

Volume 2

Small Growth Villages

To promote each Small Growth Village as a place to live, work and visit that offers a range of services and community facilities that provide a walkable village that accords with proper planning and sustainable development.

10.1 Introduction

This section (Volume 2) will provide details regarding the vision and zoning policy objectives for the following villages:

An Cheathrú Rua, An Spidéal, Ballygar, Dunmore, Glenamaddy, Kinvara and Moylough.

Zoning and Flood plans have also been prepared alongside specific policy objectives for each Small Growth Village (SGV) listed above.

This volume of the Galway County Development Plan 2022-2028 contains the designated SGVs of County Galway. They are the fifth tier settlements as set out in *Chapter 2 Core Strategy, Settlement Hierarchy and Housing Strategy* of the County Development Plan 2022-2028. The villages listed in this category have a strong settlement structure and have the potential to support additional growth, offering an alternative living option for people who want to reside in our SGV's or the countryside. The Planning and Development Act 2000(as amended) facilitates the provision of specific policy objectives for smaller villages that do not meet the 5,000 population to be included in the County Development Plan.

The SGVs are grouped together to form Volume 2 of the County Development Plan as they are similar in terms of size and in particular population. For instance, population of each settlement, does not exceed 1,000, however, each settlement has infrastructure capacity to accommodate a proportionate amount of population and associated development within the lifetime of this County Plan. The inclusion of each of these smaller settlements in the County Plan, with policy objectives and a zoning map place the local authority in a more strategic position to deliver on its requirements as set out in the RSES by providing better places for people to live and work. The inclusion of these villages in the County Development Plan will assist in the attraction of funding and other supports from Central Government and other potential sources.

The populations attributed to each village is necessary to meet the allocated population growth as set out in the NPF and RSES. This growth in population must be accommodated in each SGV in a sustainable, proportionate and sequential manner.

The following table 10.1 illustrates the population allocation per SGV listed above.

Settlement	Census 2016	Population Projection 2022–2028	Residential Units	Quantum of Residential Lands required (ha)
An Cheathrú Rua	781	150	60	5.45
An Spidéal	237	55	22	2.00
Ballygar	687	175	70	6.36
Dunmore	600	120	48	4.36
Glenamaddy	480	130	52	4.73
Kinvara	730	200	80	7.27
Moylough	518	125	50	3.0

Table 10.1: Population Allocation 2022-2028

10.2 Strategic Outline

The strategic outline for the SGVs is underpinned by a strategic vision to guide the future growth and development of these small growth villages in a sustainable manner.

Each of the SGVs have been examined and the preferred development option for each plan area supports the aspirations of Project Ireland (PI) 2040, to consolidate existing built up urban areas. Brownfield and infill sites are key components of these plans.

The strategic vision as outlined above will follow national guidance and the standard parameters set out in the main chapters of the Galway County Development Plan 2022-2028.

The vision will also adhere to the principles outlined below. These principles identify a pathway for the vision to be achieved. They include:

- Explore the potential of each location as identified as SGV's in the settlement structure of the County Development Plan and achieving the allocated population quantum by 2028 as per PI 2040 and the Core Strategy/HNDA;
- Promote a sustainable level of development that is appropriate to the character, heritage, amenity and strategic role of each settlement that allows for the enhancement of the SGV's along with enhanced, services, facilities and amenities;
- Provide for the consolidation and coherent growth of these villages and rural areas within County Galway;
- Support an appropriate level of services and infrastructure proportionate to each village to facilitate future growth and sustainable development;
- Promote strong and vibrant village centres that attract new business and provide appropriate retailing and service functions to serve the needs of each village and surrounding hinterland, in addition to offering a pleasant and attractive environment for shopping, business, recreation and living;
- Provide a high-quality movement network for pedestrians, cyclists and vehicles with priority for public transport;
- Integration of high-quality design into all future development within each settlement, promoting innovative, green technologies throughout the plan areas which make a positive contribution to the environment;
- New development within each of the SGV's will avoid areas in Flood Zones A and B where possible. Each of these Flood Zones has been identified in the Strategic Flood Risk Assessment maps for each of the SGVs;
- Encouraging development which is sensitively integrated into the existing landscape which demonstrates an understanding of the intrinsic qualities of the landscape setting and, where possible, promote opportunities to protect and enhance landscape characteristics, features and biodiversity;

- Maintain the quality of our environmental assets such as rivers and lakes along with the historic remnants such as Protected Structures and Architectural Conservation Areas within each SGV in line with national guidance.

10.3 Document Structure

Volume 2 contains all the SGVs that have been identified in County Galway. There are two components of this section which have been outlined below.

- High level general principles and policy objectives that apply to each of the SGV's.
- Supporting text and zoning maps Bespoke zoning maps have been drafted for each village which makes best use of the assets that exist in each SGV. The SGV's include: An Cheathrú Rua, An Spidéal; Ballygar, Dunmore; Glenamaddy, Kinvara and Moylough.

10.4 Land Use Zones

Zoning	Policy Objective	Description
Existing Residential & Infill Residential	To protect and improve residential amenities of existing residential areas.	To provide for house improvements alterations, extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity.
Residential Phase 1	To protect, provide and improve residential amenity areas within the lifetime of this plan.	To facilitate for the provision of high quality new residential developments at appropriate densities with layout and design well linked to the village centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household

Zoning	Policy Objective	Description
		needs and to promote balanced communities.
Residential Phase 2	To protect, provide and improve residential amenity areas.	<p>To facilitate the provision of high quality new residential developments at appropriate densities with layout and design well linked to the village centre and community facilities. Phase 2 residential zoning is generally not developable during the lifetime of this plan subject to the provisions below.</p> <p>(*Single House developments for family members on family owned lands:</p> <p>*Non-residential developments that are appropriate to the site context, any existing residential amenity and the existing pattern of development in the area;</p> <p>*Where it is apparent that R-Residential (Phase 1) lands cannot or will not be developed within the plan period, residential development maybe considered in a phased manner on some residential (Phase 2 lands).</p>
Village Centre	To provide for the development and improvement of appropriate village centre uses including retail, commercial, office and civic/community uses and to provide for a “Living over the shop”	To develop and consolidate the existing village centre to improve its vibrancy and vitality with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreation and civic uses.

Zoning	Policy Objective	Description
	scheme Residential accommodation, or other ancillary residential accommodation.	
Industrial	Promote the sustainable development of industrial and industrial related uses, including manufacturing, processing of materials, warehousing and distribution on suitable lands, with adequate services and facilities and a high level of access to the major road networks and public transport facilities.	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high industrial developments in a good quality physical environment.
Agriculture	To promote the development of agriculture and agriculture related uses in accordance with proper planning and sustainable development.	To facilitate the further development of agriculture and facilitate opportunities for farm diversification with agriculture related uses.
Business and Enterprise	To provide for the development of business and enterprise.	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high-quality business and enterprise developments in a good quality physical environment.

Zoning	Policy Objective	Description
Community Facilities	To provide for civic, community and educational facilities.	To facilitate the development of necessary community, health, religious educational social and civic infrastructure.
Open Space/Recreation and Amenity	To protect and enhance existing open space and provide for recreational and amenity space.	To facilitate the further development and improvement of existing passive and active open spaces, formal exercise areas, sports grounds, playing fields.
Tourism	To promote and encourage cultural, historic and tourism potential for each of the SGV's.	To facilitate the development and improvement of tourism facilities that exist in some of the SGV's. Encourage new tourism development and investment where appropriate.
Public Utility	To maintain lands providing service infrastructure.	To allow for lands to be designated for public utilities such as waste water treatment plants.
Transport Infrastructure	Facilitate the provision and maintenance of essential transportation infrastructure.	To allow for the reservation of lands to facilitate public roads, foot paths, harbours, canals, cycleways, bus stops and landscaping together with any necessary associated works, as appropriate.

