

SECTION ONE: INTRODUCTION

Vision for Clarinbridge Local Area Plan

"To create a framework for the sustainable development of Clarinbridge identifying sufficient suitable land for future housing, community facilities, economic development & open space whilst protecting and preserving the villages distinctive character, heritage, amenity & local identity"

1.1 Introduction

The Clarinbridge 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 and the Planning and Development (Amendment) Act 2002.

The Plan takes the form of a Written Statement, and accompanying maps. If any conflict or ambiguity arises between what is contained in the written statement and the supporting plans, the written statement will take precedence.

The purpose of the Clarinbridge Local Area Plan is to inform the general public, statutory authorities, developers and other interested bodies of the policy framework and broad land use proposals that will be used to guide development in Clarinbridge over the six year life span of the Plan.

The aim of the Plan is to set out a framework for the future development of the village, which will take place in a coordinated and orderly manner.

In preparing this Plan regard has been given to national and regional trends. Documents consulted include the National Spatial Strategy, the White Paper on Rural Development, the Regional Planning Guidelines and other DoEHLG publications and guidelines.

1.2 Community Involvement

Development plans which are based on locally gathered data can draw attention to important needs and opportunities. A variety of community consultation opportunities were created to ensure that a wide range of local people participated in the development of the Draft Clarinbridge Local Area Plan.

A public workshop took place on the 15th September 2005 in the Oyster manor Hotel. Approximately 57 people attended. The purpose of the workshop was twofold:

- to provide information on the development plan process,
- to get the community's input regarding what the Plan should contain.

The Workshop consisted of a presentation by the Forward Planning Section of Galway County Council followed by group discussions. Those attending the workshop were divided into groups and each group was facilitated by a representative from the County Council. A report entitled 'Summary of the Issues Identified at the Public Workshop' was prepared in October 2005 and formed a submission for the drafting of the Plan. In addition to the workshop an invitation for submissions was advertised. Submissions on the Draft Clarinbridge Local Area Plan were invited and 22 submissions were received. Each submission was assessed individually.

A submission was also received from a local community group, the Clarinbridge Community Development Association. This identified a range of issues including provision within the Plan for community facilities, improving local amenities and increasing the range of facilities for young people. While the Local Area Plan is limited in its capacity to provide facilities it does play an important role in ensuring that adequate lands are available for community and recreational facilities.

1.3 Location & Setting

Clarinbridge is located in South Galway. It is within the Oranmore Electoral Area and in the Electoral Division of Clarinbridge.

Clarinbridge village is located on the N18, the Galway – Limerick National Primary Road. It is approximately 14 km south east of Galway city, 5 km south of Oranmore and 2.5km north of Kilcolgan.

The village has developed at the mouth of Clarin River and at the head of one of Galway Bay's most easterly inlets, Dunbulcan Bay. Kilcornan Woods and the Clarin River provide an attractive setting for the village. Stone walls, mature trees and traditional shopfronts all contribute to the character of this rural village.

The village is relatively self sufficient, containing a variety of services including shops, post-office, hairdressers, beauty salon, pubs, restaurants, hotels, pharmacy and primary school.

Dunbulcan Bay supports the famous Clarinbridge Oysters, a high quality oyster growing in the unique mix of salt and freshwater in this Bay.

Dunbulcan Bay is a habitat of European importance and has special protection status.

1.4 Historical Background

Clarinbridge or '*Droichead an Chláirin*' derives its name from the bridge over the Clarin River.

The history of Clarinbridge village is closely associated the Redington Family owners of Kilcornan Estate and landlords of the village. The Redingtons greatly contributed to the development of the Clarinbridge and were renowned for their generosity. Even though the last of the Redingtons may have died over sixty years ago, there are still there physical and natural reminders of their legacy.

In 1837 Samuel Lewis in his book '*A Topographical Dictionary of Ireland*' provided an in-depth picture of life in Clarinbridge during the 1800's. At the time of Lewis writing the book, Clarinbridge village was the property of Sir Thomas Redington. The Redingtons planned and developed the village. Lewis noted that the R.C. Chapel and the monastery of Saint Patrick located on the



eastern entrance to the village were built by Redington's grandfather and father who donated seven acres of land to the monastery on condition that the monks educate poor children on the Kilcornan estate.

In 1820 Sir Thomas Redington obtained a patent to hold a market in Clarinbridge. A market was held every Tuesday principally for oats and wheat. A fair was held on the first Thursday after the 11th of February, May, August and November chiefly for pigs and horses. Sir Thomas Redington built the terrace of houses on the triangular green and the Celtic Cross in the green was erected in his memory.

Kilcornan House appears to be a typical nineteenth century mansion but some parts may be considerably older. The estate came into the possession of the Redingtons by the marriage of two Redington brothers to the two daughters, and heiresses, of Christopher Burke of Kilcornan. When the Redington line ended in 1930 Kilcornan estate was sold to Galway County Council and subsequently to the Brothers of Charity.

The Cowpark area is an extensive piece of commonage, 17 hectares (42 acres), to the east of the village of Clarinbridge on the edge of Kilcornan estate. It was bequeathed by the Redington family, to the community, formerly as grazing land for landless villagers. On the sale of the estate in 1933, the land was taken over by the Land Commission, part of the Department of agriculture and held in trust for the people of Clarinbridge by appointed local trustees.

The Church of the Annunciation was built between 1936 and 1938 in a classical style of architecture. The Oyster Manor Hotel was formerly a convent built by the Sisters of Charity. It was built in 1844 under the auspices of Mrs. Thomas Redington. The building which accommodates Clarinbridge Crystal was built in 1816 by Sir Thomas Redington as a Church. It continued in use as such until 1890 when a new Church was built. This became the parish hall when the existing church was built. Other legacies of the Redingtons include Roveagh Church, the six Redington houses in Taramuid and three remaining Kilcornan gatehouses.

Sources:

Spelissy, Sean. (1999) *The History of Galway City & County* Celtic Bookshop, Limerick.

1.5 Clarinbridge Today

Clarinbridge's proximity to Galway city and its picturesque character make it an attractive place to live and commute to the city for work. Pressure for new development will increase and will need to be managed so that village identity and character is protected and enhanced. It emerged at the public workshop that the general sentiment among the locals is to retain Clarinbridge's status as a village and not allow it to become 'development driven like what use to be the village of Oranmore'. Hence the challenge for Clarinbridge is to harness the potential of Galway city while ensuring that the village does not become swamped with residential development to the detriment of local character and village ethos. New development must be based on a considered understanding of the village's unique character.

There has to date been very few new developments adjacent or proximate to the village centre. The mainstream of new development has taken place on the approach roads to the village and is in the form of one-off ribbon development. This type of development makes the provision of services uneconomical and is socially, physically and environmentally unsustainable. Future development of similar like must be discouraged.

West of the village is Dunbulcan Bay, the most easterly inlet of Galway Bay which produces the famous Clarinbridge Oysters. This bay provides the ideal combination of natural elements that are essential for oyster development. Such favourable conditions include the easterly nature of the inlet which protects the bay from the full force of Atlantic storms and the mixture of fresh and sea water which is vital for producing high quality oysters.

The local economy of Clarinbridge supports a variety of businesses across a range of sectors. Some of the businesses which the economy supports today include a number of boutiques, hair salons, pubs and restaurants, a post office and two gift shops. In addition there is some small scale enterprise located on the outskirts of the village on the Athenry Road. The village also has many services which offers an important community purpose and provides the basis for further future development.

Tourism represents an important economic growth area for the village. The village is well located in terms of natural, historical and recreational amenities. At present the tourism industry is based on the oyster industry and the village's built and natural heritage. The Oyster Mannor Hotel and the Clarinbridge Hotel are important assets for the village providing employment for local people and quality accommodation for tourists. Tourism represents an ideal opportunity for the village to expand and develop.

Kilcornan estate is a significant feature in the village; it is currently run as a residential centre for the mentally handicapped by the Brothers of Charity. Kilcornan Woods extend across *81 hectares* (200 acres) and are the property of Coillte Teoranta. Currently the woods are used for recreational walking and occasionally orienteering.

The Cowpark is comprised of high visual quality natural parkland, is located adjacent to the village of Clarinbridge and is linked by way of the Clarin River which meanders through the landscape. In the current era of rapid growth any piece of land adjacent to a town or village is seen as potential building land, particularly in developing areas. Hence the Cowpark is a valuable piece of real estate. However the Cowpark is rich in natural and built heritage and for this reason it takes on a considerable significance. It represents an outstanding amenity with the potential to benefit the Clarinbridge community; it could be used for both passive and active recreation and amenity, activities that would be suitable in the Cowpark area include pony trekking, off road cycling and adventure trails.

1.6 Population Profile of the Area

According to the results from the 2006 Census Preliminary Report the population of the Clarinbridge Electoral Division is 3,005. Clarinbridge ED has experienced a 43.6% increase in population from 2,092 in 2002 to 3,005 in 2006. Survey work carried out in September 2006 estimates that the population within the Draft Plan boundary is 419 persons. It is reasonable to state that this figure will rise over the life span of the Plan

Table 1.1 Population Change in Clarinbridge Electoral Division

Year	1996	2002	2006 ¹
Population	1,680	2,092	3,005
Increase	-	412	913
% Change	-	24.5%	43.6%

Source: Census of Population 2002, Census 2006 – Preliminary Report.

¹ The results from the 2006 census are preliminary figures and may be subject to change.



It is difficult to define actual population projections. Factors such as in-migration and out-migration are difficult to extrapolate. Similarly the release of lands for residential development within the Plan area and adjacent towns and villages will impact on the level of development which may occur. It is envisaged that the continuing growth of Galway City will give rise to an increased demand for housing in Clarinbridge and increase the present importance of the village as a commuter zone.

1.7 Galway County Development Plan 2003- 2009 and Clarinbridge Local Area Plan

The County Development Plan 2003-2009 provides an overall strategy on how the county will develop over a six year period. It was prepared in accordance with the provisions of the Planning and Development Acts and was adopted by elected representatives on behalf of the people of the County.

The Clarinbridge Local Area Plan is a legal document and will be valid for six years from the date of adoption by Galway County Council. It provides a framework for the future development of Clarinbridge. The Planning and Development Acts require that the Local Area Plan for Clarinbridge is consistent with the County Development Plan. The Local Area Plan contains policies and objectives and all planning applications will be measured against the content of the Plan.

Clarinbridge and the County Settlement Strategy

One of the major policy initiatives contained in the County Development Plan 2003-2009 is 'County Galway Settlement Strategy'. This aims to achieve balanced spatial development and provides a planning framework for the location of development and population over the six-year life span of the County Development Plan. The strategy identified a 4 tier hierarchy of settlements for the 5 Electoral Areas in Galway County, Oranmore, Conamara, Ballinasloe, Loughrea and Tuam. Clarinbridge is identified as a 'Small settlement' which is inside the G.T.P.S in the Oranmore Electoral Area.

'Small settlements' provide a small range of services to their community, such as convenience goods, primary education and healthcare. These settlements are distinguished by the presence of such services which serve an important community purpose and provide the basis for further future development.

Within the period of the County Development Plan 2003-2009, 930 residential units have been allocated collectively to the 8 'Small Settlements' identified in the Oranmore Electoral Area. Policy 18 in the County Development Plan 2003-2009 allows for a deviation of between 30% and 50% of the allocated population. The policy also states that 'regard will also be had to the rate of growth in each settlement'.

1.8 Draft Plan Boundary

The Plan boundary was identified following an analysis of the following:

- Duration of Local Area Plan for 6 years,
- Location of Clarinbridge on the 4th tier of the County Development Plan Settlement Hierarchy,
- Historic settlement pattern and analysis of how the village has developed,
- Extent of developed land,



- Location of existing services,
- Existing public water supply,
- Existing and proposed sewerage network,
- Lands with development potential (within reason).

Development is promoted within the Local Area Plan boundary, notwithstanding where speed limits are outside this boundary. Any development outside the Local Area Plan boundary comes under the provisions set out in the County Development Plan 2003-2009.



SECTION TWO: CONTEXT

2.1 Natural Heritage

Clarinbridge has a rich and diverse heritage. Much of the area's character is drawn from the richness of this heritage. The most important and valuable habitats in the area are afforded protection under European and National Legislation by way of designation as proposed Natural Heritage Areas (NHA's), candidate Special Areas of Conservation (cSACs) and Special Protection Areas (SPAs). The area south west of the village centre including Dunbulcaun Bay is designated as *Natural* Heritage Area, Special Area of Conservation and Special Protected Area. Under the Landscape Sensitivity Rating in the County Development Plan, Clarinbridge and its hinterland are classified as Class 1 (Low sensitivity), Class 3 (High Sensitivity) and Class 4 (Special Sensitivity).

Clarinbridge has a very rich and high biodiversity value and has many important habitats and elements of natural heritage outside designated sites such as Kilcornan Woods which are located south east of the village centre. These woods cover approximately *81 hectares* (200 acres) and contain hedges, stone walls and mature trees which all contribute to the character of the village. The main tree species in the wood include Norway Spruce, Sitka Spruce, Beech and Scots Pine. Common mammals in the woodland include the wood mouse, badger, fox, red squirrel and pin marten.

The village is located at the westerly extremity of the *Eiscir Riada*, which was a critically important natural gravel roadway which traversed the country. Eiscir Riada was an important transport route along an esker or gravel ridge.

The Clarin River is an important natural amenity and focal point in the village. The River is tidal up to the village and the river banks are low lying, its character changes depending on the rise and fall of the tides. A pier was erected in the 19th century to the west of the village. This area however is under utilised and has the potential to be an important amenity in the village.

The Cowpark area is ecologically rich due to centuries of traditional grazing practices. While this area is not a designated site it is still an environmentally sensitive zone. The Hillpark and Stradbally North areas are of High Local Ecological Value for the habitats present.

2.2 Architectural Heritage & Conservation

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. Sympathetic reuse can allow architectural heritage to continue to be enjoyed and used into the future. There is a strong architectural heritage in Clarinbridge. The village centre is a proposed Architectural Conservation Area and there are a number of protected structures within the Plan area (Table 2.1).

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. The inclusion of a structure in the Record of Protected Structures does not preclude appropriate use or development of the structure; however any proposal shall have to consider its impact on the structure and its setting.

Protection offered to a structure of special interest applies to all parts of the structure, including its interior, all land around it, and any other structure on that land and their interiors. Given that the Cowpark commonage is within the attendant grounds of Kilcornan House which is protected, any proposal for the development of the Cowpark will have to have special consideration to any potential impact on the character of the house and its setting within the historic demesne.

An Architectural Conservation Area (ACA) 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.

Protection of architectural heritage can be defined as 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 in the structure.

As well as there being a number of buildings in Clarinbridge included on the record of protected structures, there a number of other buildings that have no special protection but are of significance to the character of the village. Such buildings include Clarinbridge Crystal, buildings in the rear yards of Barrack St, houses and the Schoolhouse Restaurant.

Clarinbridge's principal significance arises from a combination of elements including its development on a river crossing from where it derives its name, the landmark buildings and the formally laid out village green which reflects the influence of a benevolent landlord. Clarinbridge's form and character reflects its historical development. The terrace of two storey buildings to the west of the main street with their long gardens to the rear and the terrace flanking the north side of the green present a varied yet cohesive aspect. Inappropriate alterations have failed to respect and enhance local character. Any future development proposals should respect the village's established character.

The retention of the character of the village core in Clarinbridge is recognised as being a major attraction. 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 confer local distinctiveness on the village.

The Local Area Plan recognises Clarinbridge's significance as a historic village and aims to sustain, protect and improve Clarinbridge's architectural heritage. It is intended that the special character of Clarinbridge is passed on into the future by delivering an integrated approach to the management of the urban environment.

