores.

### **5.4.4 Retail Warehousing**

Retail warehousing activity relates to the sale of non-food, non-clothing goods. This includes the sale of large-scale goods and can include furniture/carpets, bulky electrical goods, gardening supplies and toys. The activity may include outdoor display areas and is likely to generate considerable car parking requirements.

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A limit on the range of goods sold will normally be imposed and individual units will normally be subject to an upper floor area limit. The cumulative effect of proposed retail warehouses will also be taken into account.

Retail warehousing will only be permitted within commercial and industrial zones where the Planning Authority is satisfied that it does not detract from the existing businesses in the town centre. A Retail Impact Assessment may be required for any proposed retail warehouse activity. It should provide a compact development form, with continuous building lines.

### **5.4.5 Petrol Filling Stations & Ancillary Uses**

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

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

Proposals shall be guided by the following design requirements;

- A minimum road/ street frontage of 30 metres shall be required.
- A low wall of approximately 0.6m in height shall be constructed along the frontage with allowance for two access points each 8 metres wide.
- The pump island shall not be less than 7 metres from the footpath/ road boundary.
- No signage cluster shall be permitted.
- All external lighting should be directed away from the public road and a proliferation of large illuminated signs will not be permitted.
- Any car wash proposals will require a discharge licence.

### **5.4.6 Bars/Night-Clubs/Amusement Centres**

In order to maintain an appropriate mix of uses and protect night time amenities in the town, the Planning Authority will, through the appropriate use of its development control powers, prevent an excessive concentration of any of the above uses in a particular area and shall ensure that the intensity of any proposed use is in keeping with both the character of the area (i.e. residential, mixed use etc.) and with adjoining businesses, when development proposals are being considered. The following issues shall be taken into account in the assessment of application for the above uses:

- Noise at the boundaries will be carefully monitored and noise insulation measures will be required at the time of the submission of the planning application. Other effects of the development on the amenity of nearby residents must be assessed prior to the granting of planning permission (i.e. General disturbance, hours of operation, car parking and litter).
- The importance of safeguarding the vitality and viability of the town centre and maintaining a vibrant mix of uses.
- The Planning Authority shall insist that proper litter control measures be in place prior to the opening of any premises.

Façade design will be carefully controlled by the Planning Authority and in particular the type and degree of advertising signage and lighting. The design shall respect and complement the character of the streets and the buildings.

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**5.4.7 Hot Food Take-Aways**

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

**5.4.8 Food Preparing Premises**

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

**5.4.9 Automatic Teller Machines (ATMs)**

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

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

**5.4.10 Taxi stands & Hackney bases**

The Local Authority will work with local taxi companies in the identification of suitable locations for the provision of taxi ranks.

The establishment of a taxi rank or hackney base will not be permitted where it is likely to interfere with traffic flows or parking. Satisfactory off-street parking should be provided for hackneys when the vehicles are not in use. Planning assessments will address issues of location, pedestrian safety, traffic congestion, residential amenities and accessibility.

## **5.5 STANDARDS FOR SHOPFRONTS, ADVERTISING & SIGNAGE**

### **5.5.1 Shop fronts**

The following considerations will apply in relation to existing and new shop fronts:

- In general the need to change old shop fronts will be carefully considered, as it is the policy of the Planning Authority to preserve and retain traditional shop fronts of character.
- The repair, restoration and replacement of shop fronts must be sympathetically carried out to protect the architectural character of the town.
- Where existing shop fronts are of no special merit, total replacement is acceptable. The design of new shop fronts shall relate to the architectural characteristics of the building of which it forms part.
- New shop front designs must respect the scale and proportion of the streetscape by maintaining the existing grain of development along the street and respecting the appropriate plot width. Large expanses of undivided glass will generally not be permitted.
- National-chain shops, which have adopted a 'corporate image', will not necessarily be allowed to use their standardised shop front design, 'corporate colours' and materials. Compatibility with individual buildings and with the streetscape will be considered more important than uniformity among the branches of one company.
- The process of trading through an opening in a building façade without a shop front will not be permitted.
- The use of loud music to attract attention to a shop will not be permitted.
- Lettering should be either hand painted or individually mounted in proportion to the size of the fascia.
- Maintenance of upper floors of town centre buildings and highlighting of details will be encouraged.

### **5.5.2 Canopies & Awnings**

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

### **5.5.3 Security Screens**

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

### **5.5.4 Advertising & Signage**

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

Proposals for signs and advertising structures must:

- Reflect its location within the Gaeltacht.
- Be in scale and harmony with the surrounding environment, signage shall not be permitted to exceed 15% of the façade of the building, however, where the façade exceeds 250m<sup>2</sup>, then signage shall not exceed 10% of the façade.
- Not interfere with the safety and free flow of traffic,

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- Not obscure traffic signs,
- Not impair the amenities of the area,
- Not interfere with windows or other features of a building façade, and
- Not project, in whole or part, above the eaves of the building or obtrude on the skyline.

Internally illuminated plastic signs will generally be discouraged. Monument signs are to be favoured instead of free-standing signs. Free-standing advertising structures, such as sandwich boards, which require a license under Section 254 of the Planning and Development Act 2000 and Section 201 of the Planning and Development Regulations 2001, will not be allowed on footpaths or in pedestrian areas where they have the potential to cause an obstruction and may be a hindrance, particularly to disabled persons. Where locations are considered suitable, advertising panels may be permitted on builder's hoardings for a specified period.

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

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

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**5.6 STANDARDS FOR INDUSTRIAL & ENTERPRISE DEVELOPMENT**

**5.6.1 Industry, Enterprise, Wholesale, & Warehousing Development**

There shall be a presumption that only dry industrial process of modest size and whose nature will not cause nuisance or injury to the predominant residential environment of the village, shall be permitted;

The standard plot ratio for industrial, wholesale, enterprise and warehousing developments is 1.00, whilst the site coverage index is 80%.

Industrial development should present a pleasant aspect helped by tree planting, the judicious placing of advertisement structures, screening of open storage areas and unobtrusive loading and parking space. Therefore, in terms of design and layout the following considerations will apply:

- Surfaces within the curtilage of industrial/commercial sites shall be of hard wearing, dust free and durable material.
- Adequate space must be available for on-site storage of materials and refuse, loading and unloading and on-site circulation and parking. (For car parking standards see section 5.8 Standards for Parking, Loading & Storage).
- Car parking spaces shall be clearly delineated. Parking spaces for vehicles for the disabled shall be located close to main entrances to premises.
- Adequate provision should be made for storage of goods and materials within the building or in a designated storage area.
- A detailed landscaping scheme for the site shall be required (See section 5.3.19 Landscaping and Landscape Considerations). There shall be a minimum landscaped/planting strip to a width of 5 metres on all principal road frontages.
- In the case of developments for two or more buildings, a uniform design for boundary fences, roof profiles and building lines is essential.
- A minimum open space requirement of 15% will be provided such that it may be regarded as an effective amenity area. Where industrial proposals are located adjacent to existing and proposed residential areas, the open space provision shall be designed in such a way as to act as a buffer zone between the proposed industrial units and the residential areas. Additional landscaping will also be required in these areas.
- In situations where effective open space cannot be provided on site, a contribution will be payable in lieu or other arrangement similar to that employed in the provision of open space in residential areas will be required. (See section 5.1.4. Public Open Space).
- The number of signs attached to a building in such areas should be limited and no sign should be excessively obtrusive or out of scale with the building façade.
- Advertising signs shall be confined to the name of the establishment being painted on or affixed to the façade of the building and illuminated, if required, from an external light source so arranged as to not cause glare to road users or intrusion to adjacent property owners. Signage shall reflect the developments location within the Gaeltacht.
- Where security fencing is required it shall not normally be forward of the front building line of the premises. Where in exceptional circumstances, security fencing is erected forward of the front building line it shall be set behind a landscaped mound of at least 2m in width. Security fencing shall be palisade or chain link type and shall be plastic coated and have an appropriate colour.
- The hours of industrial operation will be controlled where they are likely to result in harm to environmental amenities including residential amenity.
- Noise levels shall not exceed 55dB (a) Leq when measured at the boundary of the site.
- Provision shall be made on site in a screened compound for short term waste and segregation storage pending collection and disposal.