10.5 Land Use Zoning Matrix for Small Growth Village

Commercial and Industrial Uses	VC	R	I	BE	T	CF	OS*	PU	TI	A
Amusement	O	N	N	N	O	N	N	N	N	N
ATM	P	O	O	O	O	O	N	N	N	N
Bank/Building Society	P	N	N	N	N	N	N	N	N	N
Bar/Restaurant	P	N	N	N	O	N	N	N	N	N
B&B (Bed & Breakfast) ¹	O	O ¹	N	N	P	N	N	N	N	O ¹
Betting Office	O	N	N	N	N	N	N	N	N	N
Boarding Kennel	N	N	O	N	N	N	N	N	N	O
Café ²	P	O	O ²	O ²	P	O ²	N	N	N	N
Caravan park - Holiday	N	N	N	N	O	N	N	N	N	N

Commercial and Industrial Uses	VC	R	I	BE	T	CF	OS*	PU	TI	A
Cash & Carry	O	N	O	O	N	N	N	N	N	N
Casual Trading	O	N	N	N	O	O	N	N	N	N
Cinema	P	N	N	N	O	N	N	N	N	N
Conference Centre	P	N	N	P	O	N	N	N	N	N
Data-Centres/Web-Hosting Centres	P	N	O	P	N	N	N	N	N	N
Drive-through Restaurant	O	N	N	N	N	N	N	N	N	N
Enterprise Centre	O	N	O	P	N	N	N	N	N	N
Extractive Industry	N	N	N	N	N	N	N	N	N	O
Garden Centre	O	N	N	O	N	N	O*	N	N	N
GP & Medical Related Services	P	O	N	O	N	O	N	N	N	N

Commercial and Industrial Uses	VC	R	I	BE	T	CF	OS*	PU	TI	A
Guesthouse ¹	P	O ¹	N	N	P	O	N	N	N	O ¹
Hair Dressing Salon/Personal/Grooming	P	O	N	N	N	N	N	N	N	N
Home-based Economic Activity ¹	O	O ¹	N	N	N	N	N	N	N	O ¹
Hostel	P	O	N	N	P	N	N	N	N	N
Hotel	P	O	N	N	P	N	N	N	N	N
Household Fuel Depot	N	N	O	O	N	N	N	N	N	N
Industrial	N	N	P	O	N	N	N	N	N	N
Logistic, Storage & Distribution Units	N	N	P	O	N	N	N	N	N	N
Media Recording & General Media Assoc. Uses	O	O	O	P	N	N	N	N	N	N
Motor Sales Showroom	O	N	O	O	N	N	N	N	N	N

Commercial and Industrial Uses	VC	R	I	BE	T	CF	OS*	PU	TI	A
Night-club	O	N	N	N	O	N	N	N	N	N
Office (<100m ²)	P	O	N	N	N	O	N	N	N	O
Office (100m ² to 1000m ²)	O	N	O	O	N	N	N	N	N	N
Office Park (>1000m ²)	N	N	O	O	N	N	N	N	N	N
Petrol Station	O	N	O	O	N	N	N	N	N	N
Professional /Other Services	P	O	N	N	N	N	N	N	N	N
Restaurant	P	N	N	N	P	N	N	N	N	N
Science & Technology Based Business	O	N	P	P	N	N	N	N	N	N
Scrap Yard	N	N	O	N	N	N	N	N	N	N
Service Garage	N	N	O	O	N	N	N	N	N	N

Warehousing (Retail/Non-Food/Bulky Household Goods 700m ² – 5,000m ²) ³	N	N	N	O	N	N	N	N	N	N
Residential Uses	VC	R	I	BE	T	CF	OS*	PU	TI	A
Apartments ¹	P	O ¹	N	N	N	N	N	N	N	N
Halting Site	N	O	N	N	N	O	N	N	N	O
Residential (Excluding Apartments) ¹	O	P ¹	N	N	N	N	N	N	N	O ¹
Short term holiday accommodation	O	N	N	N	P	N	N	N	N	N
Retirement Home	O	P	N	N	N	O	N	N	N	N
Public, Community and Institutional Uses	VC	R	I	BE	T	CF	OS*	PU	TI	A
Buildings for the Health, Safety & Welfare of the Public	P	O	N	O	O	P	O*	O	N	N
Cemetery	N	O	N	N	N	P	O*	N	N	P

Childcare Facilities (Crèche/Nursery)	P	O	O	O	N	P	N	N	N	N
Club House & Associated Facilities	O	O	N	N	O	P	O*	N	N	O
Public, Community and Institutional Uses	VC	R	I	BE	T	CF	OS*	PU	TI	A
Community Facility	P	O	N	O	O	P	O*	N	N	O
Crematorium	N	O	O	O	N	O	N	N	N	O
Cultural/Recreational Building	P	O	N	O	P	P	O*	N	N	N
Education – Primary/Secondary	O	O	O	N	N	P	O*	N	N	O
Education – Other Education/Training	P	O	O	O	N	P	N	N	N	O
Funeral Home	P	O	O	O	N	O	N	N	N	N
Leisure	P	O	N	O	O	P	O*	N	N	O
Library	P	O	N	N	O	P	N	N	N	N

Place of Public Worship	O	O	N	O	N	O	N	N	N	N
Open Space, Recreation and Amenity Uses	VC	R	I	BE	T	CF	OS*	PU	TI	A
Golf Course	N	N	N	N	P	N	O*	N	N	O
Recreational/Cultural Activities	O	O	O	O	P	P	O*	N	N	O
Agricultural Uses	VC	R	I	BE	T	CF	OS*	PU	TI	A
Abattoir	N	N	O	N	N	N	N	N	N	O
Agricultural Building	O	O	O	O	N	O	O*	N	N	P
Mart/Co-op	O	N	P	N	N	N	N	N	N	P
General/Services and Infrastructure Uses	VC	R	I	BE	T	CF	OS*	PU	TI	A
Advertisements – Freestanding	O	N	O	O	N	O	N	O	O	N
Car Park	P	O	P	O	O	O	N	N	O	N

Recycling/Bring Bank Facilities	N	N	O	O	N	O	N	O	N	O
Refuse Landfill	N	N	N	N	N	N	N	N	N	O
Utilities Infrastructure & Public Service Installations	O	O	O	O	O	O	O*	P	O	O
Small scale, domestic Wind/Renewable Energy	O	O	O	O	O	O	O*	O	N	O

General Notes on Land-Use Zoning Matrix:

- (¹) These uses on Residential lands will be considered subject to Policy Objective SGV 2, or as appropriate.
- Cafe** (²) – This use will be considered where it is ancillary to an overall compatible development to serve the needs of the immediate area.
- Warehousing** (³) – The development or subdivision of stores into less than 700m² shall not normally be permitted in edge-of-centre and out-of-centre locations, in accordance with the Retail Planning Guidelines 2012 (or any updated/superseding document).
- Data Centre** – May be defined as a facility, which has information technology equipment installed and operated, as well as storing and distributing electronic data.
- Zone R: Residential** – Phase 1 is phased for residential development within the lifetime of this Plan; -Phase 2 is generally not developable during the lifetime of this Plan, subject to the provisions and exceptions set out under Policy Objective SGV 1.
- *OS - With regard to Land Use Zoning Objectives, such as Open Space, Tourism and Community Infrastructure, provided for on lands that are within the Constrained Land Use Objective zone (SGV 17), Permissible Uses shall be constrained to those water compatible and less vulnerable uses as relevant to the particular Flood Zone (please refer to the accompanying SFRA and DM Standard 68).
- No specific land uses are attributed to the Constrained Land Use zone as this zone reflects existing development located within Flood Zone A/B. For guidance on uses/development appropriate in this zone, please refer to Policy Objective SGV 16 and DM Standard 68 of this plan, and ***The Planning System & Flood Risk Guidelines including Departmental Circular PL2/2014.***

Notes on Land Use Classes in Land Use Zoning Matrix:

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

1. **Permitted in Principle (P)** – A use that is classified as Permitted in Principle is one that the Local Authority accepts in theory in the relevant zone, subject to compliance with the relevant policy objectives, standards and requirements set out in this plan and the principles of proper planning and sustainable development.
2. **Open for Consideration (O)** – A use that is classified as Open for Consideration is one that the Local Authority may permit where it is satisfied that the suggested form of development will be compatible with the policy objectives for the zone, will not conflict with permitted uses and conforms to the proper planning and sustainable development of the area, including the policy objectives set out in this plan.
3. **Not Normally Permitted (N)** – A use that is classified as Not Normally Permitted is one that, except in exceptional circumstances, will not be permitted by the Local Authority. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policy objectives, standards and requirements contained in this plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

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

Zone VC	Village Centre/Commercial
Zone R	Residential
Zone I	Industrial
Zone BE	Business & Enterprise
Zone T	Tourism
Zone CF	Community Facilities
Zone OS	Open Space/Recreation & Amenity
Zone PU	Public Utilities
Zone TI	Transport Infrastructure
Zone A	Agriculture

Land Use Zoning Policy Objectives for the Small Growth Villages

SGV 1 Residential Development Phasing

Support the development of lands designated as Residential (Phase 1) within the lifetime of the Plan, in compliance with the Core Strategy and subject to normal planning, access and servicing requirements, and reserve the lands designated as Residential (Phase 2) for the longer-term growth needs of each village. Residential (Phase 2) lands are generally not developable for housing within the lifetime of this Plan, with the exception of the following developments, which may be considered by the Planning Authority, subject to a suitable evidence-based case being made for the proposal:

- a) Single house developments for local family members on family owned land, subject to a 7-year occupancy clause.
- b) on-residential developments that are appropriate to the site context, residential amenities, the existing pattern of development in the area and the policy objectives in the Plan.
- c) Where it is apparent that Residential (Phase 1) lands cannot or will not be developed for residential purposes within the plan period, residential development may be considered in limited cases in a phased manner on suitable Residential (Phase 2) lands, in exceptional circumstances:

Development on Residential (Phase 2) lands will normally only be considered where 50% of the lands in Residential (Phase 1) are committed to development.

Residential developments on Residential (Phase 2) lands will be subject to compliance with the Core Strategy, the principles of proper planning and sustainable development, connectivity, including infrastructure and public footpath and lighting to the village centre, the sequential approach, avoidance of leap-frog developments, and subject to meeting normal planning, environmental, access and servicing requirements. Developments will only be permitted where a substantiated evidence-based case has been made to the satisfaction of the Planning Authority and the development will not prejudice the future use of the lands for the longer-term growth needs of each settlement.

SGV 2 Residential Infill Development

Within existing villages small scale limited infill housing development will be considered on appropriate sites. These infill sites shall have regard to the existing character of the street respecting the existing building line, scale, proportions, layout, heights and materials materials of surrounding developments. The site must have a safe means of access and egress and comply with development management standards for new dwellings.

SGV 3**Village Centre**

The Village Centres (VC) will remain the primary focus for the location of new retail and commercial development. The Planning Authority will ensure that the location of future retail development is consistent with the key policy principles and order of priority, as set out under Section 4.4 to 4.6 of the Guidelines for Planning Authorities Retail Planning 2012 (and any updated/superseding document) and will require Retail Impact Assessments, including details of the sequential approach and Design Statements for retail developments in accordance with the Retail Planning Guidelines.

To provide for the development of commercial and complementary mixed uses, on suitable lands that can provide focal points for the provision of services to surrounding neighbourhoods/areas and opportunities for commercial enterprises, retail developments and employment creation.

Protect and enhance the vitality and viability of village centres by ensuring that they remain the primary retail, commercial and mixed-use centre and prohibit a proliferation of any individual use or other uses, which in the opinion of the Planning Authority do not contribute to the vitality and viability of the village centres.

SGV 4**Village Centre Management**

Subject to appropriate resources, the Council in collaboration with local stakeholders shall prepare village centre management plans for the various Small Growth Villages as appropriate.

The Management Plans will consider some or all of the following

- (a) Public Realm Improvement works;
- (b) Upgrade of public lighting;
- (c) Connectivity between the village centre and the wider fringes of the villages;
- (d) Shop front design/improvement on main streets;
- (e) Upgrade and improvement of street furniture;
- (f) Provision of appropriate quality soft landscaping and planting as well as functional public spaces;
- (g) Car parking management;
- (h) Consideration of reuse of backlands within the village centres for civic space / other uses.

SGV 5**Community Facilities**

Promote the development of community facilities on suitable lands, with a high level of access to the local community, including educational, community, civic, public, institutional, recreational, cultural and other complementary uses, as appropriate.

SGV 6 Business and Enterprise

Promote the development of business and enterprise uses, light industry/warehousing and the facilitation of enterprise park/office park type uses to include incubation/start-up units and small medium enterprises, on suitable lands with adequate services and facilities and with a high level of access to the major road networks and to public transport facilities.

SGV 7 Industrial

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

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

SGV 8 Open Space Recreation and Amenity

Promote the sustainable management, use and/or development, as appropriate, of the OS lands.

This will include:

- a) Development of open spaces and recreational activities, in accordance with best practice and on suitable lands with adequate access to the local community and retain existing open space and recreational facilities, unless it can be clearly demonstrated to the satisfaction of Galway County Council that these uses are no longer required by the community;
- b) Appropriate management and use of any flood risk areas within the OS zone to avoid, reduce and/or mitigate, as appropriate, the risk and potential impact of flooding;
- c) Appropriate management and use of any areas of high biodiversity value.

SGV 9 Tourism

- a) It is a policy objective of the Council to encourage and facilitate the development of the tourism potential of the villages in a manner that respects, builds on, protects and enhances the cultural, built and natural heritage and local amenities of each settlement area;
- b) Provide where feasible and support the provision of tourism infrastructure and services including, walking, cycling and water-based infrastructure and short-term guest accommodation facilities in each village in appropriate locations.

SGV 10**Agriculture**

There will be a general presumption against residential development on Agricultural (A) zoned lands, located within the plan boundary with the exception of single house developments for family members on family-owned lands, which may be considered subject to compliance with policy objectives contained in Chapter 4 Rural Living and Development with, as appropriate, normal planning, access and servicing requirements and the principles of proper planning and sustainable development. Developments will only be permitted where a substantiated case has been made to the satisfaction of the Planning Authority and the development will not prejudice the future use of the lands for the longer-term growth needs of the village. An enurement condition shall apply for a period of 7 years, after the date that the house is first occupied by the person or persons to whom the enurement clause applies.