Table 2.1 Protected Structures in Clarinbridge

RPS	Name	Townland	Description
234	Oyster Manor Hotel	Stradbally North	Detached five-bay two story former convent with advanced gabled end bays, rendered façade and round headed stone doorcase, c1844. The interior retains some contemporary joinery etc. Extensively renovated and extended to rear to accommodate hotel, 1995. Set back from within its own grounds which contains a small enclosed burial ground.
235	St Marys's Catholic Church/ Church of the Annunci	Kilcornan	Classical style, nine bay deep basilica with apse, tetrastyle Corinthian portico and attached belfry, 1935. The exterior is nap rendered. The interior has plaster ceiling and stained glass etc. Set on corner site with presbytery at rear.
236	Clarinbridge Green	Kilcornan	Village Green. Occupying triangular site, laid out, c.1875, with boundary wall, and Celtic cross commemorating Sir Thomas N. Redington, erected c. 1900.
237	Clarinbridge School House / Parish Hall	Kilcornan	Terraced seven-bay single-story former school house with random squared limestone façade and gable belfry, c. 1866. Extended to rear, c. 1999, with lower two-bay entrance porch on left, and arched entrance to yard on right. Arcaded outbuildings display local artefacts at rear.
238	Clarinbridge Bridge	Hillpark	Five-arched road bridge, crossing the Clarinbridge River, late 18 th cent. Parapet walls with splayed ends. Doubled in width. Repointed c. 1990
494	Clarinbridge Antiques	Kilcornan	Detached 3 bay 2 storey house, with original joinery and fenestration. Renovated outbuilding to rear houses retail outlet.

Source: Record of Protected Structures, Co. Galway.

2.3 Archaeological Heritage

Archaeological heritage is an integral part of the wider environment and is fundamentally important to the quality of life for the people, to their education, culture, enjoyment, amenity and to the economy and special identity of Clarinbridge. The Record of Monuments and Places (RMP) lists archaeological monuments and sites. There are a number of Recorded Monuments within or directly adjacent to Clarinbridge which provide evidence of early settlement. They are



afforded special protection under Section 12 of the National Monuments (Amendment Act), 1994 and are identified in Table 2.2 and Map 2.²

The Local Area Plan aims to raise awareness, knowledge and understanding of Clarinbridge's archaeological heritage and in so doing protect and conserve this irreplaceable resource.

Table 2.2 Record of Monuments & Places

Monument Number	Sheet No.	Townland	Classification
Ga 095-058	095	Kilcornan	Hill-top enclosure
Ga 095-069	095	Kilcornan	Church
Ga 095-144	095	Stradbally North	Chapel

Source: Recorded Monuments Archaeological Survey of Ireland

2.4 Roads and Transport

Clarinbridge is situated on the controlled National Primary Route N18 which forms part of the main road artery from Galway to Limerick. Clarinbridge's location on the National Primary Route brings a significant amount of traffic through the village particularly commuters and Heavy Goods Vehicles travelling to Galway City. To facilitate the growth of Clarinbridge and improve accessibility for locals and visitors, there is a need for improved traffic management, environmental enhancements and the development parking facilities. Road and pedestrian safety needs to be improved in the village. The Plan outlines policies and objectives to improve traffic management in the village for example, it contains proposals to develop a safe and integrated transport network and traffic calming measures. It also proposes to improve and further pedestrianise routes that link different lands uses, thereby encouraging walking as an alternative to the car

The Regional Planning Guidelines identifies the importance of good transport link and therefore states that the new proposed N18 Galway – Limerick route is a priority. This proposed new N18 which would by-pass the village will greatly alleviate the amount of traffic passing through Clarinbridge. This would ease congestion in the village, make it safer for inhabitants, more attractive for people to do business and allow the village to expand.

Car parking provision is on street and at private developments. The church car park is used by the general public during the week. The Plan aims to improve parking management and develop additional parking facilities convenient to the village centre. The Plan includes an objective to facilitate public car parking in the Hillpark area. Improvements to parking provision in the village will also contribute to public realm enhancement. It is recommended that any parking proposals are sensitively designed to integrate into the surrounding.

In 2005 funding was made available for the improvement and upgrading of existing footpath network in Clarinbridge village. Improvements to the footpaths have been carried out in the area that encircles the village green. Other footpaths that have benefited from this allocation include those that extend out as far as the speed limits at the Athenry Road junction on the N18 National Primary Route. Further works have also been carried out to footpaths that exist on the western

² 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.



side of the village that extend as far as Paddy Burkes Pub. To date a lot of the existing footpath network in the village has been up graded. It is expected that more monies will be made available in 2006 for the continued improvement of the footpath network in Clarinbridge.

Bus Éireann operates a daily Limerick – Galway service. This service is hourly and collects and drops off passengers in Clarinbridge however there are no bus shelters in the village. The provision of bus shelters would be a cost effective way of increasing public transport usage.

2.5 Water & Drainage

Clarinbridge and Kilcolgan are currently supplied from a spring source at Kilcornan. The Tuam Regional Water Supply Scheme is to be extended to supply Clarinbridge and construction of this extension is expected to start in October, 2006 and be completed by Spring, 2007. Kilcolgan will continue to be supplied by the source at Kilcornan, which is to be upgraded under the same contract.

There is no public sewerage system in Clarinbridge at present. Residential and commercial properties use individual septic tanks or treatment plants located at the rear of properties. The Clarinbridge Sewerage Scheme is to start construction in 2009. A preliminary report will be prepared and will be submitted to the Department for approval.

2.6 Communication Infrastructure

Clarinbridge is served by Eircom and a number of mobile telecommunication operators. The development of Information and Communications Technologies (ICT) is considered a key factor in facilitating social and economic progress. This Plan aims to facilitate the development of communication infrastructure in a manner that does not detract from residential amenities, environmental quality and public health.

2.7 Litter and Waste Management

Waste Management in the County is governed by the Connaught Waste Management Plan 2006-2011. Best practice waste management recommends that as much waste as possible is dealt with by reduction, reuse and recycling and with as little as possible remaining to be disposed of.

A segregated waste collection service for dry recyclables and landfill waste is currently provided in the Clarinbridge Area by private operators. Galway County Council is working with the private operators in County Galway to ensure that the segregated collection system is extended to include organic waste. However there is no bring bank recycling facility in the village.

The Plan aims to support the provision of waste infrastructure at locations which will not adversely affect residential amenities. The Council also intends to provide the necessary information for reduction, reuse and recycling of waste from residential and commercial premises including details on waste segregation, waste management, packaging, construction and demolition waste.

Clarinbridge have an active tidy towns committee which engages in a number of activities to ensure the village looks well. In 2003 the committee was awarded 1st prize in the Western Region by Board Failte for the Village green.



Scoil Mhuire National School in Clarinbridge is involved in the Green Schools programme, an International project designed to encourage and acknowledge whole school action for the environment. In 2005, the school achieved a Green Flag Award for their achievements in this programme.

2.8 Water quality

Existing waste water treatment in Clarinbridge is provided by septic tanks or private waste water treatment plants. Most of these schemes discharge to groundwater after initial treatment and subsequent drainage through a designed percolation area. Continuous monitoring is carried out under licence, at six of the larger wastewater treatment plants in the village. The groundwater in Clarinbridge has been classified by the Geological Survey of Ireland as a major aquifer with high vulnerability.

The River Clarin has been described by the Western Regional Fisheries Board as an important salmonid river. The current biological water quality status for the River Clarin at Clarinbridge is Q3 which is equivalent to 'moderately polluted'.

The Clarin River is moderately polluted along much of its length; the possible causes are wastewater overloads upstream in Athenry, as well as contributions from agricultural runoff and improper single house septic tank systems. Indicator from surveys of single house systems carried out in other parts of the country are that percolation areas are commonly not correctly installed and householders generally do not desludge septic tanks on a regular basis.

The waters of Dunbulcan bay show intermittent levels of E. coli pollution. The possible causes are outlines above, together with possible contributions from the private wastewater treatment systems in Clarinbridge. The E. coli pollution must be kept to a minimum so as to maintain Class A shellfish waters in Dunbulcan and Clarinbridge Bay.

Under the requirements of the European Union (Water Policy) Regulations, 2003, all public bodies are required to consult, coordinate and cooperate in their policies and operations so as to maintain the good status of water bodies which are currently unpolluted (and bring polluted water bodies up to good status by 2015). Galway County Council is statutory obliged to prevent any significant deterioration in the quality status of the waters in Clarinbridge

2.9 Energy

The development of energy infrastructure is identified as a key factor for economic development. The Plan aims to seek a balance between the need to maintain and develop energy infrastructure while having regard to amenities, protected areas and sensitive landscapes.

Most of the energy sources currently used in Clarinbridge are non-renewable and cause significant effect to the environment. This plan strongly supports initiatives for reducing the energy requirements of buildings and encouraging the development of renewable energy sources. Energy conservation measures and innovative building design that promotes efficiency and the use of renewable energy sources is promoted. Such proposals must be consistent with other policies and objectives.



2.10 Village Centre

Description

Much of Clarinbridge's appeal lies in the compact nature of the village centre. Clarinbridge has a predominantly linear shape and in comparison to other Irish villages it has a wide Main Street. However unlike many villages it has a central focal point, the village green. There is a strong streetscape on the western side of the village centre and this is complimented by the more open areas on the eastern side of the village including the green and the Church.

The village green which is walled and triangular in shape is a defining feature of the village centre and an important amenity for the local community. A number of houses face onto the green which adds to the character of the area and a monument of Thomas N. Redington stands in the centre of the green. The urban and village renewal improvement scheme was completed on the village green in 2005.

The Catholic Church which was built in the 1930s is basilican with classical details it is an important landmark in the village. The shopfronts bounding the Main Street have retained their character and are an attractive feature in the village. Another characteristic feature of Irish settlements which is present in Clarinbridge is the large gardens to the rear of older properties on the Main Street. These areas provide potential to consolidate future development.

The Plan supports streetscape improvements including paving, lighting, signage, street furniture and the under-grounding of overhead wires. In addition, continued provision of floral displays, including window boxes and wall baskets are encouraged.

The Plan aims to revitalise and enhance the village centre. This is to be achieved through a number of measures including encouraging the renewal of derelict sites, backland areas and street infill in a manner that is sympathetic to the character of the surrounding area. The Plan supports the role of the village centre as the principle commercial area within Clarinbridge and encourages a mix of commercial and residential development in order to maintain a vibrant village centre.

Roofs

The roof ridge and façade of the buildings are parallel to the road. The predominant material used is slate, sometimes replaced with inappropriate artificial substitutes. There are two very fine examples of thatch on the road to Maree. Chimneys are an important feature, which contribute to the roofscape of Irish towns, and are mostly placed over gable walls and rendered.

Windows and door openings

In most buildings in the village, the window openings are vertically aligned. Many buildings have their original timber sliding sash windows removed and replaced with outward opening uPVC or timber windows with inappropriate glazing bars. Entrance to the rear of houses is through arched openings in the earlier terrace to the west of the Main Street.

External Finish

The predominant external finish is of render over rubble stone construction. It comes in a variety of types and styles from wet dash renders to lined smooth renders ruled and lined to imitate ashlar stone. Traditionally these would have been lime based renders. Today, the tendency is to replace the softer and subtler finishes with harder cement based renders with modern synthetic paint systems. The use of colour should be carefully considered to harmonise with the streetscape as a whole.



2.11 Residential

Within the period of the County Development Plan 2003-2009, 2,630 residential units have been allocated to the Oranmore Electoral Area. Clarinbridge is one of 8 'Small Settlements' identified in this area. 930 units have been allocated collectively to the 'Small Settlements'. Policy 18 in the County Development Plan 2003-2009 allows for a deviation of the allocated population between 30% and 50% and states that regard will also be had to the rate of growth for each settlement.

Private sector house building activity has taken place in the form of one low density estate type development called The Parklands; there is also another low density cluster of houses located in the woodlands area south east of the village centre. One-off houses however are the main type of private sector development that has occurred in the village in recent years they have been constructed along some of the approach county roads into Clarinbridge particular on the Stradbally North Road, Gortard Road and the Ballymanagh Road.

At the public workshop the community was positive about future residential development provided that all new development is of a high standard of design and of appropriate type and scale. It is an aim of the Council to facilitate the development of housing to meet expected housing needs that will arise in Clarinbridge while at the same time maintaining village character.

Currently there is a local authority housing estate in Clarinbridge located east of the village. Galway County Council has obtained planning permission for a further 8 social houses in this estate. Galway County Council's Social Housing Capital Programme which includes a voluntary and affordable programme runs for a period from 2004-2008. This programme envisages that 8 social houses will be built in Clarinbridge in 2008 and a further 30 affordable houses will be built in the village over the programme period.

There are approximately 64 hectares (158 acres) proposed to be zoned Residential in the Plan. Of the total proposed Residential zoning 37.57 *hectares* (93 acres) remain undeveloped.

New residential development will be considered in the context of the existing settlement pattern. The Plan promotes clustered type housing. The Plan also promotes that all new residential developments make provision for managed open space, play space and other informal recreational facilities.

2.12 Economic Development

Clarinbridge's close proximity to Galway City is an influential factor in the development of the village. The village and surrounding hinterland are within the commuter belt of Galway City and as a result are under pressure for development. However Clarinbridge has retained a certain degree of economic independence. The village is relatively self-sufficient with a number of shops, hotels, restaurants, pubs, post office, pharmacy and primary school.

Clarinbridge has a relatively small enterprise base. Clarinbridge Business Park is located on the Athenry Road and it accommodates businesses such as Galway Now Magazine, SM Foods, Galway Concrete Ltd and a Crane Hire service. It must be cited however that Clarinbridge is strategically located in terms of the city and in particular the new proposed IDA Park/Development Corridor. The opportunity thus exists for Clarinbridge to capitalise on the spin-off effects and the agglomeration benefits that will arise from such a development. Hence plan will endeavour to provide for light industry or/and enterprise development.



At the mouth of the Clarinbridge River the Clarinbridge Oyster Co-Operative Society Ltd. operates two Oyster Fisheries, the Clarinbridge Oyster Co-Op Fisheries and the St. George Oyster Fishery. Fishermen from the Oyster Co-Op also fish a third fishery in the area, the Clarinbridge Public Oyster Beds. These fisheries provide both full time and part time work and income for up to sixty families. The income generated by these fisheries provides spin off effects and agglomeration opportunities for local businesses and the local economy.

While new economic development is looked upon favourably this should be contained within the existing village as much as possible in order to protect the village character and rural nature of Clarinbridge. The County Council recognise that the Plan cannot by itself create employment, but that all aspects of the Plan can influence job creation. Approximately 5.98 hectares (14.8 acres) of undeveloped land have been designated for Light Industry/Enterprise.

2.13 Tourism Development

Tourism represents an important economic growth area for the village. The village is well located in terms of natural heritage and built heritage. At present there are two hotels in the village. The Oyster Manor Hotel and Clarinbridge Court Hotel are important assets for the village providing employment for local people and quality accommodation for tourists. As well as the two hotels, there are also two restaurants and a number of pubs.

Clarinbridge is renowned both nationally and internationally for its association with oysters. The village attracts a considerable number of visitors each September as people come to participate in the annual oyster festival which has been in operation since 1954. During the week of the festival some 10,000 people visit the area, some 30,000 oysters will be consumed and up to 2,000,000 will be injected into the economy. The Festival has grown steadily over the years and is now an internationally recognised event.

The Plan encourages and facilitates the sustainable growth of the tourism industry in Clarinbridge. The importance of protecting environmental assets including built, natural and cultural heritage is recognised as these are the cornerstone of the tourism product. Accordingly the Plan aims to realise the tourism potential of Clarinbridge in an environmentally sensitive and sustainable manner. Approximately 3.7 hectares (9 acres) of undeveloped land have been zoned for Tourism development in the Plan. Any built development or activities proposed for this site should have a light “environmental footprint”. Any wastewater generated will need a high level of treatment including possible E.coli induction.

2.14 Education and Community Facilities

Clarinbridge village is served by one national school, Scoil Mhuire National School. The number of pupils attending the school has risen significantly in recent years from 146 pupils in 2000 to 246 pupils in 2006. The school is currently exceeding its capacity and has four prefabs to accommodate the rising numbers. Galway County Council to work with the community and the Department of Education and Science to facilitate the expansion of the primary school in the area.

Clarinbridge has a range of community facilities including a Post Office, Health Centre and a Grave Yard which is near capacity. There is a Parish Hall adjacent to the Church, this hall is used for a number of activities such as Irish Dancing, Drama, Uni Slim, Karate, preschool and a Credit Union. Even though there are a lot of activities taking place in the Parish Hall, the hall's potential is not fully realised as it is underutilised for a large proportion of the day.



There are also a number of active community groups in Clarinbridge. The Oyster Festival Committee is involved in organising and promoting the Clarinbridge Oyster Festival. The Clarinbridge Community Development Association plays a prominent role in promoting the cultural, social and economic welfare of Clarinbridge and its environs. The following are a small number of projects which the Community Development Association are currently involved in.