The layout, planning and design may be subject of a detailed Action Plan to be approved by the Planning Authority.

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**5.6.2 Telecommunication Antennae & Support Structures**

In considering applications for these structures the Planning Authority will have regard to the 'Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities' (DoELG July 1996) and the following considerations;

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



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### **5.7 STANDARDS FOR COMMUNITY USE FACILITIES**

#### **5.7.1 Introduction**

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

Where proposals for residential development are being considered on institutional lands it may be necessary to maintain the open character and any natural or built features on site.

#### **5.7.2 Schools**

- For primary schools a minimum size of 0.6 hectares of school land must be provided for schools with up to three class units and increasing in line with an increase in class units. Provision must be made within the site for adequate car parking and informal hard surfaced play areas for organised sport activities.
- Provision should be made in secondary schools for a range of sports facilities.
- Where on site treatment facilities are proposed, provision must be made for on site treatment facilities in the site size.

#### **5.7.3 Crèches/Playschools**

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

Crèches will be required in all housing developments at a rate of one for each 75 residential units in accordance with the DoEHLG 'Childcare Facilities, Guidelines for Planning Authorities', June 2001. It is also proposed by the Planning Authority in principle to make provision for crèche facilities in the village based on the cumulative number of new residential dwellings built within the plan area boundary.

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

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

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

- Details of proposed opening times.
- Proposed number and age range of children.
- Proposed number of staff.
- Internal floor area devoted to such use, excluding areas such as kitchens, toilets, sleeping and other ancillary areas.
- Car parking arrangements, for both parents and staff members.
- In the calculation of the car parking requirement to service the facility regard shall be given to the Adult to Child Ratios as recommended under the Pre-School Regulations 1996 (Amended 1997).

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

### **5.7.4 Care Facilities**

A change of use from residential to a care facility to care for more than six persons with an intellectual or physical disability will require planning permission and will be dealt with sympathetically with consideration for factors such as accessibility, traffic, safety and proximity to community and shopping facilities. Houses with adequate private and secure open space and on-site car parking are generally acceptable for such uses.

### **5.7.5 Nursing Homes**

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

Permission will normally only be granted for nursing home developments that are located in properties of adequate size, with six or more bedrooms. The premises should have adequate access and off-street parking in line with the following guidelines:

- 1 space for every resident member of staff,
- 1 space for every 2 non-resident members of staff on duty at the peak staffing period,
- 1 space for every 4 residents.

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

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**5.8 STANDARDS FOR PARKING, LOADING & STORAGE**

**5.8.1 Car Parking Standards**

The parking standards set out in table 5.3 will apply as appropriate. Where a standard is not given in table 5.3 for a particular use, the car-parking requirement will be based on the nearest use included in the table.

In addition to car parking standards sufficient space will be required within the curtilage of the site for all service vehicles involved in the operation of the business or building.

Where there is a difficulty in providing surface car parking spaces or where it is considered not to be in the interest of Urban design principles, underground parking shall be required in the commercial zone and central areas. Where this is unfeasible or unsuitable for planning reasons the Planning Authority shall require the developer make a financial contribution towards the provision of car parking facilities by the Local Authority elsewhere (as provided by Sections 34 and 48 of the Planning and Development Act 2000). This situation will apply in particular to town centre infill or redevelopment projects.

In dealing with planning applications for a change of use or for replacement buildings, an allowance will be given for the former site use in calculating the car parking requirements generated by new development. Furthermore, in relation to infill development a flexible application of the car parking standards will be considered.

The basic dimensions required for the layout of car parking areas are as follows:

- (i) Minimum size of parking bay 5.0m x 2.5m (Note: A minimum width of 2.3m may be permitted for a long term bay).
- (ii) A minimum width of aisle for 90 degree parking – 6.1m.
- (iii) A minimum width of aisle for 60 degree parking – 4.9m.
- (iv) A minimum width of aisle for 45 degree parking – 3.6m.
- (v) A minimum width of aisle for less than 45 degree parking and for parallel parking – 3.6m.

The Local Authority will encourage the provision of parking spaces through grouped and dual use parking provision where peak demands do not coincide. In the case of mixed use developments where peak demands do not coincide it may not be necessary to meet the full car-parking requirement for all elements proposed where shared parking is provided.

**Table 5.3  
Car Parking Standards**

Type of Development	Relevant car parking standards
House and Flats	Grouped parking @ 1.5 spaces per dwelling unit otherwise 2 car spaces per dwelling unit except small one bedroom flats where one space per unit is required*
Shops	1 car space per 20 m <sup>2</sup> of gross floor space
Supermarkets and large stores	1 car space per 20 m <sup>2</sup> of gross floor space
Office	1 car space per 25 m <sup>2</sup> of gross floor space
Industry	3 car spaces per 100 m <sup>2</sup> of gross floor space
Warehousing (non retail)	1 car space per 50 m <sup>2</sup> of gross floor space
Theatres, Cinema and Stadia	1 car space per four seats
Hotels (Excluding restaurant, bars, conference centre, function rooms)	1 car space per bedroom
Lounge bars	1 car space per 8 m <sup>2</sup> of public floor space
Restaurants	1 car space for every 10 m <sup>2</sup> of public floor space
Ballroom, dance halls, clubs, function rooms.	1 car space per 10 m <sup>2</sup>

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Conference Centre	1 car space per 20 m <sup>2</sup>
Guesthouse (excluding function rooms or bars)	1 car space per bedroom
Cash and Carry	1 car space per 100 m <sup>2</sup>
Banks	5 car spaces per 100 m <sup>2</sup>
Crèches	1 space per employee. 0.2 spaces per child or adequate set down collection area which can adequately service the facility to meet road safety requirements.
Take-Aways	3 spaces per unit
Cafes	1 space per 5 m <sup>2</sup> dining area
Playing Fields	15 car spaces per pitch
Schools	1 car space per classroom
Nursing homes	See section 4.9.5 above.

*\* In the case of small one bedroom units one (1) car parking space per unit may be acceptable and in the case of units with a floor area in excess of 250 square metres three (3) off-street car parking spaces per unit may be required. However, each individual planning application shall be assessed separately with regard to the specific circumstances.*

*Note: Large complex developments may be assessed separately with regard to the specific circumstances.*

### **5.8.2 Loading Bays & Service Vehicles**

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

### **5.8.3 Design & Layout of Parking Areas**

Parking and service spaces must be located on site so as to prevent street obstruction and should be located where possible to the rear and side of buildings and in such a manner as to ensure minimal injury to the amenity of adjoining premises. Where parking is allowed in sight of the general public, adequate screening or landscaping must be provided to reduce the impact of parked cars.

### **5.8.4 Multi-Storey Car Parks**

All planning applications for multi-storey car parks must be accompanied by a report, containing recent quantitative data which illustrates the need for parking spaces in the area proposed. The report should contain an assessment of this data by a competent traffic consultant on the likely impact the car park will have on parking and traffic, both vehicular and pedestrian, in the area and on the town in general. Auto truck analysis for cars should be shown on drawings especially at entrances and ramp areas.