SGV 11**Public Utilities**

- a) Facilitate the provision and maintenance of essential public utility infrastructure, together with the necessary ancillary facilities and uses, as appropriate.
- b) Development proposals in the vicinity of public utilities infrastructure will be assessed on a case by case basis in accordance with proper planning and sustainable development.

SGV 12**High Quality, Contextually Sensitive Design**

Ensure that new developments are responsive to their site context and in keeping with the character, amenity, heritage, environment and landscape of the area. New development proposals will be required to complement the existing character of the area in terms of scale, height, massing, building line, urban grain and definition and through high quality design proposals for buildings/structures/shop fronts, the use of high quality, appropriate materials and the provision of appropriate signage, lighting, landscaping proposals and other such details.

SGV 13**Social and Specialist Housing**

Require that a minimum of 20% of all new eligible residential sites are set aside for the development of new social and specialist housing units, unless addressed through suitable alternative arrangements by agreement with the Planning Authority, in accordance with County Galway Housing Strategy and Part V of the Planning and Development Act 2000 (as amended) and any subsequent amendments to the Part V provision to reflect Government policy.

SGV 14**Other Residential Development**

There shall be a general presumption in favour of the development of nursing/care homes and retirement accommodation/facilities and community/day care centres on residential zoned lands, community facility zoned lands or adjacent to the established village centre or as suitable re-use for protected structures or other buildings (e.g. institutional or educational buildings) that would have limited re-development potential given their size and architectural character, subject to normal planning, environmental, access and servicing requirements.

SGV 15**Transport Infrastructure**

Facilitate the provision and maintenance of essential public utility infrastructure, together with the necessary ancillary facilities and uses, as appropriate.

SGV 16**Constrained Land Use (CL)**

To facilitate the appropriate management and sustainable use of flood risk within previously developed areas.

This zoning applies to previously developed areas only and limits new development, while recognising that existing development uses within these zones may require small scale development, as outlined below, over the life of the County Development Plan, which would contribute towards the compact and sustainable urban development of the village.

The extent of the 'Constrained Land Use' zone is shown with a hatching corresponding to the extent of flood zones A and B which are overlain on the Land Use Zoning Objective underneath. Where such flood risk extents correspond with undeveloped lands, an appropriate land use zoning objective which would not facilitate the development of classes of development vulnerable to the effects of flooding has been identified such as 'Open Space' or 'Agriculture'.

The 'Constrained Land Use' zone extends to previously developed lands in a number of settlements which could include lands in the centre of towns and villages. In other incidences, the actual buildings may be located outside of areas identified as being at risk of flooding but the curtilage of the property to the rear may be located at a lower level falling towards a waterbody and identified as being located within Flood Zone A and / or B. The 'Constrained Land Use' zone overlain on the Land Use Zoning Objectives generally restricts new development vulnerable to the effects of flooding being permitted while recognising that existing development uses may require small scale additional development that would contribute towards the compact and sustainable urban development of the individual town/village. Where proposals for such developments submitted to the Planning Authority relate to existing buildings or developed areas, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply.

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

Proposals seeking to change the use of existing buildings from a less vulnerable use to a more vulnerable use to the effects of flooding will not normally be considered acceptable to the Planning Authority whilst some change of use proposals not increasing the vulnerability to the effects of flooding or small-scale extensions to such buildings will be considered on their individual merits but are acceptable in principle.

An existing dwelling or building that is not located within an area at risk of flooding but has a large rear garden / curtilage that is located within Flood Zone A or B would not be suitable for a more in-depth residential development proposal which would propose a residential use within a designated constrained land use area.

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

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

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

Specifications for developments in flood vulnerable areas set out in this plan shall be complied with as appropriate. (Please also refer to policy objective SGV 17 and Development Management Standard 68).

SGV 17 Flood Risk Areas and Land Use Zones

Ensure that any proposed development that may be compatible with the land use zoning policy objectives/matrix but which includes a use that is not appropriate to the Flood Zone (as indicated on Map 8 – Flood Risk Management) and/or that may be vulnerable to flooding is subject to flood risk assessment, in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 and the Departmental Circular PI 2/2014 (or as updated within the lifetime of this plan) and the policy objectives of this plan.

SGV 18 Opportunity Sites

To encourage and support the appropriate and sustainable development or redevelopment where appropriate of lands identified as development opportunity sites within the land use zonings maps for each of the SGV's.

11.1 An Cheathrú Rua Small Growth Village

11.2 Village Context

An Cheathrú Rua village is situated approximately 45km west of Galway city in the middle of a peninsula which contains the Electoral District of An Cromptán. The peninsula looks eastward across Cuan Chasla to Ros an Mhíl and Cois Fharráige, and westwards across Cuan an Fhir Mhóir to Leitir Móir and Garmna, the district known as Ceantar na n-Oileán. The village is serviced by the R343 which leads away from the principal regional route R336 at Casla junction.

11.3 Sustainable Communities

11.3.1 Housing

Housing within the village of An Cheathrú Rua comprises low-density scattered housing. Most of the housing development in terms of its density, orientation and design are similar to the residential units outside the existing village centre.

The Main Street and lands to the rear of the main street provide opportunities for buildings of contemporary design and mixed use reflecting a Gaeltacht village ambiance, while also providing access to developable back lands for residential purposes.

Continued renewal of properties within the Village Core would be desirable and a high standard of design for infill housing development. It is also important that the village's rural character, heritage and natural amenities are maintained, enhanced and not compromised.

11.3.2 Education

The village of An Cheathrú Rua is served by a co-educational primary school Scoil Naisuinta Mhic Dara and a co-educational secondary school Scoil Chuimnsitheach Chiaráin. The village contains two Coláistí Samhraidh – Coláiste Chiaráin and Coláiste Cholumba which cater for up to 2000 pupils annually. Third level courses in Irish are administered by NUIG as outreach education in the Acadamh also known

as Áras Mháirtín Uí Chadhain whose aim is to strengthen and expand the language among the people of the Gaeltacht and the public institutions which serve the Gaeltacht.

11.3.3 Community Facilities

The village of An Cheathrú Rua is predominantly rural in nature however, it does provide a range of existing facilities including schools, commercial retail units, pubs and a post office.

The harbours of An tSean Chéibh and Caladh Thadhg are an essential component of the fabric and character of the village. The GAA grounds for An Cheathrú Rua are located adjacent to the L-52160 road. The village is also served by a Páirc Spraoi (playground) which was opened in 2010.

The population has increased in the village and surrounding hinterland in recent years and this in turn has put extra demands on the village's infrastructure and community facilities. It is important that new facilities are encouraged to locate within the village core and where possible, existing community facilities are improved.

11.3.4 Environment and Heritage

Within the village there are several areas of open space located both north and south of the R343 and these are strategically located to ensure access for all.

The core area of the village has been designated an Architectural Conservation Area. Notable buildings are the former national school, dated 1893, is an important feature of the streetscape with its well-proportioned gables and double and triple pairing of window openings. A later school built with local granite is typical of mid-twentieth-century design and was built by the State in 1956. The elevated position of the Catholic church gives it an imposing presence and dominant focus to the surrounding community since the 1920s. The building is notable for its long, slender form and clean lines.