- The renewal of the village green
- There is a steering committee for the development of the Cow Park
- There is a sub committee that lobbies for traffic management and the paving of footpaths.
- There is a tidy towns committee.
- There is a childcare sub committee called Forsee.

Kilcornan House and demesne is currently a village day activity centre for adults with intellectual disabilities. This is run by the Brothers of Charity and also includes a swimming pool, a large gym/hall, a restaurant and 13th Century Church which are used by the general public. The Brothers of Charity have recently got planning permission to *change the use of the existing day activity unit to a residential unit.*

It became apparent at the public workshop held in Clarinbridge that a crèche was the most required community facility in the village. Given that there is huge national emphasis on the provision of childcare facilities particularly in rural areas and the increasing pressure on both parents to be in the labour force, this Plan is committed to facilitating the provision of a crèche in Clarinbridge.

2.15 Recreation and Amenity

Clarinbridge is well located in terms of natural amenities. Kilcornan Woods and estate are an important natural amenity for passive recreation providing about 8km of forest trails. The woods are also a popular location for orienteering.

Clarinbridge community offers a broad variety of clubs some of which include Cumann Raifteirí which is a branch of Conradh na Gaeilge. This club was established to promote the Irish language and Culture in the area. The oyster walking club and the drama society are also very active in Clarinbridge.

Clarinbridge also have a very strong GAA football and hurling club. The GAA pitch and clubhouse/facilities are located east of the village centre and the GAA are also renting another pitch to the east of this. In addition they have received planning permission for a handball ally and are about to build. Camogie is also popular in the village and ladies football has started this year Colga soccer club has some two hundred, mainly junior players. Currently they have a temporary pitch in Kileeneen but the club urgently need land on which to develop. There is a need in Clarinbridge for more playing pitches due to the increasing number of junior teams playing all of these sports.

Clarinbridge is located within *five kilometres* (three miles) of Oranmore by national road. Oranmore is well serviced with amenities such as a cinema complex, bowling alley and two leisure centres with swimming pools and a library. Due to Clarinbridge's proximate location to Oranmore there is little need to zone for such facilities. However there is need for more outdoor activity spaces including a children's playground.



The Cowpark is a large open space located in the centre of the village. There is huge potential to develop recreational facilities within this area. There are a number of policies and objectives in the Draft Plan to sensitively develop the Cowpark for recreation and amenity purposes.

The Plan aims to improve the range of amenity pathways throughout Clarinbridge. The Village Design Framework includes a specific objective to develop an amenity walk along the Clarin River.



SECTION THREE: POLICIES & OBJECTIVES

3.1 Introduction

This section outlines the policies and objectives in relation to the future development of Clarinbridge. They support policies and objectives outlined in the County Development Plan 2003-2009. Policies and objectives are categorised, commencing with those relating to heritage then infrastructure and facilities to support development, it concludes with those related to the development of different land uses.

- 3.2** Natural Heritage
- 3.3** Architectural Heritage & Conservation
- 3.4** Archaeological Heritage
- 3.5** Transportation
- 3.6** Water & Drainage
- 3.7** Communication Infrastructure
- 3.8** Litter and Waste Management
- 3.9** Energy
- 3.10** Village Centre
- 3.11** Residential
- 3.12** Enterprise and Light Industry
- 3.13** Tourism
- 3.14** Education and Community Facilities
- 3.15** Recreation and Amenity
- 3.16** Village Design

Section Three is to be read in conjunction with accompanying maps (Appendix 5), Section Four Development Control Standards and Section Five Village Design Framework. Where policy is not provided the Planning Authority shall refer to the County Development Plan.

3.2 Natural Heritage and Environmental Protection

Clarinbridge's natural heritage is a unique and special resource. It is an aim of the council to facilitate the maintenance, preservation and protection of the natural heritage.

Policies

It is the policy of Galway County Council to:

- 3.2.1** Manage, protect and enhance Clarinbridge's natural heritage where possible.
- 3.2.2** Recognise that nature conservation is not just confined to designated sites and acknowledge the need to protect non-designated habitats and landscapes and to conserve the biological diversity of the Plan area. The natural heritage of the area includes a variety of diverse habitats including marine, wetlands, rivers, streams, natural springs, woodland, trees / groups of trees, stone walls, hedgerows and associated wildlife.
- 3.2.3** Protect and conserve the habitats and species that have been identified under Annex i of the EU Habitats Directive, and species that are listed under the Wildlife Acts, 1976-2000, and on Annex ii and V of the EU Habitats Directive and Annex i of the EU Birds Directive.

- 3.2.4** Protect and conserve ecological networks/corridors/links and stepping stones and prevent their loss where possible.
- 3.2.5** Promote the interconnectivity of areas of natural heritage importance while recognising wider links outside the plan.
- 3.2.6** Promote greater habitat and species biodiversity through the appropriate planting of native or indigenous trees and shrubs to the Clarinbridge area.
- 3.2.7** Promote the retention of individual trees and groups of trees, hedgerows, stone walls and other associated landscape features where possible.
- 3.2.8** Promote the sensitive management and maintenance of hedgerows and stone walls.
- 3.2.9** To maintain and enhance woodlands, hedgerows and stone walls and other associated features. Where boundaries have to be removed and are to be replaced, replace with boundary types similar to those removed, for example, masonry stone walls and of similar species composition in the case of hedgerows.
- 3.2.10** Encourage the creation, development and maintenance of green corridors, green bridges, animal underpasses, eco-ducts and culverts where possible.
- 3.2.11** Consult with the NPWS in relation to any proposed developments in or near designated sites and support them in the management, protection, conservation and enhancement of designated sites, natural heritage and biodiversity of the Plan area.
- 3.2.12** Encourage the appreciation and knowledge of the natural, built and cultural heritage of Clarinbridge and its environs.
- 3.2.13** To protect the rural character, natural features and wildlife habitats associated with Clarinbridge.
- 3.2.14** To conserve and enhance the visual and natural amenity of Clarinbridge whilst encouraging and facilitating the future growth of the village.
- 3.2.15** Take cognisance of any policies, guidelines and baseline data that may be issued by Galway County Council or the National Parks and Wildlife Service during the lifetime of this Plan.
- 3.2.16** Seek to protect bats and their roosts³, and to maintain woodland, hedgerows, treelines and ecological networks and corridors which serve as feeding areas, flight paths and commuting routes for bats. Seek advice of bat experts in relation to conservation, restoration and demolition of buildings and other structures (e.g. Bridges) that may be used as roost sites.
- 3.2.17** Ensure that development proposals undertake an ecological assessment of sensitive natural heritage sites and that the developer consults with the National Parks and Wildlife Service and Galway County Council in relation to any development proposal on, in or near such sites.(Ref. Map 2)
- 3.2.18** Require a landscaping plan which is produced for developments near water-bodies to be submitted to the Western Regional Fisheries Board and the National Parks and Wildlife Services and ensure that such landscaping plans do not include invasive alien species.
- 3.2.19** Prevent the spread of invasive alien species.
- 3.2.20** Protect and maintain the extent, quality and connectivity of surface waters and wetlands.
- 3.2.21** Seek to maintain good status of all waterbodies and bring up to good status those water bodies which are polluted. In particular it shall be a policy to maintain the Class A status of the shellfish waters in Clarinbridge Bay of which Dunbulcan Bay is part.
- 3.2.22** Seek to maintain the existing balance of freshwater and salinity in Dunbulcan Bay within the range imposed by natural conditions.
- 3.2.23** Protect wetland habitats and areas that flood.
- 3.2.24** Identify areas of ecological value and proceed to prepare maps for these areas.

³Protected under the Wildlife Acts, 1976 – 2000 and the Habitats Directive (Annex IV)



Objectives

It is the objective of Galway County Council to:

- H1** Ensure there is greater habitat and species diversity through the appropriate planting of trees, shrubs and hedgerow indigenous to the Clarinbridge area in public and private places.
- H2** Protect designated sites (cSACs, SPAs, NHAs) identified on Map 2, and any future sites designated in the life of the Plan, and other important biodiversity areas.
- H3** Development is generally prohibited in areas designated as SAC, NHA or SPA. In the event of an application being made for development in a designated area it must be accompanied by an in-depth ecological assessment. Assessments are needed in the case of developments in or near sites with nature conservation designations, bearing in mind the potential for indirect impacts.
- H4** Planning applications within 30 meters of the Inner Galway Bay SPA and/or the Galway Bay Complex SAC and NHA must be accompanied by: an ecological assessment which complies with Section 18 of the European Communities (Natural Habitats) Regulations 1997 and which takes direct and indirect effects of the development on the designated site into account, and; evidence of consultation between the applicant and the National Parks and Wildlife Service with regard to the findings of this assessment. The need for ecological assessments for planning applications further than the 30 meter distance shall be decided upon on a site by site basis.
- H5** Seek to retain individual trees and groups of trees, hedgerows and stone walls which add to the local character of the area and are important for wildlife, particularly bats.
- H6** Require the preparation of a tree survey for any development that is proposed for Kilcornan Woods or any other woodland within the Plan boundary.
- H7** Require any development that occurs in Kilcornan Woods or any other woodland within the Plan boundary to ensure the maximum retention of trees.
- H8** Any development that occurs in Kilcornan Woods, the Cowpark, and in the townland of Stradbally North must take cognisance of the sensitivity of the area and should be accompanied by the appropriate reports dealing with flora, fauna and biodiversity.
- H9** Promote greater awareness of the natural heritage and natural heritage designations in Clarinbridge.
- H10** In the event of conifer trees being felled, promote the replanting of such with broadleaf indigenous trees.
- H11** Ensure that development proposals undertake an ecological assessment of sensitive natural heritage sites and that the developer consults with the National Parks and Wildlife Service and Galway County Council in relation to any development proposal on, in or near such sites. (refer to map 2).
- H12** Planning applications must: identify all ecological corridors (including hedgerows and masonry stone walls), likely to be significantly affected, which are present on the relevant lands; identify any losses to these corridors which would result if the application in question was granted, and; show that such losses would be fully offset if the application was to be granted through the replacement of the relevant corridors, with corridors composed of similar species or materials, before any losses to the existing corridors occur.
- H13** Seek to develop walks in an environmentally sensitive manner within the plan area in consultation with the relevant stakeholders
- H14** Seek to survey/map the woodland, hedgerows and treelines so that the current ecological networks can be identified, maintained or enhanced.
- H15** Retain and preserve the avenue and its established verge from Kilcornan Gates towards Kilcornan House.

- H16** To co-operate with the Western Regional Fisheries Board with regard to conservation, protection, enhancement and sustainable development of the fishery resources of the area.
- H17** Seek to undertake a habitat mapping project for the plan area and to take cognisance of any relevant findings from this project.
- H18** Tree felling, hedgerow maintenance and vegetation clearance will be restricted to 1st September until the 28th February.⁴
- H19** Ensure that the lane way leading down to the pier retains its existing character in terms of mature trees, stone walls and hedgerows.
- H20** Cooperate and coordinate with all relevant public authorities under the Water Framework Directive regulation in ensuring that the shellfish waters in Dunbulcan and Clarinbridge Bay are protected.
- H21** Require that any planning proposal for a development that has the potential to cause significant change in the freshwater flow regime in Dunbulcan Bay (whether by infill on flood plain areas or drainage or other works) shall submit a hydrological assessment of the direct and indirect effect of the development on the freshwater flow regime.”
- H22** To identify areas that currently flood and areas susceptible to flooding in extreme weather and tidal conditions and in scenarios of predicted sea level and climate changes.

3.3 Architectural Heritage & Conservation

It is the Council's aim to conserve and enhance Clarinbridge's architectural heritage.

Policies

It is the policy of Galway County Council to:

- 3.3.1** Implement the legislative provisions of the Planning and Development Act 2000 in relation to Architectural Heritage, having particular regard to the proposed Architectural Conservation Area (See Map2).
- 3.3.2** Protect structures included and proposed for inclusion in the Record of Protected Structures (RPS) that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, together with the integrity of their character and setting.
- 3.3.3** Prohibit developments which would destroy or damage, or cause inappropriate change to protected structures.
- 3.3.4** Consult with the Heritage Division of the DoEHLG in relation to proposed developments affecting protected structures.
- 3.3.5** Ensure that any interventions to Protected Structures are undertaken in accordance with best conservation practice and use sustainable and appropriate materials.
- 3.3.6** 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.
- 3.3.7** Protect, conserve and enhance the essential character of the proposed ACA through the control of the design, location and layout of new properties or the alteration or extension of existing ones.
- 3.3.8** Protect existing street patterns, spaces and relationships which contribute to the setting of the proposed ACA.

⁴ Bird nesting season is from 1st March – 31st August. Under the Wildlife (Amendment) Act, 2000 it is an offence for a person to cut, grub, burn or otherwise destroy, during the period beginning on the 1st day of March and ending on the 31st day of August in any year, any vegetation growing on any land not then cultivated.



- 3.3.9 Require proposals for development outside the proposed ACA but which would affect its setting or views or both to have respect for its character and appearance.
- 3.3.10 Encourage new works that contribute to the architectural and historic character of the area, its present and future life.
- 3.3.11 All conservation work should be executed in accordance with accepted national and international conservation principles.
- 3.3.12 Ensure that the proposed use of the building remains fully compatible with the principles of conservation.
- 3.3.13 Ensure the conservation and retention of traditional features and building elements such as shop fronts, windows, doors and door cases. Where replacements are necessary, ensure that they respect the original character of the building or setting in which they are situated.
- 3.3.14 Avoid unnecessary building demolition, foster the development of conservation skills and maintain the contribution of old buildings to the character of the area.
- 3.3.15 Respect built environment features which add to the character of the village.
- 3.3.16 Encourage proposals, which preserve and enhance the intrinsic character, scale and visual amenity of the Architectural Heritage.
- 3.3.17 To consider additional structures for inclusion on the Record of Protected Structures during the lifetime of the plan.

Objectives

It is the objective of Galway County Council to:

- AH1** Adopt a strategy of minimum intervention in relation to proposals concerning protected structures and those of local interest that contribute to local distinctiveness.
- AH2** Protect structures included in the Record of Protected Structures (RPS), identified in Table 2.1 and Map 2.
- AH3** 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.
- AH4** Proposals for intervention in relation to protected structures or proposed protected structures shall have regard to the following documents: Conservation Guidelines published by the DoEHLG, the Council's *Architectural Survey and Assessment: Best Practice Guide* and the *Architectural Heritage Protection: Guidelines for Planning Authorities (2005)* and any subsequent Guidelines, Acts, Directives or Policies which may be issued during the lifetime of the Plan.
- AH5** 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, colour and function.
- AH6** Promote an understanding and appreciation of Clarinbridge's architectural heritage.
- AH7** Protect the streetscape and setting of the proposed Architectural Conservation Area by requiring any new development to have regard for the character of the area.
- AH8** Require planning applications for development in Clarinbridge's proposed Architectural Conservation Area to submit drawings showing the proposed buildings/works in the context of their setting or otherwise demonstrate the impact of the development on the area.
- AH9** Require an archaeological and ecological assessment for any development proposals in the Cowpark.

3.4 Archaeological Heritage

The Council will ensure the protection of Clarinbridge's archaeological sites and monuments through the following policies and objectives.

Policies

It is the policy of Galway County Council to:

- 3.4.1** 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.
- 3.4.2** Support the conservation and maintenance of Archaeological sites and monuments, together with the integrity of the setting of these monuments and sites.
- 3.4.3** Prohibit developments which would destroy damage or cause inappropriate change to Archaeological sites / monuments and structures.
- 3.4.4** Protect and preserve archaeological sites which have been identified subsequent to the publication of the Record of Monuments and Places.
- 3.4.5** Consult with the Monument Section of the DoEHLG in relation to proposed developments that have the potential to affect Recorded Sites and Monuments.
- 3.4.6** Facilitate public access to the National Monuments, which are in the Councils ownership or in the care of the Heritage Division of the DoEHLG where possible.

Objectives

It is the objective of Galway County Council to:

- AY1** Protect sites and monuments included in the Record of Monuments and Places (RMP) identified in Table 2.2 and Map 2.
- AY2** All planning applications for new development, redevelopment, any ground works, refurbishment, restoration within close proximity to the recorded monuments shall take account of the archaeological heritage of the area and the need for archaeological mitigation.
- AY3** Seek to increase a greater awareness and knowledge of the archaeological heritage of Clarinbridge.

3.5 Roads and Transport

In order to provide a safe and efficient transport system, a quality road infrastructure and ensure the safe movement of people and goods in Clarinbridge the Council endeavours to achieve the following policies and objectives.