### **5.8.5 Disabled Parking**

Reasonable provision shall be made for parking facilities for the disabled. Special car parking bays for the disabled shall be provided as close as possible to the entrance of the premises to be served. Each parking bay shall have a minimum size of 5.0m by 3.3m. Where two bays for the disabled are provided side by side, the extra space of 0.9m width, may be shared by two bays. Each disabled parking bay shall be clearly marked with the relevant international symbol.

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**5.8.6 Bicycle Parking**

Cycle facilities shall be provided in conjunction with any new development or change of use proposals. Stands should be in a secure location and should be located conveniently to the main entrance of the development or to employee entrances. Stands in residential areas should be located in close proximity to residential units.

<b>Table 5.4 Bicycle Parking Standards</b>	
<b>Type of Development</b>	<b>Relevant car parking standards</b>
Residential	1 stand per residential unit
Industrial / Commercial Development	25% of the number of car parking spaces
Primary Schools	1 stand for every 5 students
Secondary Schools	1 stand for every 4 students
Third Level Institutions / Colleges	1 stand for every 3 students

The provision of cycle parking facilities will be encouraged where possible at existing transport nodes, public buildings, retail centres and leisure facilities.

Where stands cannot be provided on-site, a contribution may be required towards the provision of public cycle stands.

**5.8.7 Storage**

Suitable provision for general storage space should be planned in all developments. Externally accessible space should also be considered for storing garden equipment and tools, as well as play equipment and bicycles.

Refuse storage space should be externally accessible be large enough to allow for the separation of recyclable waste. In some schemes refuse storage space may be provided communally enclosed in a carefully designed building integrated within the overall development.

Apartment developments must have regard to the provisions for segregated storage of waste described under Section 5.1.11.

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**5.9 DEVELOPMENT CONTRIBUTION SCHEME & BONDS**

**5.9.1 Development Contributions**

Galway County Council has prepared a Development Contribution Scheme under Section 48 of the Planning and Development Act 2000. This came into effect on the 8<sup>th</sup> March 2004. The scheme provides that conditions may be included requiring the payment of contribution in respect to public infrastructure and facilities benefiting development in the area, that is provided, or that it is intended will be provided, by or on behalf of Galway County Council. Copies of the scheme are available at the Planning office and on [www.galway.ie](http://www.galway.ie). Regard shall be had this scheme and any other such scheme as may be published by the Council.

**5.9.2 Bonds & Securities**

The Planning Authority will require developers to provide a security or bond for the proper completions of proposals with particular emphasis on large residential developments. The security required will be linked to the amount of roads, footpaths, lighting services and open space proposed.

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**SECTION 6: APPENDICES**

**APPENDIX A: ARCHITECTURAL HERITAGE & THE  
PLANNING PROCESS; GUIDANCE NOTES**



## **ARCHITECTURAL HERITAGE & THE PLANNING PROCESS; GUIDANCE NOTES**

*The following paragraphs provide background to the meaning of a protected structure, why it should be conserved, the level of protection which exists, grants which are available and recommended methods when making a Planning Application on such a structure. This section should be read together with the following additional documents which are available for consultation at the Planning Office.*

- Galway County Council's 'Architectural Survey and Assessment Best Practice Guide'.
- The Conservation Guidelines issued by the DoEHLG.
- The Draft Architectural Heritage Protection Guidelines for Local Authorities issued by the DoEHLG.

### **Architectural Heritage & Protected Structures**

The Architectural Heritage consists not only of great artistic achievements, but also the everyday works of craftsmanship of the past. Structures and places acquire over time character and special interest through their continued existence and familiarity. It is the policy of the Planning Authority to protect and conserve the architectural heritage of Claregalway, which is a unique and special resource.

In relation to architectural heritage, protection can be defined as a method of managing change in order to ensure that what is of special interest is retained and that its future is secured for the benefit of current and future generations. Protection in relation to a protected structure includes, conservation, preservation and improvement compatible with maintaining the character and interest of the structure.

The term structure includes the entire fabric, including the interior, the land lying within the curtilage of the structure, any other structures lying within that curtilage and their interiors, and all fixtures and features which form part of the interior or exterior of any structure or structures referred to above.

A Protected Structure is a structure that the Planning Authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. Details of Protected Structures are included by the Authority in its Record of Protected Structures. A Record of Protected Structures (RPS) was prepared for County Galway in conjunction with the making of the Galway County Development Plan (2003-2009). It may be amended by the addition or deletion of entries independently of the Plan review process.

Certain procedures must be followed if a Planning Authority proposes to deem a structure to be a Protected Structure. The Planning Authority must notify the owners and occupiers of a structure it proposes to deem a Protected Structure, who are entitled to make comments on such a proposal to the Authority. These comments are taken into account before a decision is made whether or not to include the structure in a RPS. The final decision is a reserved function of the Council.

The Minister for Environment, Heritage and Local Government, may make recommendations to which the Planning Authority will give due regard. Other bodies consulted are the Heritage Council, An Taisce and in certain cases An Chomhairle Ealaíon.

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### **Protected Structures and the Planning Process**

Offering protection to a structure is undertaken to ensure that any changes or alterations to the character of the building are carried out in such that the special character of the building is retained and enhanced.

Works which would in the opinion of the Planning Authority, materially affect the character of the structure require planning permission. Not all alterations or works to a Protected Structure constitute material alterations. An owner or occupier of a Protected Structure may make a written request to the Planning Authority to issue a Declaration as to the type of works, which it considers would or would not materially affect the character of the structure or any element of the structure that contributes to its special interests. The Planning Authority shall have regard to the Draft Architectural Conservation Guidelines issued by the DoEHLG.

By regulation, applications for outline planning permission for works involving protected structures cannot be entertained. Section 57.10(b) of the 2000 Act states that a Planning Authority shall not grant permission for the demolition of a protected structure save in exceptional circumstances.

A planning application involving a Protected Structure is generally made in the same way as any other planning application. However, additional information must be submitted with the application. Guidance on details required are included in Section 4 of this Plan.

### **Protected Structures & Conservation Grants**

The Planning Authority administers a Scheme of Conservation Grants with funding provided through the DoEHLG to assist the owners and occupiers of Protected Structures maintain their structures. This scheme is advertised publicly early each year. Applications are prioritised according to criteria adopted by the Council.

The Planning Authority has special powers in relation to Protected Structures:

- It may require an owner or an occupier of a Protected Structure to carry out works if it considers that a structure is or may become endangered.
- It may require an owner or an occupier of a Protected Structure to carry out works if it considers that the character of the structure ought to be restored.
- It may acquire, by agreement or compulsorily, a Protected Structure if it considers that this is desirable or necessary in relation to the protection of the structure.

Owners and occupiers are liable to penalties if they fail to meet their obligations in relation to Protected Structures or structures in an Architectural Conservation Area.

### **Architectural Conservation Area (ACA)**

This is a place, area, group of structures or townscape taking account of building lines and heights which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or contributes to the appreciation of a Protected Structure. An Architectural Conservation Area may or may not include Protected Structures. Planning permission must be obtained before significant works can be carried out to the exterior of a structure in an ACA which might alter the character of the structure or the ACA.

### **Sustainable Development & Conservation**

In line with government policy on sustainable development as well as respecting the status of the Protected Structure, sustainable and traditional materials and finishes should be used for Protected Structures and in general within the village of Claregalway. Features that are part of the architectural heritage of the County testify to the social conditions of a past age. As such, they should be managed in a sustainable manner.