11.3.5 Village Centre, Business and Enterprise

The village has developed in a predominantly linear fashion along the R343. The built grain of the village is a fragmented series of buildings along the main street from the parish church south-westwards to the turn for Caladh Thadhg and along four minor roads leading away from the main street. The village economy is typical of the mixture that sustains many villages of its size which serve as service centres to an extensive rural hinterland.

Within the village there is a range of civic buildings comprising the church, primary and secondary schools, community hall and nursing home/health complex, and a range of commercial buildings including hotels, post office, shops, offices, fire station and restaurant facilities. It also contains several services that would not normally be in villages of its size i.e. An Industrial Estate, Summer Colleges and Third Level Educational Facilities. All these uses indicate the importance of An Cheathrú Rua in its form of facilities and services.

11.3.6 Tourism

The plan seeks to develop the cultural, heritage and tourism potential of the area in a sustainable manner. The tourism industry is one of the most significant income generators in the West of Ireland, and particularly in Conamara. Trá an Dóifin, blue flag beach is an important tourism asset in An Cheathrú Rua. The combination of landscape quality, Atlantic coastline, unspoilt mountain terrain, and unique indigenous verbal and musical culture present a valuable social and economic asset. Some local tourism initiatives include scuba diving and Féile an Dóifin.

It is recognised that some of the strongest Gaeltacht area as regards the daily use of the Irish language are now imperilled by economic and social decline as indicated in the Census and social and economic reports. This plan supports the development of a sufficient level of services to ensure the economic and social viability of the Gaeltacht community in An Cheathrú Rua and recognise the threats to more peripheral geographic areas.

11.4 Services & Infrastructure

11.4.1 Water Supply

Public water supply available. All lands identified for development potential are served by public water supply. There is confirmed capacity in the network.

11.4.2 Wastewater Disposal

The village is served by a municipal waste water treatment system and upgrade works have been carried out and there is capacity within the network to accommodate development that is envisaged to take place.

11.4.3 Transportation and Movement

There is a regular bus service between Galway City and An Cheathrú Rua which continues on to Leitir na Mealláin and/or Carna. The connectivity within the village centre is good, with sufficient footpaths.

11.5 Flooding

With respect to lands within the village that are liable to flood risk, the Council will require any proposed developments to comply with 'The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and Circular PL2/2014 and any amendment thereof. The Council, having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals. There is a flood map identified for An Cheathrú Rua and is in accordance with the guidelines and circular referenced above.

Land Use Zoning Policy Objectives for An Cheathrú Rua (Cheathrú Rua Small Growth Village-CSGV)

CSGV 1 Sustainable Village Centre

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

CSGV 2 Sustainable Residential Communities

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

CSGV 3 Language Enurement Clause

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

CSGV 4 Community Facilities

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

CSGV 5 Local Development and Services

To encourage and support the development of local facilities and services to meet the needs of the local community.

CSGV 6 Tourism

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

CSGV 7 Small Scale Enterprises

To encourage the provision of commercial and employment development within the village and in particular the provision of opportunities for small scale start up enterprises.

CSGV 8 Streetscape Enhancement Works

To seek to facilitate the preparation of a public realm plan that will inform streetscape enhancement works subject to resources being available.

CSGV 9 Expansion of Public Infrastructure

To Support the expansion of public infrastructure within the village as required.

CSGV 10 Signage

Promote the Irish language in accordance with the Local Authority's Sceim Teanga. Any external signage that will be erected on buildings and on lands in An Cheathrú Rua shall be in Irish only.

CSGV 11 Indicative Access points for Development.

Reserve access points to developable lands/ backland areas as indicated on Land Use Zoning map for An Cheathrú Rua.

CSGV 12 Opportunity Sites (OPT)

To promote and encourage the appropriate re-development of the opportunity sites identified below which will contribute to the vitality and character of An Cheathrú Rua.

OPT-CH 1 Site An Cheathrú Rua

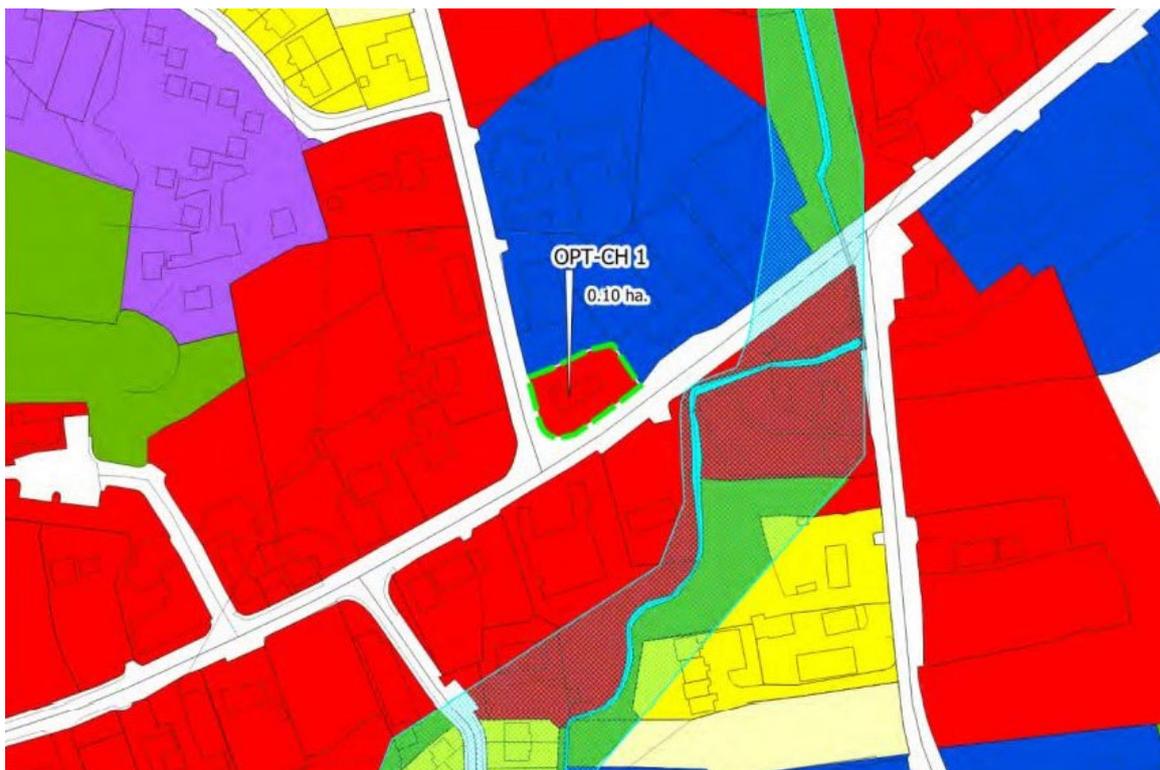
Brief Description: Site located in the centre of the village and contains a derelict cottage.

Area: The site area measures circa 0.10 hectares.

Zoning: The site is zoned Village Centre.

Current land-Use: Existing Low Density Residential.