Policies

It is the policy of Galway county Council to:

- 3.5.1** Facilitate improved transport links serving Clarinbridge.
- 3.5.2** Facilitate greater ease of traffic movement through, within and around the village without compromising the consolidation of the village centre
- 3.5.3** Facilitate movement of people and goods into, through and out of Clarinbridge at a safe pace.
- 3.5.4** Improve traffic management through:
 - Improving traffic circulation,
 - Developing public parking facilities,



- Providing loading and unloading facilities,
 - Improving road signage,
- 3.5.5** To provide a safe road system in Clarinbridge through road safety schemes which would include signage and delineation, traffic calming, road narrowing, safety features in the vicinity of schools. Other measures deemed necessary by safety audits will also be considered.
- 3.5.6** To restrict suburban generated development along existing approach roads into the village, in the interest of traffic safety, utilities and services and proper planning and sustainable development.
- 3.5.7** Improve entrance points to Clarinbridge through road improvements, appropriate landscaping, maintenance of stone walls, hedgerows and grass verges, where resources permit.
- 3.5.8** Carry out improvements on the existing road system to relieve congestion including improved road carrying capacity, and reduced traffic hazard, the provision and improvement of parking areas, provision of new footpaths, maintenance of existing footpaths, as well as traffic management measures, subject to available finances and resources.
- 3.5.9** Co-operate with transport providers and community groups in the improvement of the public transport system and the creation of an integrated transport network.
- 3.5.10** Facilitate movement of people and goods into, through and out of Clarinbridge at a safe pace.
- 3.5.11** Facilitate the extension of the existing footpaths in the village.
- 3.5.12** Expand the village core in a consolidated manner through the creation of a new street to the west of the existing streetscape on the N18.
- 3.5.13** Facilitate walking and cycling as an alternative to the car and as a more convenient, popular and safe method of transport, through the designation, where feasible, of walkways and cycle routes linking village centre, residential, community facility and transport nodes. See Village Design Framework (Map 4).
- 3.5.14** Ensure all new developments are properly located in terms of traffic safety.
- 3.5.15** Provide adequate facilities for people with special mobility needs to create a safe and accessible environment by providing parking facilities on ground floor level, tactile crossing points, audio facilities on traffic lights and ramped kerbs.
- 3.5.16** Ensure all new developments are adequately served by car parking, disabled parking and cycling facilities.
- 3.5.17** Promote and facilitate greater ease of traffic movement and safe routes to schools in partnership with the local schools.
- 3.5.18** Ensure that schools have safe drop off / collection facilities for pedestrians, vehicles and cyclists and adequate and appropriately located staff parking.
- 3.5.19** Encourage new developments to use existing access junctions which enter onto major traffic routes, and indicative access objectives identified in the Village Design Framework (Map 4) rather than allowing a proliferation of new individual vehicular access points.
- 3.5.20** 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.

Objectives

It is the objective of Galway County Council to:

- T1** Improve car parking management within the village centre.
- T2** Facilitate the provision of public car parking in the Hillpark area.



- T3** Provide disabled car parking facilities at appropriate locations throughout the village and ensure that all new developments have adequate parking provision for the disabled.
- T4** Reserve access points for the future development of backlands (See Village Design Framework, Map 4).
- T5** Facilitate the provision of a bus shelter in the village centre.
- T6** Improve and maintain existing footpaths. Options regarding the extension of footpaths will be investigated.
- T7** Upgrade existing and develop new pedestrian facilities with particular regard to the needs of the mobility impaired.
- T8** Facilitate the provision of a pedestrian footbridge over the Clarin River.
- T9** Seek to improve culverts and all roadside drainage, maintain and renew pavements, widen and improve existing roads, improve road signage and facilitate the provision of new roads within Clarinbridge, as the need arises and as resources permit.
- T10** Require developers to bear the cost of improvement to junctions, road widening and the provision of footpaths in association with public lighting requirements.
- T11** Facilitate the preparation of a Traffic Management Plan for Clarinbridge.
- T12** Identify and reserve key access points into the town and areas behind the main streets.

3.6 Water & Drainage

In order to facilitate the sustainable growth of Clarinbridge, adequate sewerage and water networks need to be in place. It is an aim of the Council to ensure the water and wastewater infrastructure has sufficient capacity to cater for the growth of Clarinbridge.

Policies

It is the policy of Galway County Council to:

- 3.6.1** Ensure the provision of water and sewage facilities to assist the growth of development, and to ensure that this is undertaken in a sustainable manner in accordance with EU policies and directives.
- 3.6.2** Ensure that grit traps are provided and properly maintained on all surface water outfalls to the Clarin River and ensure that appropriate silt control measures are put in place for all new developments, particularly at construction stage, so as to protect the natural habitat of the Oysters.
- 3.6.3** Ensure the proper disposal of foul effluent from all future developments within the plan area boundary through the development control process.
- 3.6.4** 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.
- 3.6.5** Prohibit any proposed development which would pose an unacceptable threat to the capacity of water, wastewater and surface water infrastructure.
- 3.6.6** Maintain an adequate surface water drainage system throughout the Plan area.
- 3.6.7** Ensure that future developments within the Plan boundary make provision for connection to the proposed Municipal Wastewater Treatment System.
- 3.6.8** Restrict and discourage the proliferation of individual septic tanks and treatment plants in order to minimise the risk of groundwater pollution and to ensure protection of the aquifer (in particular the areas with a rating of high vulnerability). Where these installations are permissible ensure compliance with the relevant EPA wastewater treatment manuals.
- 3.6.9** Ensure that industrial facilities and commercial premises discharging waste water are operating within the parameters of a wastewater discharge licence.
- 3.6.10** Ensure the protection of the aquifer (with a rating of high vulnerability) from the risk of environmental pollution.



- 3.6.11** Ensure that development is not itself subject to inappropriate risk of flooding and ensure that it would not cause or exacerbate such a risk at other locations.
- 3.6.12** To ensure that all existing and proposed dwellings have an appropriate wastewater treatment system that is correctly installed and maintained.
- 3.6.13** To identify and facilitate the provision of a surface water drainage network. This policy does not prevent a developer from constructing a section of the network in agreement with the County Council.
- 3.6.14** Provide and maintain quality water and wastewater services necessary for environmental purposes and for economic, regional and rural development purposes.
- 3.6.15** Ensure that the provision of water and sewage facilities is undertaken in accordance with EU policies and directives.

Objectives

Galway County Council is committed to the following objectives:

- W1** Facilitate the provision of any waste water treatment proposals in the future.
- W2** Develop and improve the provision of potable water supply to all new and existing developments within the Plan boundary during the lifetime of this Plan.
- W3** Require all relevant applications, which are located in close proximity to a watercourse, to submit measures to reduce and prevent pollution to a watercourse, both during construction and after completion for the scheme.
- W4** Discourage development proposals located within or directly adjacent to areas which are sensitive to the effects of flooding.
- W5** Have regard to any flood plain details including maps and data that may be issued by the Office of Public Works during the lifetime of this Plan.
- W6** Intensify public awareness of water quality issues and the measures required to protect natural water bodies.
- W7** Facilitate where and when appropriate the connection of existing development to the proposed waste water treatment system.
- W8** Ensure a compliance of wastewater treatment systems with water pollution licensing regulations and requirements.

3.7 Communication Infrastructure

It is the aim of the Council to facilitate the development of Communication and Information Technologies without having adverse effects on public health or amenities. This type of development is considered necessary for social and economic progress in Clarinbridge.

Policies

The following are the policies of the Council in relation to Communication Infrastructure:

- 3.7.1** Facilitate Information Communication Technologies including the development of broadband infrastructure, for example through the County & Group Broadband Scheme.
- 3.7.2** 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.
- 3.7.3** Assist the County Broadband Forum in improving the availability of information on communication technologies.

Objectives:

It is the objective of Galway County Council to:

- CI 1** Discourage the location of masts close to schools and residential areas.

3.8 Litter & Waste Management

It is the aim of the Council to promote more environmentally sensitive methods of waste management.

Policies

It is the policy of Galway County Council to:

- 3.8.1** Develop Clarinbridge as a minimum waste community.
- 3.8.2** Promote waste reduction and new methods relating to waste management through reduction, re-use, recycling and composting.
- 3.8.3** Implement the Connaught Waste Management Plan 2006-2011 and any subsequent plans with particular emphasis on the reduction of waste and the development of infrastructure for reuse, recycling and disposal of residual waste in the most appropriate manner.
- 3.8.4** Ensure that new developments provide adequate storage facilities for segregated waste. Such facilities should be visually unobtrusive.
- 3.8.5** Improve the range of waste segregation facilities such as bring banks at suitable locations.
- 3.8.6** Provide infrastructure to manage solid waste in an environmentally friendly way.
- 3.8.7** Maintain Clarinbridge's image as a clean environmentally friendly village.
- 3.8.8** Support anti-litter and clean up activities including Tidy Town and National Spring Clean events.

Objectives

It is the objective of Galway County Council to:

- LW1** Inform and educate the community on new methods relating to all types of waste disposal and management through reduction, reuse, recycling and composting.
- LW2** Ensure that waste infrastructure is developed to serve the area.
- LW3** 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 have adequate supervision but not adversely affect residential amenities.
- LW4** Facilitate the provisions of separate collection systems for segregated domestic waste.
- LW4** Continue to provide information to schools through the Green Schools program and develop the program.

3.9 Energy

The development of energy infrastructure is a key factor for economic development. It is the aim of the Council to maximise the efficient and effective use of energy having due regard to amenities.

Policies

It is the policy of Galway County Council to:



- 3.9.1** Support the renewal and development of energy infrastructure, having regard to residential amenities and landscape sensitivities.
- 3.9.2** Promote energy conservation measures and facilitate innovative building design that promotes efficiency and the use of renewable energy sources.

Objectives

It is the objective of Galway County Council to:

- E1** Provide information on cost-effective energy conservation measures and renewable energy technologies, including the use of passive solar design principals, solar panels and geothermal heat pumps.
- E2** Ensure that all new developments incorporate passive solar design techniques. Techniques that should be incorporated include:
- If possible orientate dwellings such that the rooms with the highest heating requirements (living and dining areas) are within + or – 25° degrees of due south. North facing windows to be minimised,
 - Provision of adequate spacing to minimise shading,
 - Design of landscaping to provide shelter from prevailing wind,
 - Use of compact building forms.
- E3** Require developers to have consideration for the conservation of energy when preparing proposals for development.

3.10 Village Centre

It is an aim of the Council to enhance the village centre through the promotion of appropriate infill development and expansion of the centre having regard to the village vernacular, location and heritage. The following policies and objectives should be read in conjunction with the Village Design framework in Section 5 of the Plan.

Policies

It is the policy of Galway County Council to:

- 3.10.1** Promote the revitalisation of the village centre in a manner that is sympathetic to the character of its surrounds through:
- Promoting the redevelopment of derelict, obsolete and brownfield sites,
 - Encouraging the strengthening of the streetscape and continuity of the urban grain⁵,
 - Encouraging the development of backlands where proposals contribute to and enhance the character of the village. Only proposals that are part of an Action Plan for a specific area will be considered,
 - Exercising Council powers under the Derelict Sites Act.
- 3.10.2** Development of individual narrow back gardens will be discouraged. Only proposals for development on combined back gardens accompanied by an Area Action Plan will be considered.
- 3.10.3** Support the role of the village centre as the principle commercial area within the village.
- 3.10.4** Ensure that there is an effective mix of commercial and residential development along the streetscape in the village centre (mixed development) zone in the interest of commercial vitality. Exclusively residential proposals will not normally be permitted.
- 3.10.5** Encourage a mix of uses in the village centre including living over the shop in order to maintain a vibrant village centre.

⁵ Urban grain is determined by the pattern of plot divisions, building form and building line.

- 3.10.6** 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 and traffic safety as well as being in keeping with the character and scale of the area.
- 3.10.7** Ensure that existing buildings which contribute to the character of the area are appropriately refurbished rather than demolished. Consideration may only be given to demolition where it is demonstrated that a proposal is structurally unsound or there is an otherwise sustainable valid reason for its removal.
- 3.10.8** To positively and actively encourage the redevelopment of derelict, obsolete and brownfield sites in a manner that is sympathetic with and complimentary to the inherent character of neighbouring structures.
- 3.10.9** Preserve and enhance the character of the proposed Architectural Conservation Area (See Map 2) and also archaeological sites and monuments.
- 3.10.10** Ensure that new development and redevelopment respects and complements the existing character of an area in terms of scale, height, layout, grouping, function, design, materials and function.
- 3.10.11** When considering courtyard or car park developments surrounded by buildings, require front and rear facades to be treated with equal prominence and design aesthetics.
- 3.10.12** Encourage strong frontages onto the main thoroughfares creating definite building lines and continuity of village structure.
- 3.10.13** Examine all applications for retail development in the context of the 'Retail Planning Guidelines' by the DoEHLG. This will be augmented by the County Retail Strategy which the Council is preparing.
- 3.10.14** Encourage new retail development to locate within the existing village core.
- 3.10.15** Facilitate the improvement of the overall streetscape / physical environment, for example through encouraging underground wiring, appropriate street furniture and environmental improvements.
- 3.10.16** Encourage commercial development and services for tourists to locate within the village centre.
- 3.10.17** Ensure the provision of cycle / pedestrian access points from Main Street to the Hillpark area at agreed locations.
- 3.10.18** Support and endeavour to deliver the provision of a walkway / cycleway from the town centre down to the pier at Dunbulcaun Bay.

Objectives

It is the objective of Galway County Council to:

- VC1** Take cognisance of the principles in the Village Design Framework outlined in Section 5 of the Plan.
- VC2** Provide where funds permit environmental improvements within the village.
- VC3** Expand the village centre through the consolidation of the existing streetscape and the development of lands in the Hillpark area.
- VC4** Require developers to take cognisance of the natural features that define the character of the site in the context of its surrounding environment (including topography, aspect, foliage, geographical features).
- VC5** To encourage the development of a cohesive streetscape in the village centre which is appropriate to the context of the area in terms of scale, height, mass, form, siting, grouping, design, materials and function.
- VC6** Require Action Area Plans for the development of backlands
- VC7** Promote in-fill development, while maintaining the building line, throughout the Plan area thereby consolidating the village structure and to create a sense of enclosure along Clarinbridge's main thoroughfare in order to strengthen the streetscape in the village.



- VC 8** Facilitate the redevelopment of buildings in a poor state of repair or derelict so as to contribute positively to the Clarinbridge streetscape.
- VC 9** Provide for the enhancement of pavements and under grounding of over head wires.

3.11 Residential

It is an aim of the Council to facilitate the development of housing to meet expected needs that will arise in the village while at the same time maintaining the character of the area.

Policies

It is the policy of the Galway County Council to:

- 3.11.1** Encourage development of an appropriate density, scale and population that reflects the status of Clarinbridge as a 'small settlement' in the Oranmore Electoral Area.
- 3.11.2** Facilitate the development of housing to meet expected housing needs that will arise in the village while at the same time maintaining the character of the area.
- 3.11.3** Support the development of a broad range of house types and social/affordable housing at appropriate locations.
- 3.11.4** Encourage higher residential densities within the village centre in the interests of sustainable urban development.
- 3.11.5** Encourage development to take place in a sequential manner.
- 3.11.6** Maintain the character of the area outside the village centre by encouraging residential development to reflect Galway County Council's Housing Design Guidelines for Single and Clustered Housing and any other such guidelines as may be published by the Council.
- 3.11.7** Require that the design of housing layouts include the use of clusters and over looked open spaces. Layouts should also consider play space, other informal recreational facilities as well as road access to ensure future linkage to backland development land where it exists.
- 3.11.8** Co-ordinate the provision of road, cycle and pedestrian networks and other services to new residential areas.
- 3.11.9** Ensure that new residential developments make provision for managed open space, play space and other informal recreational facilities.
- 3.11.10** Require the naming of residential developments to reflect local place names, heritage, Irish language or topographical features as appropriate and to incorporate townland names from the locality as far as possible.
- 3.11.11** Promote energy conservation and renewable energy technologies in developments, such measures to be consistent with other policies in the Plan.
- 3.11.12** Until such time as the public sewage scheme becomes operational in Clarinbridge, developments incorporating the maximum density are unlikely to be considered except in exceptional circumstances and where the Planning Authority are satisfied that the proposal complies with current standards relating to the disposal of effluent.
- 3.11.13** Require contributions from developers to contribute towards the provision of footpaths, street lighting and amenities in the interests of public safety.
- 3.11.14** To have regard to the character of an area including adjoining development, landscape features, contours, and 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.
- 3.11.15** To promote social and affordable housing and greater social integration within residential areas in the following ways:

- To implement the provisions of the housing strategy as adopted by the Council on 12th October 2001. This strategy forms part of and shall be read in conjunction with this plan.
- To acquire land in the interest of providing public sector housing and to assist local initiatives providing appropriate community housing, shared housing and social housing. E.g. See proposals outlined in 'Social Housing-The Way Ahead' (DOE).
- To ensure that appropriate units are developed in the housing market for the elderly, people with disabilities and other special needs households as close as practically possible to the village centre.
- To give preference to the proven needs of local people in the allocation of Council housing and accommodation.
- To consider the provision of traveller accommodation facilities where the need arises at appropriate locations.