A strategy of minimum intervention should be adopted in relation to proposals to Protected Structures and those of local interest that contribute to local distinctiveness. Where removal of some existing fabric is inevitable, having exhausted all other means of intervention, a

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comprehensive record should be made in the form of drawings and photographs, and lodged in a nominated repository as a condition of planning permission.

Buildings of local interest should ideally be retained, as in the long term, it is the continued use and adaptation where necessary of such indigenous structures that confers local distinctiveness on the town. New uses should be sought for redundant buildings types, often with landmark qualities, that contribute to the streetscape and landscape of a town.

**APPENDIX B:**  
**NATIVE TREES & SHRUBS IN THE CLAREGALWAY AREA**

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<b>Common Name</b>	<b>Scientific Name</b>	<b>Irish Name</b>	<b>Site suitability</b>
Ash	Fraxinus excelsior	Fuinneóg	Does not like waterlogged sites. Prefers well-drained neutral to alkaline soils
Irish Whitebeam	Sorbus hibernica		Does not like very wet sites. Prefers alkaline soils. Tolerates coastal exposure.
Elder	Sambucus nigra	Trom	Prefers nutrient rich soils. Hardy
Crab Apple	Malus sylvestris	Cran fia-úill	Prefers neutral to alkaline soils, but thrives in all fertile including heavy soils.
Blackthorn	Prunus spinosa	Draighean	Does not like very wet conditions. Prefers open, sunny conditions Tolerates a wide range of soils.
Hawthorn	Crataegus monogyna	Sceach geal	Does not thrive in wet or very acid soils. Among hardiest and most adaptable trees
Briar/Bramble	Rubus Fruticosus agg.	Dris	Tolerates a wide range of soils.
Hazel	Corylus avellana	Coll	Does not like acid soils. Will tolerate some shade. Prefers heavies fertile soil
Ivy	Hedera helix	Eidhneán	Tolerates a wide range of soils.
Yew	Taxus baccata	Iúr	Prefers well drained alkaline soils and is tolerant of shade
Dog Rose	Rosa canina	Rós	Does not like wet soils or exposed sites. Prefers calcareous to neutral soils.
Holly	Ilex aquifolium	Cuilleann	A very hardy species. Does not like wet, poorly drained soils. Tolerant or exposed sites and shade.

**APPENDIX C: ENVIRONMENTAL ASSESSMENT**

## **CLAREGALWAY LOCAL AREA PLAN 2005-2011**

### **Introduction**

Section 10.5 (a) of the Planning and Development Act, 2000 requires Planning Authorities to include in their Plans information on “the likely significant effects on the environment of implementing the Plan”. In fulfilment of this requirement, the following information assesses the potential impact if the Policies and Objectives of the Plan are implemented. The benefit of this process is that it:

- Allows alternative policies to be assessed.
- Adverse effects to be minimised.
- Positive benefits to be identified.
- Monitoring measures to be identified.

This Environmental Assessment is addressed under the following headings:

1. County Development Plan 2003-2009
2. Environmental Aims
3. Summary Matrix

### **1. County Development Plan 2003-2009**

It is a requirement under the Planning and Development Act 2000 (as amended) that the Claregalway Local Area Plan is consistent with the County Development Plan. The County Development Plan 2003-2009 aims are as follows:

- Improve the quality of life for the people of Galway and maintain the County as a uniquely attractive place in which to live, work and visit.
- Create a receptive development environment in anticipation of a transfer of investment funding and employment opportunity from the East coast as part of the National Spatial Strategy.
- Conserve the natural, built and cultural uniqueness of the County whilst accepting that this uniqueness has the potential to generate economic well being, enhanced quality of life and create vibrant communities.
- Afford people a wide and varied choice of locations in which to live by supporting the further improvement of these locations in terms of quality and availability of services, access to employment; transport to and from these locations and connections from these locations to National transport networks.
- Consolidate the Gaeltacht and support its importance to the Irish language locally and nationally, whilst protecting its importance as a cultural reservoir.
- Facilitate access to affordable housing.
- Recognise Galway City as a location with the potential to attract investment both to the City and to the County, with mutually beneficial consequences, if managed and planned properly.
- Facilitate and encourage greater public involvement in the planning process.
- Conserve the natural, built and cultural uniqueness of the County whilst accepting that this uniqueness has the potential to generate economic well being, enhanced quality of life and create vibrant communities.

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**2 Environmental Aims**

Environmental aims against which the Claregalway Local Area Plan is assessed are consistent with the aforementioned aims set out in the County Development Plan. They are as follows

- (i) The conservation of the landscape,
- (ii) The improvement and maintenance of Water & Air Quality,
- (iii) The minimisation of waste,
- (iv) The encouragement of sustainable forms of transport,
- (v) The conservation and enhancement of bio-diversity and natural heritage,
- (vi) The conservation of the built heritage and the protection of the county's cultural environment,
- (vii) The minimisation of the consumption of finite resources and the shift towards the use of renewable resources,
- (viii) The encouragement of renewable energy and energy efficiency,
- (ix) The enhancement of the local economy and enterprise,
- (x) Enhancement of local employment and training,
- (xi) Overall sustainability.

The assessment process, which follows, is a test as to whether the policies and objectives of the plan have a positive, negative or neutral impact on the declared environmental aims.



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**3 Summary Matrix**

**◀ Environmental Aims ▶**

Provisions of the ▲ Local Area Plan ▼	Landscape Conservation	Water & Air Quality	Waste Minimisation	Sustainable Transport	Natural, Built Heritage & Culture	Sustainable Energy & Renewable Resources	Economic Sustainability
Residential Areas	+	0	+	+	± 0	+	+
Community Facilities	0	0	0	+	± 0	0	+
Transport & Roads Infrastructure	0	-	0	+	0	0	+
Water & Wastewater Services	+	+	+	0	0	+	+
Recreation & Amenity	+	+	+	+	+	0	+
Village Centre & Commercial Core	+	0	0	+	0	0	+
Industry, Employment & Telecommunications	0	0	+	+	0	0	+
An Ghaeltacht	0	0	0	0	+	0	+
Tourism	+	0	0	0	+	0	+
Waste Management	+	+	+	0	0	+	+
Environment & Natural Heritage	+	+	+	0	+	0	+
Archaeological Heritage	+	0	0	0	+	0	+
Architectural Heritage	+	0	0	0	+	+	+
District & Urban Design Framework	+	0	0	+	+	+	+

**Code: Impact of Policies & Objectives on Environmental Aims:**

+ Positive Impact

0 No significant impact

- Negative Impact

**APPENDIX D: REFERENCES & GLOSSARY OF TERMS**

## CLAREGALWAY LOCAL AREA PLAN 2005-2011

### References

#### *Access for the Disabled – Minimum Design Criteria 1988*

This Document provides guidance on minimum design criteria for the welfare of the disabled. Contact the National Rehabilitation Board at 01-668-181 or visit their website at [www.nrb.ie](http://www.nrb.ie)

#### *Archaeology Guidelines*

This Guideline sets out objectives for the conservation and protection of the environment including, in particular, the archaeological and natural heritage and the conservation and protection of European sites and any other sites. Contact Galway County Council at 091-50-90-00 or visit their website at [www.galway.ie](http://www.galway.ie).

#### *Architectural Heritage Protection Guidelines for Planning Authorities (Draft)*

These Guidelines advise Planning Authorities with regard to Ireland's built heritage. Contact the Department of the Environment, Heritage and Local Government at 01-661-3111 or visit their website at [www.environ.ie/](http://www.environ.ie/).