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



OPT-CH2 Site An Cheathrú Rua

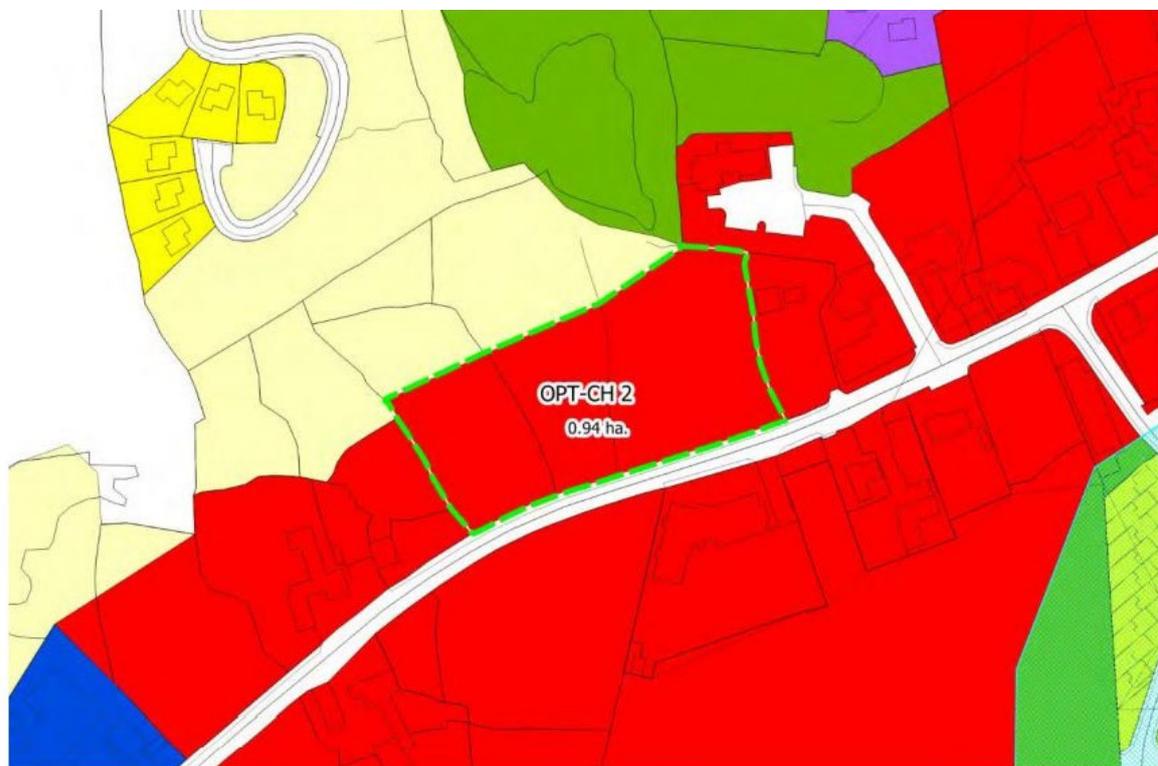
Brief Description: This site comprises a vacant green field to the north of the village centre zoning.

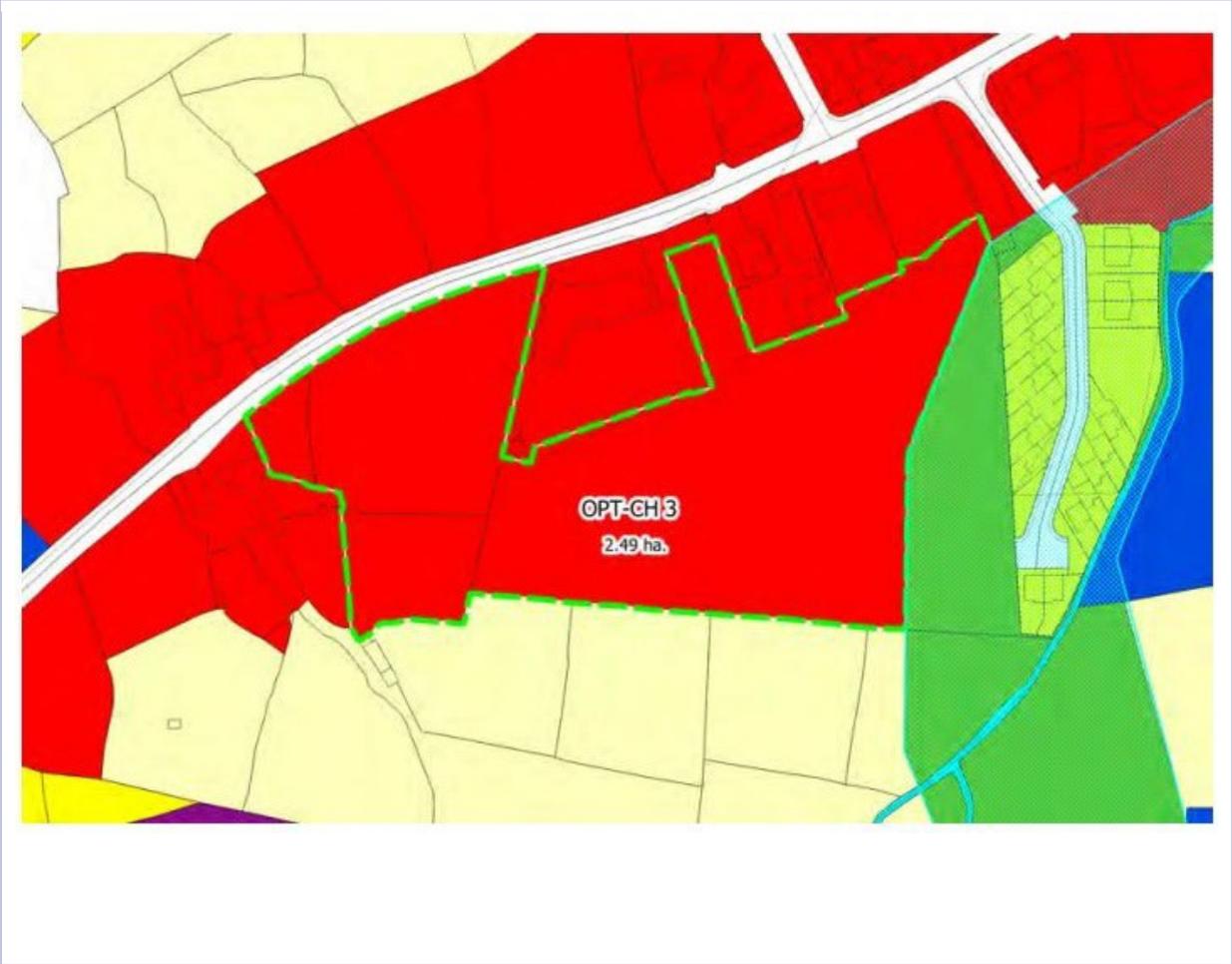
Area: Opportunity site No.2 measures 1.09 ha. Opportunity site No.3 measures 2.49ha.