Objectives

It is the objective of Galway County Council to:

- R1** Encourage residential development in land zoned Village Centre and Residential while having regard to the village ethos and without being unreasonably inconsistent with the County Development Plan.
- R2** Require developers to carry out a professional assessment of the natural features that define the character of site in the context of its surrounding environment (including topography, aspect, habitats, flora, fauna, foliage, geological features) and integrate these features into development proposals.
- R3** Require developers to make appropriate provision for recreation and amenity infrastructure equal to the needs of the development and as an integral element of their proposals. A special levy may be required to enable the development of appropriate amenity areas off site under powers set out in the Development Contribution Scheme.
- R4** Identify and acquire appropriate lands for social and affordable housing as necessary.
- R5** Provide social and affordable housing in accordance with substantiated eligible need.
- R6** Implement the provisions of Part V of the Planning and Development Acts and Housing Strategy on lands designated for Residential development and Village Centre (mixed development). The County Housing Strategy forms part of and is to be read in conjunction with the Plan.
- R7** Reserve access points and circulation routes to facilitate the future development of backlands as identified in the Village Design Framework.
- R8** Require that the design of housing layouts include the use of clusters and over looked open spaces. Layouts should also consider play space, other informal recreational facilities.
- R9** Ensure that a system of pedestrian/cycle corridors is facilitated within each residential development linking amenity areas and community facilities. Proposals shall be integrated within an overall framework (Refer to Village Design Framework).
- R10** Encourage higher densities and consolidated development in or proximate to the village centre and reduced densities peripheral to the Plans boundary.
- R11** Require residential developments to reflect Clarinbridge's built, natural or cultural heritage by the use of local place names and to incorporate townland names from the locality as far as possible.
- R12** Ensure the provision of cycle / pedestrian access points from Main Street to the Hillpark area at agreed locations.
- R13** Support and endeavour to deliver the provision of a walkway / cycleway from the town centre down to the pier at Dunbulcaun Bay.



3.12 Enterprise and Light industry

In order to facilitate light industrial and enterprise development in Clarinbridge, this Plan is committed to the following policies and objectives.

Policies

It is the policy of Galway County Council to:

- 3.12.1** Ensure that sufficient land is available to encourage new enterprise to locate within the Plan boundary.
- 3.12.2** Facilitate the expansion of the existing enterprises having regard to the protection of the amenity of neighbouring properties.
- 3.12.3** Ensure that enterprise schemes are appropriately landscaped, sited and screened.
- 3.12.4** Facilitate the development of local enterprise centres.
- 3.12.5** To positively encourage development proposals for appropriate light industry and enterprise based on local resources, skills or initiatives.
- 3.12.6** Encourage the development of appropriate light industry and enterprise developments including those traditional to the area.

Objectives

It is the objective of Galway County Council to:

- E1** Service and assist within the limits of available finance, suitable sites as identified for local enterprise development so as to facilitate industry and affordable workspace for new business start-ups.
- E2** Consider cottage industries in residential areas on their own merits through the development control process. Any proposal shall have minimum environmental impacts and have regard to the amenity of adjoining properties.
- E3** Facilitate the development of a light industrial/enterprise park on the land zoned light industrial/enterprise on the Galway side of Clarinbridge.
- E4** Expand and enhance the sustainable development of the local oyster industry in Clarinbridge.

3.13 Tourism

Tourism is an important element of Clarinbridge's local economy. The Council aims to harness tourism potential while at the same time endeavouring to ensure appropriate management and greater protection for vulnerable features through increased awareness and knowledge in Clarinbridge's natural, cultural and built heritage.

Policies

It is the policy of Galway County to:

- 3.13.1** Facilitate the development of Clarinbridge as a tourist destination in the context of cultural and recreational tourism and its importance to the local economy.
- 3.13.2** Encourage the development of sustainable tourism products in the village.
- 3.13.3** Co-operate with and assist Fáilte Ireland, Ireland West Tourism, Galway East Tourism, Údarás na Gaeltachta, Central Fisheries Board, Coillte Teoranta, the local community and other stakeholders in the development of sustainable tourism products and promoting Clarinbridge as a tourism and recreational destination.



- 3.13.4 To encourage the promotion and protection of the rich character and heritage of Clarinbridge heritage in an environmentally sensitive and sustainable manner.
- 3.13.5 Facilitate the development of good quality accommodation, services, facilities and activities for tourists in appropriate areas.
- 3.13.6 Ensure that tourism schemes are appropriately sited, landscaped and screened.
- 3.13.7 Support the recommendations of the report 'Water Based Tourism – A Strategic Vision for Galway', April 2002 and the aims and objectives of *City and County Tourism Strategy* and *County Development Board Strategy*.
- 3.13.8 Support the development of walkways embracing focal buildings and the heritage of Clarinbridge and its hinterland in an environmentally sensitive and appropriate manner.
- 3.13.9 Facilitate the development of tourism infrastructure that is beneficial to the local economy and complimentary to the local built and natural environment where possible.
- 3.13.10 To realise the tourist potential of water based activities, angling and walking and other tourism products in the Clarinbridge area, in a sustainable manner.
- 3.13.11 Support and endeavour to deliver the provision of a walkway / cycleway from the town centre down to the pier at Dunbulcaun Bay.

Objectives

It is the objective of Galway County Council to:

- TM1** Develop a strategy for information signage for Clarinbridge.
- TM2** Seek to liaise with stakeholders in preparing and marketing a Tourism Action Plan aimed at the promotion and development of sustainable tourism.
- TM3** Facilitate the development of cultural heritage facilities in Clarinbridge where possible.
- TM4** Support local festivals / events in recognition of the contribution they make to the development of Clarinbridge.
- TM5** To investigate the provision of a tourist information point and public toilet facilities at suitable sites.

3.14 Education & Community Facilities

It is an aim of the Council to facilitate the expansion and development of resources likely to enhance the educational and community facilities within the village.

Policies

It is the policy of Galway County Council to:

- 3.14.1 Seek the development of community facilities that will meet the needs of all its current and envisaged population.
- 3.14.2 Maintain existing community buildings, open spaces, sports facilities, waste management and burial grounds within Clarinbridge and provide for improvements of same where required.
- 3.14.3 Co-operate with bodies including school authorities, religious orders, the Health Service Executive and community groups in the provision of education and community facilities at appropriate locations.
- 3.14.4 Ensure there is sufficient land available to cater for future educational requirements.
- 3.14.5 Facilitate the provision of adequate, affordable and registered childcare facilities in a sustainable manner that:
 - Is compatible with land use and transportation policies,
 - Promotes local economic development,
 - Recognises the role of such facilities in addressing disadvantage.



- 3.14.6** Have regard to the provisions of “Childcare Facilities, Guidelines for Planning Authorities.” (Published by the DoEHLG, June, 2001).
- 3.14.7** Promote the provision of out-reach third level education opportunities.
- 3.14.8** Support voluntary bodies and groups, in recognition of the vital role that they play within the village.
- 3.14.9** Seek the location of schools and other community facilities in a central location where the optimum community benefit can be gained.
- 3.14.10** Support the provision of facilities that will provide for the elderly and people with special needs.
- 3.14.11** Support the expansion of the primary school in the area by working with the Department of Education and Science and the community.

Objectives

It is the objective of Galway County Council to:

- EC1** Reserve lands for the expansion and provision of additional community facilities in addition to existing community facility lands.
- EC2** Ensure a network of pedestrian and cycle links are facilitated between educational and community amenities and existing and proposed residential developments.
- EC3** Facilitate the provision of a crèche or a childcare facility.
- EC4** Work in consultation with the local community and the Community Development Officer to identify an appropriate site for the provision of a playground.
- EC5** Facilitate the expansion of the graveyard on adjoining lands zoned for community facilities.
- EC6** Realise the full potential of the Parish Hall and facilitate its refurbishment and expansion.
- EC7** Facilitate any expansion or relocation of the national school.

3.15 Recreation & Amenity

It is the aim of the Council to facilitate the provision of improved amenities within the village and to promote the renewal and environmental improvement of obsolete areas in an environmentally sensitive manner.

Policies

It is the policy of Galway County Council to:

- 3.15.1** Ensure sufficient lands are available for recreation and amenity.
- 3.15.2** Co-operate with developers, sports clubs, schools and the community in promoting and developing the recreational potential of Clarinbridge where resources permit, at appropriate locations which would not be detrimental to residential amenity or natural heritage of the area. For example, in the provision of new facilities, improvements to existing facilities, safe routes to recreation / amenity lands and facilities, the provision of picnic sites / viewing sites in special amenity area and the undertaking of environmental improvement schemes.
- 3.15.3** Promote the development of a child friendly environment for children of all ages.
- 3.15.4** Promote and facilitate safe routes to recreation facilities including GAA facilities.
- 3.15.5** Protect land zoned for Recreation and Amenity purposes from inappropriate development. Within such areas only very limited development, directly related to amenity and leisure uses will be permitted.



- 3.15.6** 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.
- 3.15.7** Confine games / recreational activity, which could give rise to loss of amenity including elevated levels of noise to areas zoned for Recreation and Amenity.
- 3.15.8** Protect the amenity of scenic and environmentally sensitive areas and promote the knowledge and appreciation of natural amenities in the area.
- 3.15.9** Link open space and amenity areas creating a positive natural environment and to encourage the development of walking and cycle routes.

Objectives

It is the objective of Galway County Council to:

- RA1** Seek to develop amenity walkways and cycle routes in Clarinbridge in an environmentally sensitive manner.
- RA2** Encourage and facilitate suitable facilities for teenagers at appropriate locations.
- RA3** Develop, where funds permit, recreation and tourism facilities such as footpaths, picnic sites, viewing sites in special amenity areas and amenity walks.
- RA4** Facilitate the development of recreation and amenity infrastructure, for example, playing pitches that are linked with educational facilities.
- RA5** Develop a series of walkways, cycle paths, adventure trails and pony tracks in the Cowpark area in a sensitive manner incorporating the river.
- RA6** Facilitate the development of an amenity walkway along the Clarin River.
- RA7** To develop a river and estuary bank walkway parallel to the northern banks of the Clarinbridge River, stretching west of Clarinbridge Bridge to Mooring Posts Quay in order to facilitate an increased human interaction with the landscape in this part of Clarinbridge thus significantly beneficially impacting upon the tourism and local amenities.
- RA8** To facilitate and assist in the identification and provision of a suitably accessible and supervised community playground, at an appropriate location, in consultation with the relevant stakeholders and the community.
- RA9** Facilitate the improvement and renewal of the pier while maintaining the exiting character of the area.

3.16 Village Design

Policies

It is the policy of Galway County Council to:

- 3.16.1** Encourage development to locate along the entrance to the proposed car parks. Buildings should be of a high civic design quality.
- 3.16.2** Use corner / marker buildings to define the urban structure and accentuate corners, increased heights at these locations may be considered where proposals contain a high standard of architectural quality.
- 3.16.3** Encourage place making design principles: to achieve a scale, character, grain and identity associated with Irish rural towns and villages.
- 3.16.4** Strong streetscape definition with dual aspect designed elevations, which encourage passive surveillance to open spaces.
- 3.16.5** Private parking to be integrated within the courtyard enclosures.
- 3.16.6** Provide a network of attractive civic open spaces along key pedestrian routes to provide functional links within the pedestrian network.

- 3.16.7** To require high design standards in relation to access, paving, street furniture and lighting are incorporated within development proposals.
- 3.16.8** Have regard to the 'homezone' principles⁶.

Objectives

It is the objective of Galway County Council to:

- VD1** Encourage the integrated development of backlands within the village centre.
- VD2** Create new streetscape which exhibits traditional design principles.
- VD3** Create local access routes to serve new development. (Regard shall be had to Homezone Designs Principles).
- VD4** 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.
- VD5** Be consistent with existing building heights.
- VD6** Planning applications must demonstrate that any development would not be subject to potential rising sea levels as a result of global warming and must address any issues with regard to rising sea levels with regard to the siting of any development.

⁶ Refer to '*Homezones: A planning and design handbook*' – Mike Biddulph (2001) and '*Homezone: Design Guidelines*' – Institute of Highway Incorporated Engineers (June 2002).



SECTION FOUR: DEVELOPMENT MANAGEMENT STANDARDS

4.1 Introduction

This section outlines standards which will be applied to development proposals in Clarinbridge. Applicants will also need to consider regulation and guideline publications when preparing a planning application. Development proposals may also be subject to other regulations and statutes that cover fire, building regulations etc.

Pre-planning meetings with Planning Officials prior to the submission of planning applications are useful to clarify policies and issues for the Council and the developer. Discussions that take place do so without prejudice to the decision of Galway County Council. Development proposals that are consistent with the policies and objectives of the Plan will not necessarily be permitted. Development control standards are set out under the following headings:

- 4.2** Residential
- 4.3** General
- 4.4** Commercial, Retail, Office and Tourism
- 4.5** Shopfronts, Advertising and Signage
- 4.6** Industry and Enterprise Development
- 4.7** Community Facilities
- 4.8** Parking, Loading and Storage
- 4.9** Development Contributions, Securities and Levies

Where standards are not provided the Planning Authority shall refer to the County Development Plan 2003-2009.

4.2 RESIDENTIAL

4.2.1 Density

The Residential Density Guidelines for Planning Authorities promote higher residential densities in appropriate locations in the interests of a more sustainable residential pattern. Higher residential density is encouraged on the basis that it makes optimal use of existing zoned and serviced land in preference to greenfield development which can be costly to service and not have adequate residential facilities in place. The benefits of increased residential densities can be briefly summarised as:

- More economic use of existing infrastructure and serviced land,
- 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,
- More sustainable commuting patterns.

The main provisions of these guidelines have been incorporated into the Local Area Plan in a manner appropriate to circumstances for Clarinbridge.

Higher densities must not be achieved at an unacceptable amenity cost to the surrounding dwellings and the residents of the proposed development. Prescribed densities in isolation have limited control over the quality of the residential environment. Design, layout, dwelling mix, form, material and colour strongly influence the quality of the residential environment. The Planning Authority will therefore adjudicate residential development proposals on their merits having regard to overall density (plot ratio and site coverage) together with other standards including adequate daylight, privacy, general storage space, open space, landscaping, parking areas, provision for disabled people, life cycle adaptability and informal surveillance of external spaces.

In Clarinbridge, one layer of residential density has been identified. However, this Plan promotes higher densities in central areas (village centre), grading down to lower densities at the periphery of the Plan boundary.

4.2.2 Plot Ratio*

• Village Centre (Mixed Development) Zone

In circumstances of residential development within these areas density will be applied using plot ratio. 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 cartilage the floor area will be aggregated.

The purpose of plot ratio control is:

- To prevent the adverse effects of both over-development and under-development on the amenity and layout of buildings within the village centre.
- To achieve desirable massing of building height; to balance the capacity of the site and the capacity of street frontage.

A plot ratio of 1 shall apply within the village centre (mixed development). However the Local Authority may use its discretion in permitting varied plot ratios where it is considered appropriate and in the interests of proper planning and sustainable development.

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

As regards infill residential development a balance has to be struck between the reasonable protection of the amenities and privacy of adjoining dwellings, the protection of established character and the need to provide residential infill.

Building heights of new buildings will be sympathetic to the existing building structure of Clarinbridge. As a means of increasing the density the positioning of semi-detached and detached dwellings closer together, will not be considered appropriate.

• Residential Zone

Residential development outside the village centre will be based on the cluster concept. Central to this concept is that housing and associated public open spaces are designed as an integrated whole. The creation of high quality housing, attractive public open spaces and a sense of community shall take priority in design considerations.