#### *Architectural Survey and Assessment: Best Practice Guide*

This guide makes recommendations on the legal protection status of Protected Structures, Architectural Conservation Area, Recorded Monuments and Places, Zones of Archaeological Protection, Preservation Orders and State Guardianship or Ownership. Contact Galway County Council at 091-50-90-00 to request the guide.

#### *Building for Everyone 2002*

This document includes text, checklists, drawings and illustrations, incorporating a comprehensive section on all aspects of accessibility in the landscape. It is an essential source book and guide for architects, designers, building developers and managers, building control and planning personnel, local authorities, environmental activists and everyone concerned with inclusion and access in Ireland today. Contact the National Disability Authority at their website at [www.nda.ie](http://www.nda.ie)

#### *Building Regulations*

These regulations establish design and construction standards for buildings to assure the health and safety of those who use them. Contact the Government Publications Sale Office at 01-661-3111.

#### *Childcare Facilities: Guidelines for Planning Authorities June 2001*

This document establishes standards for the location and development of childcare facilities in residential and non-residential areas. Contact the Government Publications Sale Office at 01-661-3111 or visit the Department of the Environment, Heritage and Local Government website at [www.environ.ie/press/minister.html](http://www.environ.ie/press/minister.html).

#### *Child Care (Pre-School Services) Regulations, 1996 and Child Care (Pre-School Services) (Amendment) Regulation, 1997 and Explanatory Guide to Requirements and Procedures for Notification and Registration.*

These Regulations establish requirements for childcare facilities in housing estates and other Areas. Contact the Department of Health and Children at 01-635-4000 or visit their website at [www.doh.ie](http://www.doh.ie).

#### *Claregalway Development Design Study*

This study provides urban design concepts and proposals for Claregalway. Contact Brady Shipman Martin at 01-412-5160.

## **CLAREGALWAY LOCAL AREA PLAN 2005-2011**

### *Conservation Guidelines*

This source of booklets has been produced by the DoEHLG to increase awareness of the value of our architectural heritage and provide information on the basic principles and methods of conservation and restoration. Contact the Department of the Environment, Heritage and Local Government at the following website: [www.environ.ie](http://www.environ.ie)

### *Design Manual for Roads and Bridges (DMRB) – Road Geometry Handbook 2000*

This manual provides technical guidance on the design of roads. Contact the National Roads Authority at 01-660-2511 or visit their website at [www.nra.ie](http://www.nra.ie) and Galway County Council Roads Section at 091-50-90-00 or visit their website at [www.galway.ie](http://www.galway.ie).

### *Economic, Social and Cultural Development of Galway - 10 Year Strategy*

This Strategy establishes community and enterprise goals for Galway County. Contact Galway County Council at 091-50-90-00 or visit their website at [www.galway.ie](http://www.galway.ie).

### *Ensuring the Future - A Strategy for Rural Development in Ireland - A White Paper on Rural Development*

This Strategy sets out a vision and a framework for the development of rural communities in Ireland. Contact the Government Publications Sale Office at 01-661-3111 or visit the website at [www.irlgov.ie/daff/publicat/wpaper/contents.htm](http://www.irlgov.ie/daff/publicat/wpaper/contents.htm).

### *EPA Wastewater Treatment Manuals 1996-2000*

These manuals provide technical guidance on the design, operation and maintenance of on-site wastewater treatment. Contact the Environmental Protection Agency at 53-60-600 or visit the website at [www.epa.ie](http://www.epa.ie).

### *Galway Clustered Housing Design Guidelines 2002*

This document provides guidance on a range of issues which influence the successful design and construction of new development. Contact Galway County Council at 091-50-90-00 or visit their website at [www.galway.ie](http://www.galway.ie).

### *Galway County Development Contribution Scheme 2004*

For the purposes of the Development Contribution Scheme the County has been divided into three sub-areas and a separate charge derived for each area. Contact Galway County Council at 091-50-90-00 or visit their website at [www.galway.ie](http://www.galway.ie).

### *Galway County Development Plan (2003-2009)*

The County Development Plan outlines the policy framework for future development in Galway County pertaining to objectives in rural and town development, economic development, natural Resources, physical infrastructure, social infrastructure, environmental services, heritage and conservation and culture. Contact Galway County Council at 091-50-90-00 or visit their website at [www.galway.ie](http://www.galway.ie).

### *Galway County Housing Strategy 2001-2006*

This Strategy was created in response to Part V of the Planning and Development Act 2000, which required all Planning Authorities to prepare housing strategies by August 2000. The document assesses housing supply and demand trends in Galway County and sets out objectives for output of - private, affordable and social housing. Contact Galway County Council at 091-50-90-00 or visit the website at [www.galway.ie](http://www.galway.ie).

### *Galway County Settlement Strategy*

This Strategy examines current settlement patterns in the County and provides a comprehensive analysis of future settlement options. Contact Galway County Council at 091-50-90-00 or visit their website at [www.galway.ie](http://www.galway.ie).

## **CLAREGALWAY LOCAL AREA PLAN 2005-2011**

### *Galway County Town Development Plans*

Town Development Plans have been adopted for several towns in Galway County. They outline the principal planning and development objectives for the towns and their environs. Contact Galway County Council at 091-50-90-00 or visit their website at [www.galway.ie](http://www.galway.ie).

### *Galway Transportation and Planning Study*

This Study focuses on developing a sustainable settlement structure for Galway County that uses land and energy more efficiently while protecting and enhancing the natural environment. Contact Galway County Council at 091-50-90-00 or visit their website at [www.galway.ie](http://www.galway.ie).

### *Guidelines on Residential Developments in Urban Renewal Designated Tax Incentives Areas 1995*

These Guidelines set forth standards for the design of residential development in Urban Renewal Tax Incentive Areas. Contact the Government Publications Sale Office at 01-661-3111 or visit the Dept of the Environment, Heritage and Local Government website at [www.environ.ie](http://www.environ.ie)

### *Housing Need Guidelines (especially Urban Fringe Guidelines)*

Galway County Council has produced guidelines to assist applicants to interpret the provisions of the County Development Plan 2003-2009. Contact Galway County Council at 091-50-90-00 or visit their website at [www.galway.ie](http://www.galway.ie).

### *Layout of Housing Road Design Guide 1988*

This document provides technical guidance on the layout of housing road design. Contact Department of the Environment, Northern Ireland at 048-9054-0540 or visit their website at [www.doeni.gov.uk](http://www.doeni.gov.uk)

### *Landscape and Landscape Assessment Guidelines (Draft)*

These Guidelines provide guidance to planners and others as to how landscape considerations should be dealt with and indicate specific requirements for Development Plans and for development control. Contact the Government Publications Sale Office at 01-661-3111 or visit the Department of the Environment, Heritage and Local Government website at [www.environ.ie/plan/landscape.html](http://www.environ.ie/plan/landscape.html).

### *National Spatial Strategy 2003*

This strategy aims to guide balanced economic and spatial growth in Ireland. Contact the Government Publications Sale Office at 01-661-3111 or visit the website [www.irishspatialstrategy.ie](http://www.irishspatialstrategy.ie).

### *Places, Street and Movement 1988*

This document provides technical guidance on new approaches to street design. Contact the Department of the Environment, Transport and the Regions at their website at [www.netlondon.com/government/departments](http://www.netlondon.com/government/departments)

### *Planning and Development Act 2000*

This act provides legislative requirements for planning and development in Ireland. Contact the Government Publications Sale Office at 01-661-3111 or visit the Department of the Environment, Heritage and Local Government website at [www.environ.ie/devindex.html](http://www.environ.ie/devindex.html).