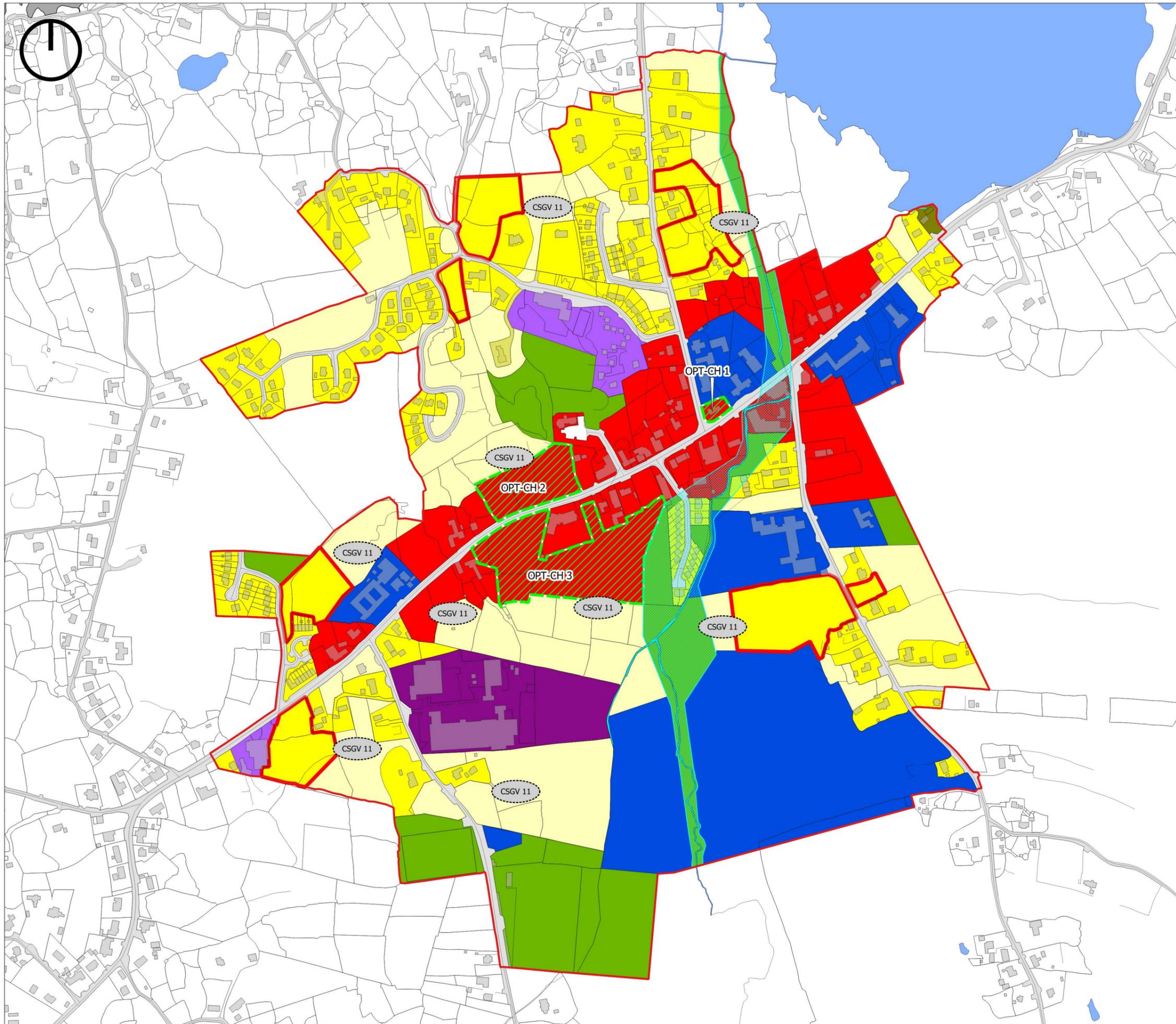
Zoning: The sites are zoned Village Centre.

Current land-Use: Vacant green field sites.

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





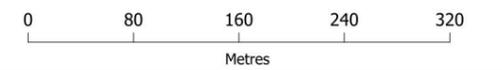


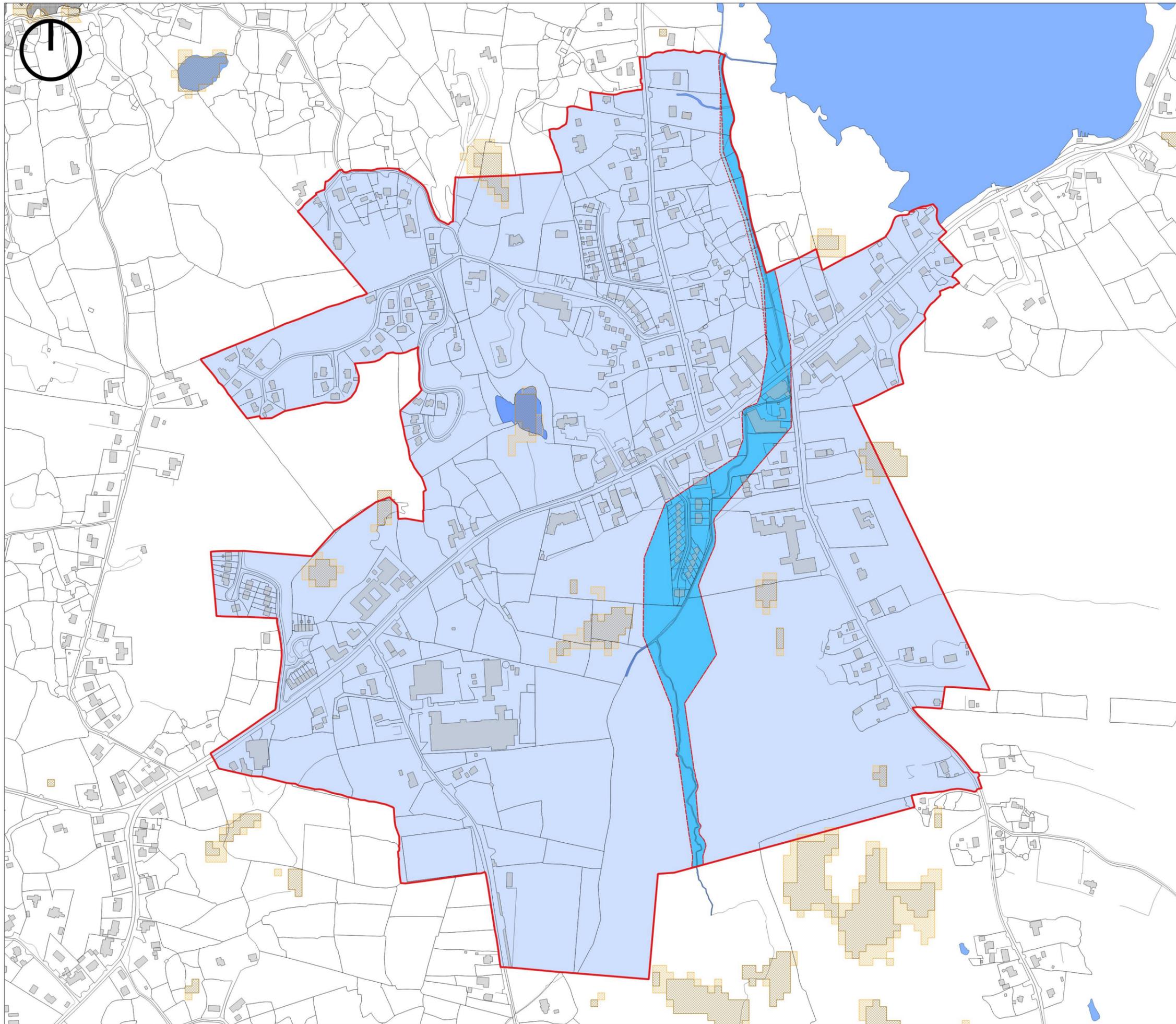
-  Settlement Boundary
-  R - Residential Existing
-  R - Residential (Phase 1)
-  R - Residential (Phase 2)
-  VC - Village Centre
-  T - Tourism
-  I - Industrial
-  CF - Community Facilities
-  PU - Public Utility
-  OS - Open Space/Recreation & Amenity
-  TI - Transport Infrastructure
-  Water/Rivers/Streams
-  Constrained Land Use
-  Opportunity Site
-  Policy Objective (see below)