The density of residential development shall not normally exceed *4,000 meters squared per hectare* (i.e. plot ratio of 0.4). 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. Individual clusters should generally not exceed 25 dwellings to the hectare (10 dwellings to the acre). For guidance on design and layout see Section 4.2.4 Design and Layout of Residential Areas. These density guidelines will not prevent favourable consideration of high quality schemes of higher densities in this zone where it is appropriately located, respectful of adjoining context / residential amenity and is considered to be in the interests of proper planning and sustainable development.

Cognisance must be taken of the village design framework where existing landscape/ecological features must be sensitively integrated into the design layout of the scheme. Such design frameworks must respect the unique setting and will be accessed on a case by case basis. In such cases plot ratio will be substantially different from to the village core to village periphery.

4.2.3 Site Coverage*

Site coverage is a control used to prevent over-development of the site thus safeguarding sunlight and daylight. This is expressed as a percentage, determined by dividing the ground floor area of the building by the total site area. Site coverage shall not normally exceed 80% in the village centre (mixed development) zone.

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

4.2.4 Design and Layout of Residential Developments

The creation of high quality residential developments is a key aim of the Clarinbridge Local Area Plan. In order to achieve this, new residential development will be based on the following principles:

- Development shall take cognisance of the natural features that define the character of the site in the context of its surrounding environment (including topography, habitats, flora, fauna, aspect, foliage, geological features).
- The form of new development should follow the natural contours of the ground and shall not appear regular or linear.
- Large residential areas shall generally be broken into small functional and visual groups thereby ensuring safety for young children, facilitating social interaction and introducing variety into the visual environment, avoiding repetitive types of development.
- Residential developments, particularly those with six or more units, should encourage a variety of residential unit types and ensure a good social and design mix.
- Each group of houses should have its own visual identity, variations being achieved by layout, siting, form, mass, grouping, building lines, house design, external finishes, colour, hard and soft landscaping and house size.
- Dwellings should not be located on a ridgeline; the roof level should be sited below the ridgeline. These measures should allow the natural contours of the land to assimilate development.
- Regard shall be had to softening the visual impact of a building through design detailing. For example, attention to doors and windows to reduce the visual impact of development.
- The use of traditional design, local materials and techniques on all buildings is encouraged.
- Discourage suburban type walls, entrance gates and suburban type building.
- Discourage use of brightly coloured or multicoloured brick, panel paving or roof materials which is out of character with an area.



- Housing designs shall consider orientation and sun-path so as to maximise amenity, daylight and the benefits of passive solar gain to domestic heating.
- Creation of overshadowing should be avoided.
- Have regard to '*Design Guidelines for the Single Rural House*' and the '*Galway Clustered Housing Design Guidelines*' available for consultation or any revised versions thereof published within the period of the Plan.
- Consideration shall be given to the retention of trees, groups of trees, hedgerows, stone walls and other landscape features where possible. Natural features or 'landmarks' such as mature trees or views or vistas should help to enrich the layout and orientation of housing. The retention of existing features on site is strongly encouraged.
- Where boundaries have to be removed and are to be replaced, they shall be replaced with boundary types similar to those removed, for example, masonry stone walls.
- Have regard to natural features or views or vistas to enrich the layout and orientation of housing.
- Consider landscaping at the initial planning stage in order to obtain the maximum benefit from existing features. This has scope to break up and soften the development's visual impact and assist in integrating the development into the topography.
- Encourage the planting of native species which have a high biodiversity value (see Appendix 1).
- Ensure cycle ways and pedestrian pathways are laid out so that they contribute to linking the development to the rest of the locality, amenities, shopping, community facilities and other residential areas.
- 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.
- Ensure the provision of cycle/pedestrian access points from Main Street to the Hillpark area at agreed locations.
- Support and endeavour to deliver the provision of a walkway / cycleway from the town centre down to the pier at Dunbulcaun Bay.

Residential layouts should be designed in such a way that heavy through traffic is discouraged. Road alignments should discourage speed and give priority to the safety and convenience of pedestrians and cyclists in accordance with the 2003 'Traffic Management Guidelines' issued by the DoEHLG. Circulatory routes and linkage between proposed developments and future development lands must be upheld. 'Homezone' design and layout principles will be encouraged⁷. Developments should contain shared surfaces, traffic calming measures and other pedestrian/child friendly features to facilitate the use of the street for amenity.

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 (1998)'.⁷
- '*Homezones: A planning and design handbook*'- Mike Biddulph (2001)'.⁷
- '*Homezone: Design Guidelines*'- Institute of Highway Incorporated Engineers (June 2002)'.⁷

⁷ '*Homezone: Design Guidelines*'- Institute of Highway Incorporated Engineers (June 2002)'.⁷



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 Planning Authority's Roads Requirements will be based on;

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

Services shall be installed in accordance with:

- *The 'Recommendations for Site Development Works for Housing Areas' – DoEHLG (1998) and in accordance with;*
- *Any revised version of the outdated 'Taking in Charge Policy for Private Housing Developments (February 1999)' Published by the Local Authority during the lifetime of the Plan.*
Copies of the above documents will be available for consultation at the Planning Office.

4.2.5 Dwelling Mix

Different types and sizes of housing units are needed to provide a choice within each development. Large residential areas shall generally be broken into small functional and visual groups, which fulfil a social and aesthetic need for identity. New development particularly those with six or more units should include a range of housing types. They should be arranged so as to compliment each other, the site and surrounding environment and provide some contrast in form and scale. Varying height, frontages, colour and materials, a degree of distinctiveness and local identity should also be incorporated into designs. 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. A proliferation of holiday home developments within the Plan boundary will not be permitted.

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.

4.2.6 Apartments

Generally, the development of apartments will only be acceptable in the Village Centre. Apartment developments should make a positive contribution to streetscape design and provide ample level of amenity for their residents. The building design, height and site layout shall have due regard to the character of the amenities of the surrounding environment.

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.

Apartment developments shall be of high quality design, incorporating satisfactory car parking standards and adequate functional space to accommodate bicycle parking and refuse storage areas for the use of all residents. Each apartment shall be "self-contained", i.e. there shall be only one door to each flat from communal passageway and shall be provided with its own W.C. and bathroom. Adequate internal storage areas will also be required within each unit.

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.

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.

Consideration shall be given to the needs of people with special mobility needs 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.

The *Guidelines on Residential Developments in Urban Renewal Tax Designated Incentive Areas* DoEHLG 1995 sets out minimum internal space 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 4.1 Internal Layout Standards

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

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



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.

4.2.7 Public Open Space

Public open space is one of the key elements in defining the quality of the residential environment. It provides passive and active amenity and is important for ecological and environmental reasons.

The Planning Authority is committed to the promotion and enhancement of a hierarchy of public open spaces throughout Clarinbridge and will encourage the provision of links and connections between open spaces.

Parks and playing fields will be provided at a rate of 1 hectare per 1000 population, the provision of which will be funded from the open space element of development contributions scheme.

The public open space requirement in residential areas is as follows:

- Village Centre (mixed development) - minimum of 10% of total site area.
- Residential zones (greenfield) - minimum of 10-15% of total site area.

Children's play areas will be encouraged, where small spaces are incorporated into the design and layout provided that they are overlooked so that some degree of supervision may take place.

Residential developments should include well designed open space that is visually pleasing as well as functionally accessible to the maximum number of dwellings within the development. Regard shall be had to section 6.12 to 6.14 of the document 'Galway Clustered Housing Design Guidelines' in the development of open space. Details of the proposed landscaping, hard and soft of public open spaces should be provided with planning applications.

To promote the quality of the residential environment and help enhance security, it is always preferable that gardens should not back onto common open space, rear access footpaths or parking areas. To reduce risk of crime, open spaces should directly overlooked by the fronts of dwellings and should have informal surveillance provided by drivers and cyclists using the road network. Furthermore, open space between developments should compliment each other.

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.

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.

4.2.8 Private Open Space

The provision of adequate private open space is essential to the quality of a residential environment. It is important that private open space is provided such that it is free from undue observation. In the Village Centre (Mixed Development) and Residential zones site coverage and plot ratio shall primarily govern the development of the site. Proposals may also refer to the following guidelines that were set out in the document 'Galway Clustered Housing Design Guidelines':

- 3/4/5 bed houses minimum 60-70 square metres behind the building line.
- 1/2 bed houses minimum 50 square metres behind the building line.
- 2/3 bed apartment minimum 15-20 square metres when unit is in or close to village centre.
- 1 bed apartment minimum 10 square metres when unit is in or close to village centre.
- 2/3 bed apartment minimum 20-40 square metres when unit is located at village edge.
- 1 bed apartment minimum 20 square metres when unit is located at village edge.

In the Village Centre (Mixed Development) zone private open space to the front of houses or apartments may only need to be a narrow buffer strip of hard / soft landscaping, a change in surface texture or colour or an area to accommodate climbing shrubs or window boxes. 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. However, balconies which project from the main building facade onto the street will be discouraged. Consideration should be given to the orientation of balconies, which must be designed as an integral part of the building's composition, thereby maximising solar gain, and have respect for the village-scape 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. In cases where a high quality environment is provided in shared courtyards or gardens, a reduced minimum private area behind the building line can be considered. Terraces, balconies and courtyard spaces can supplement the standard front and rear garden.

In the residential zone, gardens should be designed to allow for the planting of trees and shrubs to enhance the visual character of the area. Low hedges, fences and walls may be needed to deter intruders or provide a safe environment for children. The Planning Authority will wish to agree details of enclosure design to ensure these contribute to the overall quality of design.

4.2.9 Privacy

The protection of privacy of the occupants of residential properties is an important element of the quality of a residential environment and is a key consideration where new development is proposed adjacent to existing properties.

Layouts should seek to minimise overlooking between dwellings and provide adequate space for privacy. The amount of space considered appropriate will vary according to the location, context and characteristic of the site. Generally first floor windows shall not directly overlook adjoining lands from above ground floor level by less than 11 metres. If development is over two 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. Where the development abuts the private garden areas of existing properties, a separation distance greater than 20 metres will generally be appropriate to minimise overlooking with a minimum of 10 metres between the rear of new houses and the common boundary. This may need to be altered in the case of a sloping site. Where balconies or living rooms are provided on upper floors of residential units, a minimum distance of approximately 15 metres should be provided between the rear of residential units and common boundaries. Flexibility may be afforded where a high degree of amenity and privacy has been illustrated.

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 focal point; 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 substantial construction and be in accordance with the indigenous characteristics of the area. A private 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.

4.2.10 Action Area Plans / Master Plans

The Planning Authority shall require Action Area Plans with each large residential and mixed use development application (in excess of a floor area of 1500m²), which has regard to the County Settlement Strategy, the Village Design Framework and incorporates a phasing programme to ensure the provision of services and the proper completion of each stage of the scheme. Action Plans can be used to support development proposals under multiple land ownership.

4.2.11 Courtyards

The development of courtyards and new urban spaces within blocks will be considered, and innovative design of urban space encouraged within the village centre. 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. (See Section Five– Village Design Framework).

4.2.12 Building Lines

The Planning Authority aims to maintain as far as possible the existing building lines within the village centre. The creation of a continuous building line along the street edge is encouraged in order to create a sense of continuity and define the urban edge.

In some developments, increased setbacks may be necessary to provide greater amenity and ensure safety for road users and residents. In the case of development in the residential zone, the boundary line shall normally not be less than 7 metres (25ft), except at junctions where the minimum line may have to be increased to create adequate sight distances.

Building lines may have to be relaxed to accommodate innovative design, create different urban form, enhance streetscape, incorporate key landscape features into the development layout, provide important areas of public open space or facilitate traditional building form with open courtyards. In the case of clustered type developments in the residential zone, the layout should not appear regular or linear and have regard to the recommendations outlined in section 4.2.4 (Design & Layout of Residential Developments).

4.2.13 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.



4.2.14 Residential Development Names

Name plates shall be provided on all residential developments. Names shall reflect local characteristics and associations. Name plates shall be agreed with the Planning Authority prior to the commencement of development. The Planning Authority shall encourage the use of traditional lettering carved onto local materials such as indigenous rocks for such name plates. The developments name should convey a sense of place that is particular to Clarinbridge cultural heritage by the use of local place names particularly townland names or topographical features as appropriate. 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.

4.2.15 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.

4.2.16 Traveller Halting Sites

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

4.2.17 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.

4.3 General Development Standards

This section relates to all residential, mixed development, retail, office, tourism, enterprise, industrial, and community and recreation development.

4.3.1 Building Height

Clarinbridge's skyline is defined by predominantly two story buildings. The church and the water tower are the only buildings that exceed three storeys. The spire of the Catholic Church dominates the skyline in the village centre and acts as significant landmark in the village, while the water tower acts as a landmark upon entering the village. Within the village centre zone

consideration may be given to development in which an increase in roof height is proposed, especially where this provides added definition to the streetscape. It is important that consideration is given to the height of any proposed new structures so that they are successfully integrated into the existing built fabric. New development should not diminish the landmark status of the Church spire.

The following factors will need to be taken into account in the determination of all proposals:

- Height of the proposed development relative to surrounding structures.
- Successful integration of the proposed development into the character of surrounding environment.
- The degree to which the proposed development would overlook surrounding structures.
- The degree to which the proposed development would impact on natural daylight of surrounding properties.
- The degree to which the proposed development would impact on existing views whether listed or not.
- The degree to which a building would impact on protected sites and monuments, structures and other designations.
- The extent to which the building detracts from important landmarks.
- The degree of obtrusion on the skyline.
- The degree to which the building may impact on the overall villagescape. In particular, care will be required in the treatment of rooftops 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.

4.3.2 Infrastructural Service Standards

In general, applications for housing development on lands not zoned or serviced 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 to 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.

4.3.3 Treatment Systems & Minimum Distances

Development proposals which cannot connect to the proposed wastewater network will be restricted and discouraged. Where it is not possible to connect to a public sewerage system, development proposals will be dependant on 'on site' treatment systems. Single houses will be required to comply with the 'EPA Wastewater Treatment Manuals – Treatment Systems for Single Houses'. Larger development proposals shall have regard to the minimum distances and provisions required under the EPA Wastewater Treatment Manuals – Treatment Systems for Small Communities Business, Leisure Centres and Hotels' (see Table 4.2 below). Galway County Council will assess applications in Clarinbridge with proprietary treatment systems on a case by case basis. In all cases, it is a requirement of Galway County Council that treated effluent must pass through a percolation area / polishing filter after treatment.

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, and scale of development and respect the built and natural heritage of Clarinbridge.

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 village design principles and planning goals, rather than engineering requirements alone.

A requirement for larger sites may be necessary in the event that public sewerage is operating at capacity. 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 4.2 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 4.1 should be in the possession of the operator of the treatment system.

** The design and installation of the percolation area must conform to 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 to 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.

4.3.4 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 Water Pollution Act (WPA) outlines that, a licence is required to discharge trade effluent into 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.

4.3.5 Surface Water Drainage

Most residential developments on greenfield sites will result in a significant increase in the area of impervious surfaces, (roof and hard pavements). Surface water collected from these surfaces must be disposed of in a controlled and sustainable manner, so that the risk of flooding is minimised.

All surface water generated by a development shall normally be disposed of within the site and shall not be discharged onto the public road or the adjoining property. Full details of surface water

collection and disposal shall be furnished to the Planning Authority with any application for planning permission.

Where soil conditions are suitable, developments may dispose of surface water via soakaways to groundwater, provided that soakaways are designed in accordance with BRE Digest 365 and are properly maintained. Surface water from roads and paths shall discharge to a soakaway via a suitable petrol/oil interceptor.

In accordance with the Development Contributions Scheme* a special Development Contribution may be imposed towards the provision of surface water network to service the area, the amount to be determined on a case by case basis in consultation with the planning authority and the water services section.

*See Development Contributions Scheme www.galway.ie

4.3.6 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.

4.3.7 Infill Development

Infill development shall be encouraged within the village centre on appropriate sites where it makes good use of existing services and makes a positive contribution to streetscape quality without compromising the amenity of adjoining properties. Where this is demonstrated to be the case, the Planning Authority may consider the relaxation of standards otherwise applied to new developments (inc car parking, open space). Each development will be considered individually on its merits. (See also 5.2.4 & 5.9.1)

4.3.8 Backland Development

The development of backland sites⁸ can in some cases conflict with the established pattern of development in the village centre resulting in uncoordinated piecemeal development. 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 can also result in missed opportunities for large scale renewal. It is an objective of this Plan to ensure that no development takes place that would compromise the overall development of backlands in any area. (See Village Design Framework & Maps)

The Planning Authority will consider backland development where they are part of an Action Plan for a specific area and where it can be demonstrated that the proposed development assimilates with and complements the existing character of the village.