### *Recommendations for Site Development Works for Housing Estates 1998*

This document provides technical guidance for road construction in residential areas. Contact the Government Publications Sale Office at 01-661-3111 or visit the Department of the Environment, Heritage and Local Government website at [www.environ.ie/devindex.html](http://www.environ.ie/devindex.html).

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### *Regional Economic Strategy and Regional Planning Guidelines 2004*

These guidelines aim to achieve a balanced economic and spatial development within the Western Region. Contact the West Regional Authority at 091-563842 or visit the following websites: [www.galway.ie](http://www.galway.ie), [www.mayococo.ie](http://www.mayococo.ie), [www.roscommoncoco.ie](http://www.roscommoncoco.ie), [www.galwaycity.ie](http://www.galwaycity.ie).

### *Residential Density Guidelines for Planning Authorities 1999*

These Guidelines aim to achieve more sustainable development by identifying locations where increased densities should be encouraged and establishing criteria for higher density development. Contact the Government Publications Sale Office at 01-661-3111 or visit the Department of the Environment, Heritage and Local Government website at [www.environ.ie/press/finaldengl.html](http://www.environ.ie/press/finaldengl.html).

### *Sustainable Development: A Strategy for Ireland, 1997*

This Strategy provides a comprehensive analysis and framework to allow all aspects of sustainable development to be taken forward systematically. Contact the Government Publications Sale Office at 01-661-3111 or visit the website at [www.environ.ie/enviro/inv.html#sd](http://www.environ.ie/enviro/inv.html#sd).

### *TD 41/95 Vehicular Access to All-purpose National Roads*

This National Roads Authority document establishes regulatory dimensional requirements for entrances to and exits from National Roads.

### *Taking in charge Policy for Private Housing Developments 1999*

This document outlines Galway County Council's policy in relation to taking in charge of private housing developments. Contact Galway County Council at 091-50-90-00 or visit their website at [www.galway.ie](http://www.galway.ie).

### *Telecommunications Antennae and Support Structures 1996*

These guidelines provide guidance to Planning Authorities on telecommunications and support structures. Contact the Department of the Environment, Heritage and Local Government at the following website: [www.environ.ie](http://www.environ.ie)

### *Traffic Management Guidelines 2003*

These guidelines provide guidance on traffic planning, traffic calming and management and incorporation of speed measures. Contact the Department of the Environment, Heritage and Local Government, the Department of Transport or the Dublin Transportation Office (DTO) at the following websites: [www.environ.ie](http://www.environ.ie), [www.transport.ie](http://www.transport.ie) or [www.dto.ie](http://www.dto.ie).

## **CLAREGALWAY LOCAL AREA PLAN 2005-2011**

### **Glossary of Terms**

*Many of these terms are either mentioned in the text of the Plan or are contained within the Zoning Matrix (See Appendix E).*

#### **Accessibility**

The ability of people to move around an area and to reach places and facilities, of particular importance for elderly and disabled people and those with young children.

#### **Action Area Plan / Master Plan**

A non-statutory plan, prepared by or on behalf of the Local Authority, for a specific area providing detail on the desirable framework for the layout of future development.

#### **Adaptability**

The flexibility of a building to change to suit the changing needs of the occupant over their lifetime.

#### **Amenity**

Pleasant feature of a place.

#### **Anaerobic Digestion Plant**

This facility deals with food waste. The activity that occurs here is processing waste into biogas and compost.

#### **Arrival Point**

The reach of a destination or other point on a journey.

#### **Backland Development**

Development which takes place to the rear of existing structures fronting a street or a roadway.

#### **Bring Banks**

This process involves glass, drink cans and textiles. The activity that occurs here is depositing waste and forwarding for recycling.

#### **Brownfield Site**

A site within an urban area which has become derelict due to obsolescence or vacant due to the demolition of a structure or building.

#### **Building form**

The shape, scale and appearance of a structure.

#### **Building Line**

A development line along a street or a roadway behind or in front of which development is discouraged.

#### **Built environment**

The function, design and form of structures in an area.

#### **Car Dismantler**

This facility deals with scrap car. The activity that occurs here is providing for car parts for reuse and forwarding remainder for recycling.

#### **Circulation routes**

The area in a residential cluster where pedestrian, vehicular and cycle movement takes place.

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**Civic Recycling Centre**

This facility deals with household recyclables, household hazardous waste (paint cans, small batteries), bulky waste (cookers, fridges) garden waste. The activity that occurs here is depositing household recyclable and hazardous waste, forwarding for recycling and disposal.

**Community**

Body of people living in one district or having common interests or origins.

**Comparison Goods**

Those goods which are required on an infrequent basis by individuals and households.

**Composting Centre**

This process involves food waste and or plant and garden waste. The activity that occurs here is turning waste into compost by controlled aerobic process.

**Construction & Demolition (C&D) Waste Recycling Centre**

This facility deals principally with unsorted stone, blocks, timber, plastic and steel. The activity that occurs here is sorting and processing waste for reuse and disposal.

**Continuity**

The consistency between adjacent buildings and new developments.

**Convenience Goods**

Those goods which are required on a daily or weekly basis by individuals and households.

**Courtyard**

Space enclosed by walls or buildings.

**Curtilage**

The attendant grounds of a building.

**Cul-de-sac**

Street closed at one end.

**Cut and fill**

Modification or excavation of the landscape using the excavated material to 'fill' other parts of the site to level the land.

**Density**

The number of residential units per hectare, plot ratio or site coverage of a site.

**Enclosure**

The use of buildings to create a sense of defined space.

**Energy rating**

The evaluation of the energy efficiency of a building.

**Focal Point/Space**

The centre of activity of interest.

**Habitat**

Animal's or plant's natural environment.

**Hazardous Waste Depot**

Manufacturing or process which involves the use of fixed plant and machinery, requires large amounts of raw materials and creates waste in the production of a final product.



## **CLAREGALWAY LOCAL AREA PLAN 2005-2011**

### **Industry (General)**

Any manufacturing process which is carried on in the course of trade or business other than agriculture and which is for or incidental to the making of any article.

### **Infrastructure**

Services that are necessary in order for development to occur, including roads and transportation, water and wastewater facilities, waste disposal, recycling services and electricity.

### **Landscaping Plan**

A detailed Plan, prepared as part of a planning application, illustrating the steps the developer will take to provide hard landscaping (e.g. Seating, stonework, paving, railing), soft landscaping (e.g. use of water and natural indigenous vegetation) and the preservation of Natural Features on site. It is desirable that such plans are prepared by a suitably qualified person and should address the long term maintenance of the landscaping.

### **Light Industry**

A manufacturing process where a plant or machinery installed is such as could be carried on or installed adjacent to a residential area without detriment to the amenity of that area by reason of noise, vibration, fumes etc.

### **Linear Park**

A park which is linear in form, located alongside a waterway, railway line or coastal area, which is used for or functions as an area of amenity.

### **Links**

Connecting people and things to others.

### **Local Area Plan**

A document that provides development policies, strategies and objectives for towns and villages, made in accordance with the requirements of the Local Government (Planning & Development) Act 2000.

### **Local resources and services**

Facilities that provide services for the residents of a particular area, including schools, shops, recreational facilities and religious and community centres.

### **Massing**

The combined effect of the height, bulk and silhouette of a building or group of buildings.

### **Mix of uses**

The variety of activities that occur in a particular area.

### **Natural environment**

The topography, vegetation, water bodies, geological formations and climate in an area.