⁸ Backland developments is generally described as lands with no existing road frontage.

4.3.9 Redundant and Derelict buildings

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

- Can be adequately serviced,
- 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.

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

- Enforce the removal of derelict buildings,
- Encourage and facilitate the regeneration of viable uses,
- Acquire such derelict sites which are suited to the County Council's statutory requirements,
- Prepare design solutions and improvement schemes for key derelict sites.

4.3.10 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:

- Comply with technical guidance documents issued by the DoEHLG on Building Regulations 1997 – 2002, and any amended version of these documents published in the lifetime of this Plan.
- Inform 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.
- Obtain a fire safety certificate where applicable (a private dwelling house does not require a fire safety certificate).

4.3.11 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.

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.

4.3.12 Ducting of Public Utilities

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

4.3.13 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, natural heritage or adjacent properties.

4.3.14 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 due 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 geothermal 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.

4.3.15 Nature Designations

Where development lies within or adjacent to designated sites (Special Area of Conservation (SAC), Natural Heritage Area (NHA), Special Protected Area (SPA)), a developer shall contact the National Parks and Wildlife Service of the DoEHLG prior to the submission of an application. An environmental assessment of the impact of the proposed development on the conservation status of the designated site may be required.

4.3.16 Architectural Heritage & Architectural Conservation Area

Development in the proposed ACA or works to any structure within the proposed ACA must comply with the following standards:

- Proposals and decisions should be based on appropriate professional advice and works carried out using suitably qualified, experienced personnel.
- Demolition or partial demolition of any building or feature which contributes to the character of the proposed ACA will not be permitted.
- With the exception of the major public or ecclesiastical buildings, new development should normally not significantly exceed or be significantly below the height of its immediate surroundings.
- New infill buildings should normally conform to the prevailing building line and should completely fill gaps.
- Carriage arches and lane entrances should normally be retained.
- Development proposals including front dormers, roof extensions and front facing gables will not normally be permitted.



- Rendering previously unrendered buildings will not normally be permitted.
- Stripping sound historic rendering will not normally be permitted.
- Painting of masonry will normally not be permitted.
- New and replacement pitched roof coverings should normally be in natural slate. Artificial materials will be considered on their merits.
- Replacement of sound or reasonably repairable original windows or doors will not normally be permitted.
- Facing materials in all new work should match or be compatible with traditional local materials in composition, texture and colour.
- Satellite dishes will not normally be permitted on front elevations, front roof slopes or above ridge lines.
- Demolition or partial demolition of original front boundaries will not normally be permitted.
- Alteration of original/historic shopfronts will not normally be permitted, irrespective of whether a single trader occupies more than one building or plot width.
- New shopfronts should normally be crafted in timber, in a manner compatible with the period and style of the parent building.
- Shop signs should use appropriate traditional materials and must not be internally illuminated. Projecting signs shall be limited to one per shop.
- Backland development, where permitted should be of a form, scale and appearance compatible with adjacent historic frontage development.

In relation to a protected structure (RPS), 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. 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.

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:

- Galway County Council's 'Architectural Survey and Assessment Best Practice Guide'.
- The Conservation Guidelines issued by the DoEHLG.
- The Architectural Heritage Protection Guidelines for Local Authorities issued by the DoEHLG.
These documents are available for consultation at the Planning Office.

4.3.17 Archaeological Heritage / Recorded Monuments

Planning applications for new development, redevelopment, any ground works, refurbishment, and restoration etc. within a 30m radius of a recorded site or monument must be accompanied by an archaeological report, which will be undertaken by a licensed archaeologist. The report must take account of the archaeological heritage of the area and the need for archaeological mitigation. This archaeological report will be considered by the Planning Authority and the Development Application Section of the DoEHLG. It is also advisable that the developer contacts the Heritage Section of the DoEHLG in relation to any proposed development that falls within the 30m radius of a recorded site or monument.



All planning applications shall have regard to the 'Archaeology and Development: Guidelines for good practice for Developers'. This document is available for consultation at the Planning Office.

4.3.18 Landscaping and Landscape Considerations

Landscaping is an integral part of any development and there is a need to ensure that existing trees, especially along field boundaries and areas of high biodiversity value, are protected and integrated into the development, where appropriate. The potential of existing site features should be fully explored and the planning applications should include an accurate landscape survey. Wherever possible, existing healthy trees should be protected and retained. Where the trees are to be located in rear gardens of new dwellings, the building should normally be sited at least 11.5 metres beyond the spread of the tree. This distance may be reduced to 6m for front gardens and 2m in the case of flank walls.

Developments should include new trees within the site, the number to be agreed prior to development. Gardens areas should be adequately landscaped. Rear gardens should be treated with a 300 millimetre minimum cover of consolidated topsoil where shrub planting is proposed, 100 millimetre 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 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. Planting of native species including those listed in Appendix 1 will be encouraged. 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 grouping of young native trees will be encouraged. The Planning Authority require that suitable native tree species 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.

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'.

4.4 Commercial, Retail, Office & Tourism

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 village centre 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.

4.4.1 Village Centre (Mixed Development) Zone

Mixed development may include retail, commercial, office, tourism and/or residential uses. Site coverage shall not normally exceed 80 per cent within the village centre (mixed development) zone. The standard plot ratio for the village centre (mixed development) 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 village centre use zones. Exclusively residential developments will not normally be permitted. The Planning Authority will consider proposals for developments where the proposal is not considered detrimental to the existing village core. Retail Impact Assessments may be required by the Planning Authority to substantiate such developments.

The Planning Authority will also be guided by the DoEHLG 'Retail Planning, Guidelines for Planning Authorities' January 2005 and the County Development Plan 2003-2009. This will be augmented by the County Retail Strategy which the Council are preparing.

4.4.2 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 village centre. Shopping Centres will be encouraged primarily to locate within the Village Centre (Mixed Development) zone. The Planning Authority will have regard to the DoEHLG 'Retail Planning, Guidelines for Planning Authorities' (January 2005) in making decisions on applications for retail development. The following issues are identified in the Guidelines and will be used in the assessment of applications:

- Adequacy of existing shopping outlets,
- Size and location of existing outlets,
- Quality and convenience of existing outlets,
- Effect on existing communities,
- Needs of the elderly, infirm or disabled or other persons, who may be dependant on the availability of local shopping outlets,
- Need to counter urban decline, to promote urban renewal and to promote the utilisation of unused infrastructural facilities in urban areas.
- The sequential approach described in the Retail Planning Guidelines (January 2005).

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. Standard layout of designs proposed by some retail chains may be required to be reconfigured in order to meet local site circumstances and to ensure the achievement of the sequential approach.

4.4.3 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.

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 village centre. Any proposal should provide a compact development form, with continuous building lines. Shed type developments will be discouraged. A Retail Impact Assessment may be required for any proposed retail warehouse activity.

4.4.4 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 may be granted for ancillary retail uses involving goods related to the motor trade. In addition, in areas not already serviced by convenience shops, permission may be granted for small shops retailing confectionery, groceries and newspapers. The net area devoted to such sales shall not normally exceed 100 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.

4.4.5 Bars / Night-Clubs / Amusement Centres

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

- Noise at the boundaries will be carefully monitored and noise insulation measures will be required at the time of the submission of the planning application. Other effects of the development on the amenity of nearby residents must be assessed prior to the granting of planning permission (i.e. general disturbance, hours of operation and car parking).
- The importance of safeguarding the vitality and viability of the village 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.

4.4.6 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.

4.4.7 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.

4.4.8 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.

In general, ATM's will not be permitted where customers queuing may cause obstruction or hazard.

4.4.9 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.

4.5 Shopfronts, Advertising, & Signage

This section relates to all residential, commercial, retail, office, enterprise, tourism and community developments.

4.5.1 Shopfronts

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

4.5.2 Canopies and Awnings

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

4.5.3 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.

4.5.4 Advertising and Signage

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

Proposals for signs and advertising structures must:

- Be in scale and harmony with the surrounding environment, signage shall not be permitted to exceed 15% of the façade of the building, however, where the façade exceeds 250m², then signage shall not exceed 10% of the façade,
- Not interfere with the safety and free flow of traffic,
- Not obscure traffic signs,
- Not impair the amenities of the area,
- Not interfere with windows or other features of a building façade, and
- Not project, in whole or part, above the eaves of the building or obtrude on the skyline.

Internally illuminated plastic signs will generally be discouraged. Any external illumination to an existing or a proposed development shall be directed away from the public road so as not to cause glare or a traffic hazard. Details of any such lighting shall be furnished to the Planning Authority as part of any planning application. Monument signs are to be favoured instead of 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.

4.6 Industrial, Enterprise and Tourism Development

4.6.1 Industry, Enterprise, Wholesale and Warehousing Development

Many of the development standards, which are relevant, have been dealt with in the previous sections. These standards include public open space, landscaping considerations, pedestrian/disabled access, ground water protection, building regulations, discharge licence requirements, infrastructural and conservation objectives. Therefore it is in the interest of the developer to consult these development standards in order to satisfy the requirements of the Local Area Plan.

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, will be permitted. Therefore, light industry and enterprise development will be primarily encouraged. The standard plot ratio for industrial, wholesale, enterprise and warehousing developments is 1.00, whilst the site coverage index is 80%.

Industrial and enterprise 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 4.8 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 will be made for delivery vehicles to circulate within the site boundaries without the need to reverse onto the public road. Loading and unloading areas shall be specifically delineated within the site boundaries.

- Adequate provision should be made for storage of goods and materials within the building or in a designated storage area.
- A detailed landscaping scheme for the site shall be required (See section 4.3.18 Landscaping and Landscape Considerations). There shall be a minimum landscaped/planting strip to a width of 5 metres on all principal road frontages.
- In the case of developments for two or more buildings, a uniform design for boundary fences, roof profiles and building lines is essential.
- A minimum open space requirement of 15% will be required and provided such that it may function as an effective amenity area. Where industrial proposals are located adjacent to existing and proposed residential areas, the open space provision considerations will be designed in such a way as to act as a buffer zone between the proposed industrial units and residential areas. Additional landscaping will also be required in these areas. In situations where effective open space cannot be provided on site, a contribution will be payable in lieu or other arrangement similar to that employed in the provision of open space in residential areas will be required. (See section 4.2.8. 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.
- 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 for the short term storage of waste in a screened compound pending collection by a permitted collector. The compound shall be of sufficient size to enable the storage of segregated waste.

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

4.6.2 Tourism Development

Tourism development is primarily encouraged within the areas zoned Village Centre (Mixed Development) and Tourism.

The pier in Clarinbridge has huge potential to develop as an amenity and recreational area. However the pier is located in a Special Area of Conservation and a Natural Heritage Area. Pre-planning meetings to examine development proposals for the pier area are recommended. Any development proposal must take cognisance of the nature designations in the area. They must also strive to maintain and enhance the unique character of the area.

4.6.3 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' (DoEHLG 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 villagescape. 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.

4.7 Educational and Community Facilities

Lands identified for community facilities provide for a range of uses including future educational, health and community facilities. 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: 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.

4.7.1 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.
- Where on site treatment facilities are proposed, provision must be made for on site treatment facilities in the site size.
- Galway County Council to work with the community and the Department of Education and Science to facilitate the expansion of the primary school in the area.



4.7.2 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.

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.
- Facilities for rest and play as recommended under the Pre-School Regulations 1996 (Amended 1997) published by the Department of Health and Children*.
- Car parking arrangements, for both parents and staff members (see Section 4.8).

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

- *Copy of publication available from the Planning Office for inspection and at www.environ.ie.*

4.7.3 Care Facilities

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

4.7.4 Nursing Homes

Privately run nursing homes provide an essential service for the elderly and the infirm. The Planning Authority will, subject to protecting residential amenity, consider the location of nursing homes in residential areas and on sites considered adequate in size to cater for all generated needs of the development. Where on site treatment facilities are proposed, provision must be made for on site treatment facilities within the site boundary. The development of nursing homes

should not involve significant changes to the streetscape 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.

4.8 Parking, Loading & Storage

4.8.1 Car Parking Standards

Car parking should not dominate the built environment. All parking facilities should be well lit, open to natural surveillance and have obvious pedestrian routes.

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, the Planning Authority shall require the developer make a financial contribution towards the provision of car parking facilities under the provisions of the Development Contribution Scheme. This situation will apply in particular to village 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. Section 16 of the Traffic Management Guidelines provides assistance in the design and standards for car parking areas. The basic dimensions required are summarised below.

- (i) Parking spaces parallel to the kerb should be 6m long and 2.4m wide (2.1m minimum),
- (ii) Perpendicular parking spaces should be 5.5m long and 2.4m wide (4.8m by 2.28m minimum).
- (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.

Note: Angled parking should only be considered on wider roads.

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 4.3 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 ² of gross floor space
Supermarkets and large stores	1 car space per 20 m ² of gross floor space
Office	1 car space per 25 m ² of gross floor space
Industry	3 car spaces per 100 m ² of gross floor space
Warehousing (non retail)	1 car space per 50 m ² 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 ² of public floor space
Restaurants	1 car space for every 10 m ² of public floor space
Ballroom, dance halls, clubs, function rooms.	1 car space per 10 m ²
Conference Centre	1 car space per 20 m ²
Guesthouse (excluding function rooms or bars)	1 car space per bedroom
Cash and Carry	1 car space per 100 m ²
Banks	5 car spaces per 100 m ²
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 ² dining area
Playing Fields	15 car spaces per pitch
Schools	1 car space per classroom
Nursing homes	See section 4.7.4 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.

4.8.2 Loading Bays and 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 should be off carriageway or lay-byes where appropriate.

4.8.3 Design and Layout of Parking Areas

Parking and service spaces should be designed and located in such a manner as to ensure minimal injury to streetscape and the amenity of adjoining premises.

The design and layout of parking spaces shall have regard to the following considerations;

- Encourage grouped car parking which allows for a clear separation between the vehicular circulation areas and the circulation areas used by pedestrians, cyclists and the disabled.
- Parking and service spaces must be located so as to prevent street obstruction and should be located, where possible, in areas which are adequately supervised.
- Where parking is allowed in highly visible locations, adequate screening or landscaping must be provided to soften the impact of parked cars.

When considering car park developments surrounded by buildings, the Planning Authority shall require front and rear facades to be treated with equal prominence and design aesthetics.

4.8.4 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 village in general. Auto truck analysis for cars should be shown on drawings especially at entrances and ramp areas.

Any proposed elevations onto prominent streets shall be carefully designed to respect the creation of a streetscape. Developments which cause injury to the streetscape and/or skyline will be discouraged.

4.8.5 Disabled Car 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.

4.8.6 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.

Table 4.4 Bicycle Parking Standards	
Type of Development	Relevant car parking standards
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.

4.8.7 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 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.

4.9 Development Contribution Scheme & Bonds

4.9.1 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 8th March 2004. The scheme provides that conditions on grants of planning permission 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. Regard shall be had to this scheme and any other such scheme as may be published by the Council.

4.9.2 Bonds and 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.



SECTION SIX: APPENDICES

- APPENDIX 1 NATIVE TREES AND SHRUBS IN THE CLARINBRIDGE AREA
- APPENDIX 2 ENVIRONMENTAL ASSESSMENT OF THE PLAN
- APPENDIX 3 LAND USE ZONING OBJECTIVES & ZONING MATRIX
- APPENDIX 4 MAPS



APPENDIX 1:

NATIVE TREES & SHRUBS IN THE CLARINBRIDGE AREA



Native Trees and Shrubs in the Clarinbridge Area

*This is an indicative listing of trees and shrubs. Further advice should be sought in relation to specific site suitability. Please consult the booklet *Conserving and Enhancing Wildlife in Towns and Villages: A guide for local community groups*, produced by the Local Authority Heritage Officers and available on www.galway.ie. This booklet provides information regarding choosing the right species of native tree and shrub. This is an indicative list which may be amended during the lifetime of the Plan.*

Common Name	Scientific Name	Site suitability
Ash	Fraxinus excelsior	Does not like waterlogged sites. Prefers well-drained neutral to alkaline soils
Gorse	Ulex Europaeus	Prefers dry and neutral soils.
Elder	Sambucus nigra	Prefers nutrient rich soils. Hardy
Crab Apple	Malus sylvestris	Prefers neutral to alkaline soils, but thrives in all fertile including heavy soils.
Blackthorn	Prunus spinosa	Does not like very wet conditions. Prefers open, sunny conditions. Tolerates a wide range of soils.
Hawthorn	Crataegus monogyna	Does not thrive in wet or very acid soils. Among hardiest and most adaptable trees
Briar/Bramble	Rubus Fruticosus agg.	Tolerates a wide range of soils.
Hazel	Corylus avellana	Does not like acid soils. Will tolerate some shade. Prefers heavy fertile soil
Ivy	Hedera helix	Tolerates a wide range of soils.
Yew	Taxus baccata	Prefers well drained alkaline soils and is tolerant of shade
Dog Rose	Rosa canina	Does not like wet soils or exposed sites. Prefers calcareous to neutral soils.
Holly	Ilex aquifolium	A very hardy species. Does not like wet, poorly drained soils. Tolerant of exposed sites and shade.
Alder	Alnus glutinosa	Prefers wet ground & stream banks. Will tolerate some winter flooding. Useful for very wet sites.



Birch	Betula pubescens / Betula pendula	Prefers light infertile soils. Tolerant of more acid sandy soils.
Honeysuckle	Lonicera periclymenum	Prefers neutral to light acid soils
Willow		Prefer damp/wet soils. Ideal for stream banks.
Goat/Pussy Willow	Salix caprea	Tolerates a wide range of sites, even grows in dry places.
Guelder Rose	Viburnum opulus	Prefers alkaline fertile clay soils. Also likes neutral wet soils.
Juniper	Juniperus communis	Grows in rocky areas. Also on mountain heaths. Very tolerant of exposure.
Spindle	Euonymus europaeus	Prefers alkaline soils but tolerates a wide range of non-acid soils. Good on chalk but grows almost anywhere.
Strawberry Tree	Arbutus unedo	Nutrient rich, well drained soil in sun or semi-shade.
Broom	Cytisus scoparius	Grows best on light, dry, acid soils.
Elm (Wych)	Ulmus glabra	No particular preference but thrives in fertile free draining soils.
Oak (Sessile)	Quercus petraea	Tolerates poorer, lighter, more acid soils than robur. More shade tolerant than robur, also more tolerant of frost.
Oak (Pendunculate)	Quercus robur	Prefers clay soils and damp lowlands but generally tolerant.



APPENDIX 2:
ENVIRONMENTAL ASSESSMENT OF THE PLAN



Environmental Assessment of Plan

Introduction

The Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I 436 of 2004) came into effect from 21st July 2004 and transpose the requirements of Directive 2001/42/EC otherwise known as the SEA (Strategic Environmental Assessment) Directive. Under these regulations screening for SEA is required for the preparation of Local Area Plans. As the consultation process for the Clarinbridge Local Area Plan began after July 2004 the SEA Directive applies to the Clarinbridge Local Area Plan.

Section 19 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:

- Clarinbridge Local Area Plan
- Environmental Factors likely to be Affected
- Assessment
- Alternative

Clarinbridge Local Area Plan

The County Development Plan Settlement Strategy has identified Clarinbridge on the forth tier of the G.T.P.S. Area Settlement Hierarchy. Sufficient lands are zoned to cater for the projected household/population growth allowing for a varying degree of density and choice. A scale of growth that reflects the status of Clarinbridge as a village on this tier is promoted.

The Plan aims to revitalise and enhance the village. A mix of residential densities have been identified and the Plan contains proposals to develop and expand the village in an integrated manner. Light industry / enterprise development and appropriate home based enterprise are encouraged. The Plan also aims to realise the tourism potential of Clarinbridge in a sensitive and sustainable manner. Proposals are provided to facilitate the development of community and recreational facilities at central locations and promote the amenity value of the River Clarin in a sensitive manner. Residential areas must also make provision for managed open space, play space and other informal recreational facilities.

The Plan aims to facilitate future development in Clarinbridge in a sustainable manner while having regard to amenities, protected areas and landscape sensitivities. Proposals are contained in the Plan to improve infrastructure such as wastewater, waste infrastructure and develop a safe and integrated transport network. Public awareness on creating a minimum waste environment and energy conservation is promoted. The Plan also contains proposals to improve and further pedestrian routes linking residential areas to shops, schools and workplaces, thereby encouraging walking as an alternative to the car.



Environmental Factors likely to be affected

It is considered that the factors which are most likely to be affected by the implementation of the Clarinbridge Local Area Plan are:

1. Human Beings (including population, economic and social activity)
2. Natural, Built and Cultural Heritage
3. Water
4. Sustainable Transportation
5. Waste Management and Sustainable Energy

The following sections provide an indication of the likely effects on each of the above factors. The measures to be taken to mitigate such effects are also identified.

Assessment

1. Human Beings

Current status

The 2006 Census Preliminary Report recorded a population of 3,005 for the Clarinbridge Electoral Division. However this figure does not take into account the number of households within the Plan area. Survey work carried out in September 2006 indicates that 137 households are now located within the Draft Plan boundary area. Given that the average household size is 3.06 persons per household,* it is therefore estimated that the 2006 population within the Draft Plan boundary area for Clarinbridge is 419 persons. The village acts as a local service centre and has developed in more recent times as a tourist destination.

The local economy of Clarinbridge supports a number and variety of jobs; they are mainly retail, light industry/enterprise and community services related. Tourism is also a significant sector in the village. Community facilities in the area are significant assets and contribute to its character and function of the village. Links are also evident with other settlements in the provision of services for example the provision of recreation services such as the cinema in Oranmore.

Likely significant effects

- An increase in population during the period of the plan,
- Increased demand for employment and social services,
- Increased traffic within the village and in commuting to outside employment sources and community facilities,
- Expansion of commercial, retail, tourism and enterprise services,
- Increased demand for infrastructure,
- Increased demand for open space, community, recreation and amenity facilities.

Mitigation measures

- Facilitate new development in a manner that is environmentally sensitive and that reflects the status of Clarinbridge as a 'Small Settlement' in the Oranmore Electoral Area'.
- Enhancement of village centre through environmental improvements,
- Provision of guidelines to revitalise and expand the village centre in an integrated manner,
- Improved architectural and eco-efficient design in buildings,
- Development of integrated transportation network,
- Provision of lands for community, recreation and amenity uses at central locations,



- Protection of natural and built heritage elements and nature designations,
- Facilitate local employment and small scale enterprise opportunities,
- Provision of infrastructure while having regard to amenities, protected areas and sensitive landscape,
- Provision of usable open space, walking and cycling routes within new residential areas.

2. Natural, Built & Cultural Heritage

Current status

Clarinbridge's archaeological, architectural and natural heritage and setting contributes to the character and local distinctiveness of the area. The village has developed along the National Primary route Galway- Limerick Road (N18). This road runs through the Main Street of the village. The village is bounded to the west by the Dunbulcaun Bay which is designated as National Heritage Area, Special Area of Conservation and Special Protected Area. South east of the village lies Kilcornan Woods and the River Clarin meanders through the village on a east-west axis. The Cowpark an environmental sensitive piece of commonage is located east of the village centre.

The Natural Heritage of the area includes a wide variety of diverse habitats, including rivers, woodland, trees / groups of trees, stonewalls, hedgerows and associated wildlife. Under the Landscape Sensitivity Rating in the County Development Plan, Clarinbridge and its hinterland are classified as Class 1 (Low sensitivity), Class 3 (High Sensitivity) and Class 4 (Special Sensitivity).

The village and its surrounding hinterland are also rich in terms of its built heritage. A proposed Architectural Conservation Area has been identified in Clarinbridge's village centre (Map 2). The built environment has evolved through time and contributes to the character and local distinctiveness of the area. Within the Plan boundary there are 3 archaeological sites and monuments (RMPs) afforded protection under the National Monuments Act 1994 and 6 structures on the Record of Protected Structures (RPS).

Likely significant effects

- Loss of habitat biodiversity,
- Loss of grassland flora,
- Some tree, hedgerow and stonewall removal,
- Disruption of field patterns and reduction of agricultural land,
- Some disturbance of protected areas,
- New development being out of harmony with setting of historic buildings and amenity spaces,
- Loss of character of older streetscape,
- Loss of local distinctiveness.

Mitigation measures

- Proposed Architectural Conservation Area identified,
- Features which contribute to the local character of area identified,
- Promotion of greater habitat and species biodiversity through the planting of trees and shrubs native to area,
- Promote retention of landscape features, significant trees and hedgerows to be retained by means of conditions to planning permissions,
- Professional assessment required prior to commencement of development in sensitive areas,
- Protection of nature designations, recorded monuments and protected structures through assessing the implications of any developments in the village on their resource value,
- Provision of new recreation and amenity areas,



- Provision and encouragement of new green ways and landscape views,
- Promotion of amenity value of River Clarin and Bay in an environmentally sensitive manner,
- Require development to be of sensitive architectural design, respect and complement the existing character of an area,
- Ensure that existing buildings are rehabilitated rather than demolished and new ones constructed where possible to retain character of area,
- Removal of derelict and disused village centre sites,
- Enhancement of village through environmental improvements,
- Have residential developments names to reflect Clarinbridge cultural heritage,
- Local Festivals and events supported in environmentally sensitive manner.

3. Water

Current status

It is intended that the Tuam Regional Water Supply Scheme will be extended to Clarinbridge, to start in 2005 of the 2004-2006 Water Services Investment Programme. The current status on this scheme is that the civil contracts document for the Tuam RWSS extension to Clarinbridge is awaiting DoEHLG approval.

Currently there is no public sewage system in Clarinbridge. All residential and commercial properties are served by individual septic tanks or treatment plants. However the Clarinbridge Sewage Scheme is to start construction in 2009.

Likely significant effects

- Increased discharge of effluent to receiving water bodies,
- Increased discharge to groundwaters and major aquifer with high vulnerability,
- Reduced water quality in the adjoining Nature Designated areas,
- Works associated with renewal/repair of pipelines,
- Increased water abstraction.

Mitigation measures

- Implementation of a monitoring programme to assess the impact of development receiving bodies water quality,
- Consultation with Environment Section & National Parks & Wildlife Service on relevant planning applications,
- Control of development which would pose an unacceptable threat to water quality and infrastructure,
- Have regard to the recommendations of the forthcoming Western River Basin Catchment Management Plan that shall investigate sources of pollution and recommend measures to mitigate them,
- Public education programme on water management and measures to protect natural water bodies.

4. Sustainable Transportation

Current status

Clarinbridge is situated on the controlled National Primary Route N18 which forms part of the main road artery from Galway to Limerick. Clarinbridge is also linked to Oranmore and Ennis by this route. It is anticipated that commuter bound traffic and seasonal tourism traffic will increase during the period of the Plan. It is expected that the proposed N18 dual carriageway to the east of the village centre will help alleviate the amount of traffic passing through the village. There is a

public car park behind the church; there is another private car park behind Paddy Burkes Bar/Restaurant. To facilitate the growth of Clarinbridge and improve accessibility for locals and visitors, there is a need for improved traffic management and circulation, environmental enhancements and the development parking facilities. The location for additional parking facilities are identified in the Plan. Bus Éireann provides an hourly service daily to and from Galway City.

Likely significant effects

- Increased demand for transport and increased vehicular movements,
- Traffic congestion in village centre,
- Increased traffic and parking difficulties within the village,
- Loss of local distinctiveness.

Mitigation measures

- Improvements in transportation network including development of an integrated transport network, traffic management and circulation improvements, environmental enhancements and safe routes to schools,
- Creation of bypass east of the village to relieve the amount of traffic passing through the village centre,
- Creation of more user-friendly environment for cyclists and pedestrians,
- Better access for people with disabilities,
- Improved parking management and provision of parking facilities convenient to the village centre,
- Have transportation proposals sensitively designed to integrate into the surrounding environment.

5. Waste Management & Sustainable Energy

There is great awareness and community involvement in maintaining Clarinbridge and presenting a clean and attractive environment. There is an active Tidy Towns Committee in the Village and Scoil Mhuire National School is involved in the Green Schools Programme. There is also a segregated waste collection service operating in Clarinbridge. Properly segregated and managed waste is a potential material resource that can generate economic activity and employment. It can also protect the environment from the pollution caused by illegal dumping and backyard incineration. A bring bank facility is not provided in the village.

Likely significant effects

- Increased waste produced,
- Litter pollution,
- Works associated with provision of infrastructure,
- Increased energy usage,
- Disturbance to heritage and character of area,
- Loss of local distinctiveness.

Mitigation measures

- Public awareness programme on waste management and energy conservation,
- Extension of segregated collection system to include organic waste
- Provision of infrastructure while having regard to amenities, protected areas and sensitive landscape,
- Improved architectural and eco-efficient design in buildings.
- Provision of a bring bank recycling facility.



Alternative

The implication of continuing as before has been examined. Decisions made without a Local Area Plan being in place would lead to individual applications being assessed on their own merits. A 'plan led' approach is recognised as the best option for a co-ordinated approach and the proper planning and sustainable development of the area.



APPENDIX 3:

LAND USE ZONING OBJECTIVES & ZONING MATRIX



Land Use Zoning Objectives and 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 Clarinbridge 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.

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 village.



KEY

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

R Residential
 VC Village Centre (Mixed Dev.)
 E Enterprise
 T Tourism
 CF Community Facility
 RA Recreation & Amenity
 AG Agriculture

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



USE	R	VC	T	E	RA	CF	AG
Commercial Garage	/	/	X	O	X	X	X
Composting Centre	X	X	X	O	X	O	/
Conference Centre	O	O	O	X	X	X	X
Construction and Demolition (C&D) Waste Recycling Centre	X	X	X	O	X	X	0
Credit Union	X	/	X	X	X	X	X
Craft Workshop/shop	X	/	/	/	O	O	X
DIY/ Garden Retail Centre	X	/	X	/	X	X	0
Dance Hall/ Discotheque	X	O	O	X	X	O	X
Doctor/ Dentist	O	/	O	X	X	O	X
Drive-through Restaurant	X	O	O	X	X	X	X
Education	O	/	X	X	X	/	0
Enterprise Centre	X	/	X	/	X	X	0
Enterprise Unit/ Campus	X	O	X	O	X	X	0
Farm Market	O	/	/	/	O	O	O
Funeral Home	X	O	X	O	X	O	X
Garden Centre	X	/	X	/	X	X	O
Golf Course/ Pitch & Putt	X	X	O	X	/	X	O
Gym	X	/	O	X	X	/	O
Hair Dressing Salon	O	/	X	O	X	X	X
Halting Sites/Group Housing	O	X	X	X	X	X	0
Hazardous Waste Depot	X	X	X	X	X	X	0
Health Centre	O	/	X	X	X	O	0
Heavy Vehicle Park	X	X	X	O	X	X	0
Holiday Homes	/	/	O	X	X	X	X
Home Based Economic Activities (Cottage Enterprise)	O	O	O	X	X	X	O
Hospital	X	X	X	X	X	O	0
Hostel	O	/	/	X	X	X	X
Hotel/Motel	/	/	/	X	X	X	0
Household Fuel Depot	X	X	X	X	X	X	0
Industry-Extractive	X	X	X	X	X	X	X
Industry-General	X	X	X	X	X	X	0
Industry-Light	X	X	X	O	X	X	0
Industry-Special	X	X	X	O	X	X	0
Laundrette	O	/	X	O	X	X	X
Leisure Facility	O	/	O	/	O	O	X
Library	X	/	X	X	X	/	X
Mart /Co-op	X	X	X	O	X	X	O
Medical and Related Consultants	O	/	X	O	X	O	X
Motor Sales Showroom	X	O	X	O	X	X	X
Municipal Waste Incinerator	X	X	X	X	X	X	0
Office Residential	O	/	X	O	X	X	0
Office based-Industry	X	/	X	O	X	X	0



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

* Exclusively residential proposals in the village centre (Mixed. Dev) zone will not normally be permitted.

**Small scale shop only.

*** Housing need required



APPENDIX 5: MAPS

- MAP 1 LAND USE ZONING MAP
- MAP 2 HERITAGE MAP
- MAP 3 SPECIFIC OBJECTIVES MAP
- MAP 4 VILLAGE DESIGN SPATIAL AND MOVEMENT
FRAMEWORK
- MAP 5 VILLAGE DESIGN OPEN SPACE FRAMEWORK