### **Neighbourhood/ District**

Part of a town with a particular feature or regarded as a unit.

### **Overlooking**

Where the private and public places are subjected to observation by others.

### **Overshadowing**

Where undue loss of light is caused to places by structures or features that block the sun.

### **Plot ratio**

The total amount of floor space in relation (proportionally) to the site area.

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**Plot size**

The size of blocks and resulting permeability of an area.

**Private open space**

The provision of an adequate sized external space which is free from undue observation (usually a back garden) is a fundamental part of residential amenity.

**Public open space**

Places that are available, without charge, for everyone to use or see, including streets, squares and parks.

**Public Transport Network**

System of transport concerning the people as a whole.

**Recreation**

A past time for relaxation purposes.

**Refuse / Landfill**

This facility deals with mixed waste. The activity that occurs here is tipping and reloading waste.

**Retail Impact Assessment**

A study carried out as part of a planning application for a large retail development, to examine the likely impact of such a development on the shopping habits of local people and on competing retail facilities and urban centres.

**Retail Warehouses**

Large individual retail stores catering for large bulky household items such as DIY, furniture/ carpets, electrical goods, gardening goods, toys etc.

**Reuse and Repair Centre**

This facility deals with furniture and appliances. The activity that occurs here is repairing and providing for reuse.

**Safety Audits**

Official examination of safety measures.

**Satellite village**

A village designated in the Galway Development Plan as a key supporting residential community for Galway City.

**Scale**

The impression of or size a building in relation to its surroundings.

**Shelter belt**

Planting that helps to protect areas from the effects of severe climatic conditions.

**Shopping Parade**

An extended succession of retail and shopping facilities in an enclosed area.

**Site arrangement**

The particular placement of buildings, open spaces and circulation routes on a site.

**Site coverage**

A calculation made by dividing the total area of ground covered by buildings, by the ground area within the curtilage of the buildings.

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**Species**

Group of similar animals or plants with a genus/kind.

**Streetscape**

The scale, proportion and character of buildings and features along a street.

**Sustainable**

A development which meets present needs without compromising the needs of future generations.

**Topography**

A description or representation of natural or man-made features on or of the ground.

**Village core**

The centre of a settlement where local resources are concentrated.

**Town Development Plan**

A document that provides development policies, strategies and objectives for a town, made in accordance with the requirements of the Local Government (Planning & Development) Acts 1963 to 1993.

**Village**

A residential settlement, with some mix of uses.

**APPENDIX E: LAND USE ZONING OBJECTIVES & ZONING  
MATRIX**

**CLAREGALWAY LOCAL AREA PLAN  
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**Land Use Zoning Objectives & Zoning Matrix**

Areas zoned within the Local Area Plan are for those uses in particular areas for particular purposes as defined in the Planning Acts. The matrix table outlines the zoning objective for each area of the village and indicates the uses which may or may not be considered under each objective identified in the plan. It is acknowledged that this is not an exhaustive list of potential land use zones which may be proposed. Those land uses not listed in the matrix in Schedule 1 will be considered on the merits of the individual planning application the general policies and zoning objectives for the area including the proper planning and sustainable development of the area.

Development proposals will be expected to be compatible with this land use zoning matrix. However, in certain circumstances further consideration may be given to particular uses which would provide benefit to the wider community of Claregalway which are in the interest of the proper planning and sustainable development of the area. These uses will also be required to demonstrate that they are consistent with the Plans development standards and the Plans requirements on public health, traffic safety, residential amenity, Heritage, design and visual amenity.

**Permitted in Principle (I)**

Land uses designated under each zoning objective as "Permitted in Principle" are generally acceptable, subject to compliance with the relevant policies, standards and requirements set out in the Plan.

**Open for Consideration (O)**

Land uses shown as "Open for Consideration" are uses that are to be considered acceptable in principle in all parts of the relevant use zone. However, such uses may be acceptable in circumstances where the general objectives for the zone and the permitted or existing uses as well as being in the interests of the proper planning and sustainable development of the area.

**Not Permitted (X)**

Land uses that are not indicated as "Permitted in Principle" or Open for Consideration" will not normally be permitted.

**Other Uses**

Proposed land uses not listed in the matrix in Schedule 1 will be considered on the merits of the individual planning application the general policies and zoning objectives for the area including the proper planning and sustainable development of the area.

Land uses categories are described below. All zones should be considered as mixed development zones, within the context of the village. Zoning should be considered as primary use zones but not necessarily excluding other development that in the opinion of the Council are necessary for the vitality and proper development of the town.

**Residential (R) land use objectives** shall be described as follows:

- To provide for residential development.
- To provide a mix of residential choices.
- To protect residential amenity.
- To provide for local shopping, amenity, recreation, education, childcare, community and recycling facilities.
- To provide for public services.
- To provide for tourist accommodation.
- To provide for renewable energy choices.

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**Agricultural (A) zoning objectives** shall be described as follows:

- To preserve rural character.
- To provide for agricultural development.
- To restrict development that would create premature demand for infrastructural services.
- To restrict disorderly development of backlands.
- To provide recycling facilities/centre and consider waste disposal options.
- To provide for home based economic activities.
- To provide for recreation and leisure facilities.
- To seek the provision of appropriate public services.
- To restrict new residential development to essential housing need.

**Commercial (C) zoning objectives** shall be described as follows:

- To provide for shopping and retail stores.
- To provide for office development.
- To provide for other appropriate village centre uses including upper floor apartments.
- To preserve existing civic amenity, village centre character, and heritage building sites.
- To improve civic amenity by requiring high standards of urban design.
- To provide for appropriate development on infill sites.
- To provide for amenity, recreation, education, childcare, community, financial, parking, health and recycling facilities.
- To provide for advertising and advertising structures.
- To seek the provision of appropriate public services.
- To provide for tourism-related activities.

**Industrial (I) zoning objectives** shall be described as follows:

- To provide for manufacturing and service industry and limited storage facilities.
- To restrict residential development.
- To provide for training, education, childcare, financial, parking and recycling facilities and waste disposal options.
- To provide for advertising and advertising structures.
- To seek the provision of appropriate public services.

**Recreation & Amenity (RA) zoning objectives** shall be described as follows:

- To provide for public open space.
- To provide for amenity improvement schemes.
- To protect the natural riverside and built heritage.
- To allow for the consideration of community and recycling facilities.

**Community Facilities (CF) zoning objectives** shall be generally described as follows:

- To provide for health, welfare, religious, educational, childcare and recycling facilities.
- To seek the provision of appropriate public services.
- 

**Neighbourhood Centre (NC) zoning objectives** shall be generally described as follows:

- To provide for the development of a mix of residential, local community and or small commercial/ retail uses around a new public / focal space, 5 minutes walking distance from existing village centres.

**CLAREGALWAY LOCAL AREA PLAN  
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**KEY**

/ Permitted in principle  
O Open for consideration  
X Not normally permitted

(R) Residential (Phase 1 & 2)  
(AG) Agriculture  
(C) Commercial  
(I) Industrial  
(RA) Recreation and Amenity  
(CF) Community Facility  
(NC) Neighbourhood Centre

USE	R	AG	C	I	RA	CF	NC
Abattoir	X	X	X	O	X	X	X
Advertisements and Advertising Structures	X	X	/	/	X	O	O
Aerodrome/Airfield	X	X	X	X	X	X	X
Agricultural Buildings	X	/	X	X	X	X	X
Agri-Tourism	X	X	O	X	X	O	X
Agri-Business	X	X	O	/	X	O	X
Amusement Arcade	X	X	O	X	X	X	X
Anaerobic Digestion Plant	X	/	X	/	X	X	X
Apartments	/	X	/	X	X	X	/
ATM	X	X	/	O	X	X	O
Bank	X	X	/	X	X	O	X
Bed and Breakfast	O	X	O	X	X	X	O
Betting Office	X	X	/	X	X	X	X
Boarding Kennels	X	/	X	X	X	O	X
Bring Banks	/	O	/	O	O	/	O
Buildings for the health, Safety and welfare of the public	O	X	/	X	X	/	O
Building Society	X	X	/	X	X	X	X
Café	O	X	/	O	X	O	O
Caravan Park-Holiday	O	X	X	X	X	X	X
Caravan Park- Residential	O	X	X	X	X	X	X
Car Dismantling Facility	X	X	X	O	X	X	X
Car Park	O	O	/	O	O	O	O
Car Park Multi Storey	X	X	/	O	X	X	X
Cash and Carry/ Wholesale Outlet	X	X	O	O	X	X	X
Casual trading	X	X	O	X	X	X	X
Cemetery	X	O	X	X	X	O	X
Cinema	X	X	/	X	X	X	X
Community Facility	/	X	/	X	O	/	/
Concrete, Asphalt etc. plant	X	X	X	O	X	X	X
Chemist	O	X	/	X	X	O	O
Childcare Facilities (Crèche/ Nursery)	/	X	/	/	X	/	O
Cultural Use	O	X	/	X	O	O	O
Childrens Playgrounds	/	X	O	O	O	/	O
Civic Recycling centre	O	/	O	/	X	/	O
Club House and Associated Facilities	O	X	/	X	/	/	O
Commercial Garage	O	X	/	/	X	X	O
Composting Centre	X	/	X	/	O	O	X

**CLAREGALWAY LOCAL AREA PLAN  
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<b>USE</b>	<b>R</b>	<b>AG</b>	<b>C</b>	<b>I</b>	<b>RA</b>	<b>CF</b>	<b>NC</b>
Conference Centre	O	X	/	O	X	X	O
Construction and Demolition (C&D) Waste Recycling Centre	X	O	X	/	X	X	X
Credit Union	X	X	/	O	X	O	O
DIY/ Garden Retail Centre	X	X	/	/	X	X	X
Dance Hall/ Discotheque	X	X	/	X	X	O	X
Doctor/ Dentist	O	X	/	X	X	O	O
Drive-through Restaurant	X	X	O	O	X	X	X
Education	O	X	/	O	X	/	O
Enterprise Centre	X	X	O	/	X	O	X
Enterprise Unit/ Campus Industry	X	X	O	/	X	X	X
Funeral Home	X	X	O	X	X	/	X
Garden Centre	X	O	/	O	X	X	X
Golf Course/ Pitch & Putt	X	O	X	X	/	X	X
Guesthouse***	O	O	/	X	X	X	X
Gym	X	X	/	O	X	O	X
Hair Dressing Salon	X	X	/	O	X	X	O
Halting Sites/Group Housing	O	X	X	X	X	X	X
Hazardous Waste Depot	X	O	X	/	X	X	X
Health Centre	O	X	/	X	X	O	O
Heavy Vehicle Park	X	X	X	/	X	X	X
Holiday Homes	/	X	/	X	X	X	X
Home Based Economic Activities (Cottage Enterprise)	O	O	O	X	X	X	O
Hospital	X	X	O	O	X	/	X
Hostel	O	X	/	X	X	X	X
Hotel/Motel	O	X	/	X	X	X	X
Household Fuel Depot	X	X	X	O	X	X	X
Industry-Extractive	X	X	X	O	X	X	X
Industry-General	X	X	X	/	X	X	X
Industry-Light	X	X	O	/	X	X	X
Industry-Special	X	X	X	/	X	X	X
Laundrette	O	X	/	O	X	X	O
Leisure Facility	O	X	/	O	X	O	O
Library	O	X	/	X	X	/	O
Mart /Co-op	X	O	X	/	X	X	X
Media Recording and general media associated uses	O	X	O	O	X	O	X
Medical and Related Consultants	O	X	/	X	X	O	O
Motor Sales Showroom	X	X	/	/	X	X	X
Municipal Waste Incinerator	X	O	X	O	X	X	X
Office Residential	O	X***	/	X	X	X	O
Office based-Industry	X	X	/	/	X	X	X



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USE	R	AG	C	I	RA	CF	NC
Offices less than 100m <sup>2</sup>	O	X	/	O	X	O	X
Offices 100m <sup>2</sup> to 1000m <sup>2</sup>	X	X	/	O	X	O	X
Offices over 1000m <sup>2</sup>	X	X	O	O	X	X	X
All Other Offices	X	X	O	/	X	X	X
Open Space	/	/	/	/	/	/	/
Park and Ride Facility	O	X	O	/	X	X	X
Private Garage (non commercial)	/	O	O	X	X	X	O
Petrol Station	X	X	O	/	X	X	X
Place of Public Worship	O	X	/	X	X	/	O
Plant/ tool hire	X	X	X	/	X	X	X
Playing Pitch	/	O	X	O	/	/	O
Public House	O	X	/	X	X	X	O
Public Service Installation	O	O	/	/	X	X	O
Recycling Facility < 2000sqm	X	O	/	/	X	X	X
Recycling Facility > 2000sqm	X	O	O	/	X	X	X
Refuse landfill/tip	X	O	X	O	X	X	X
Refuse Transfer Station	X	O	X	O	X	X	X
Residential	/	X**	/	X	X	O	/
Residential Institution	O	X	O	X	X	O	X
Restaurant	O	X	/	O	X	X	O
Retail Warehouse	X	X	O	O	X	X	X
Retirement Home/ Nursing Home	O	X	O	X	X	/	X
Reuse and Repair centre	X	X	O	/	X	X	X
Rural Industry-Food	O	I	X	O	X	X	O
Science and Technology Based Enterprise	X	X	X	/	X	X	X
Scrapyard/ Car Dismantler	X	X	X	/	X	X	X
Shop (comparison)	X	X	/	O	X	X	X
Shop (convenience)*	O	X	/	X	X	X	O
Shopping Centre	X	X	/	X	X	X	X
Shop (neighbourhood)	/	X	/	X	X	X	/
Small Scale Manufacturing	X	X	O	/	X	X	X
Take-away	O	X	/	O	X	X	O
Tele-services	X	X	O	O	X	X	X
Third Level Institution	O	X	O	O	X	O	X
Training Centre	O	X	O	/	X	O	X
Transport Depot	X	X	O	O	X	X	X
Veterinary Surgery (ancillary to established residences only)	O	O	O	O	X	X	O
Warehousing	X	X	O	/	X	X	X
Warehousing (retail/non-food, max. 5000m <sup>2</sup> )	X	X	O	O	X	X	X
Wind Energy	O	O	X	O	X	X	O

\*\* Single houses in areas zoned 'Agriculture' will not normally be permitted, unless they meet the County Councils essential housing need criterion. It will have the same controls applied to it as currently exist in the Class 3 Landscape Designation Areas in June 2004. Regard will also be given to the Draft Guidelines on Sustainable Rural Housing, and any adopted version published during the lifetime of the Plan. Multiple residential development will not be permitted.

\*\*\* Open to consideration where residence is already established.

**APPENDIX F: MAPS**

**MAP 1 ZONING OBJECTIVES**

**MAP 2 URBAN DESIGN FRAMEWORK OBJECTIVES**

**MAP 3 HERITAGE AND SPECIFIC OBJECTIVES**