Policy Objective	Description
CSGV 11	Indicative access point for development

**Galway County Development Plan
2022-2028**

**Small Growth Village
An Cheathrú Rua
Land Use Zoning Map**

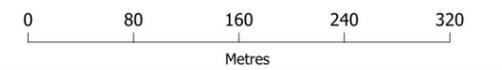




- Settlement Boundary
- Indicative Flood Zone A
- Indicative Flood Zone B
- Indicative Flood Zone C
- PFRA Pluvial Indicative
- PFRA Pluvial Extreme
- Water

**Galway County Development Plan
2022-2028**

**Small Growth Village
An Cheathrú Rua
Flood Risk Management**



**Comhairle Chontae na Gaillimhe
Galway County Council**

Galway County Council 2022/OSI_NMA_090
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12.1 An Spidéal Small Growth Village

12.2 Village Context

Located 18km west of Galway City in the Conamara Gaeltacht, an Spidéal straddles the R336, it is bound to the north by a rugged landscape of blanket bog overlying granite bedrock and to the south by Galway Bay. The R336 forms the Main Street and links the City to Leenane in the north west of Conamara. The village is also served by a local road which connects it directly to Maigh Cuilinn and the N59 national secondary route.

12.3 Sustainable Communities

12.3.1 Housing

In the case of An Spidéal, this village plan will promote a mix of house types and sizes within the village. The existing housing stock within An Spidéal village comprises a mix of upper floor residential accommodation, with a range of two storey detached and semi-detached dwelling houses along the main street.

Outside the village core, housing developments vary in size and style, comprising a mix of large detached properties and smaller semi-detached and terraced properties that have been built to a higher density.

The settlement would benefit from some regeneration of and re-use of existing properties within the village core. New developments should be well integrated with the existing village and allow for easy and safe access to the centre and main facilities by foot and bicycle. Development which utilises brownfield sites should be prioritised, and all development should be sympathetic to the character of the area. It is also important that the rural character, heritage and natural amenities of the village are maintained, enhanced and not compromised.

12.3.2 Education

Coláiste Chonnacht which is outside of the village boundary is the most significant location for the community's recreation and amenity activities and it is also used as a summer college for students to learn the Irish language. Scoil Náisiúnta Éinne is the co-educational primary school and is located to the north of the main street within the village centre. The local secondary school Coláiste Chroí Mhuire gan Smál is also a co-educational school.

12.3.3 Community Facilities

There are two working harbours in the village, the tSean Chéibh and an Chéibh Nua and two popular public beaches, which are south-facing beaches Trá na mBan and Trá na Ceibhe which are located on Galway Bay and connected by a scenic walking / cycling path.

Trá na Mban is by the roadside east of the village with a short promenade, while Trá na Ceibhe is sheltered behind the pier, and is reached by car along a narrow road to the west of the village. The rocks behind the pier, and the pier itself, are used for shore angling when the mackerel shoals are in. An opportunity site for a playground has been identified in this plan which would be an asset to the area for both locals and visitors alike.

12.3.4 Environment and Heritage

The eclectic style of the Catholic church, dated 1904 with its Romanesque revival elements, is the work of William A. Scott, one of the leading Arts and Crafts designers of his time. He was also responsible for the loggias which include in their design the sculptural works of Michael Shorthall of Loughrea: carved capitals, corbels and a date-stone depicting animals, foliage and sporting activities.

The L –shaped plan convent dated 1923 forms a key part of the village streetscape. The library is housed in a former school built in 1952 which continues to contribute to the character of the village of An Spidéal.

12.3.5 Village Centre, Business & Enterprise

Buildings lining the Main Street vary in style, size and age with the predominant use at ground floor level being commercial. Other uses along this street include Scoil Náisiúnta Éinne , Coláiste Chroí Mhuire gan Smál, the Library and Coláiste an Linbh Íosa. The village has developed beside two neighbouring harbours reflecting the importance of the sea to the coastal community both as a generator of local employment and as a recreational amenity.

The village centre at the crossroads of the R336 and the Maigh Cuilinn Road, contains a good range of retail and commercial services with some residential mix. The eastern edge of the village gradually merges with the almost continuous strip of single rural houses facing southwards and seawards. The eastern edge of the village is more clearly defined by An Spidéal Demesne and the Owenboliska River. There are a number of opportunity sites identified in An Spidéal and are further outlined in policy objective SSGV 12 Opportunity Sites.

12.3.6 Tourism

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

The village economy is unique, due to the mixture of services that sustains the village and also the wider rural hinterland. It contains a number of small-scale retail shops, public houses, food outlets, offices, a bank and some community service buildings. Ceardlann, Spiddal Craft and Design Studios are located at the entrance to the village of An Spidéal, just beside the beach, overlooking Galway Bay, Cliffs of Moher and Oileáin Árann. There are several craft workers designing and creating works ranging from stained and fused glass, basket making, photography,

pottery, mixed media artist, vintage clothing, painting, weaving, and T-shirt printing. The crafts and locally designed products are popular with both national and international tourists.

12.4 Services and Infrastructure

12.4.1 Water Supply

Public water supply available. The village is served by a public water supply. All lands identified for development potential are served by public water supply.

12.4.2 Waste Water

The village is served by a municipal wastewater treatment system and there is capacity within the network to accommodate development that is envisaged to take place.

12.4.3 Transportation and Movement

The village of An Spidéal is well connected with the existing network of footpaths. They provide safe pedestrian connection in and around the village. Bus Éireann provides daily return services into Galway City with private bus companies providing return transport between the hinterland and the village on a weekly basis.

12.5 Flooding

With respect to lands within the village that are liable to flood risk, the Council will require any proposed developments to comply with 'The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and Circular PL2/2014 and any amendment thereof. The Council, having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals. There is a flood map identified for An Spidéal and is in accordance with the guidelines and circular referenced above

Land Use Zoning Policy Objectives for An Spidéal (Spidéal Small Growth Village)

SSGV 1 Sustainable Village Centre

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

SSGV 2 Sustainable Residential Development

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

SSGV 3 Indicative Access points for Development.

Reserve access points to developable lands/backland areas as indicated on Land Use Zoning maps for An Spidéal.

SSGV 4 Language Enurement Clause

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

SSGV 5 Community Facilities

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

SSGV 6 Local Development and Services

To encourage and support the development of local facilities and services to meet the needs of the local community.

SSGV 7 Tourism

Promote An Spidéal as a premier tourist destination in its own right and as a tourism hub for the Gaeltacht, offering a high quality, rich and diverse experience to all visitors.

SSGV 8 Small Scale Enterprises

To encourage the provision of commercial and employment development within the village and in particular the provision of opportunities for small scale start up enterprises.

SSGV 9 Public Utility Infrastructure

Facilitate the provision and maintenance of essential public utility infrastructure, together with necessary ancillary facilities and uses as appropriate within An Spidéal settlement plan area.

SSGV 10 Transport Infrastructure

Facilitate the provision and maintenance of essential transportation infrastructure. This shall include the reservation of lands within An Spidéal settlement plan areas to facilitate public roads, footpaths, cycleways, bus stops and landscaping, together with any necessary associated works, as appropriate. Any indicative roads be subject to needs assessment and detailed corridor and route selection processes taking into account, inter alia, environmental constraints and opportunities.

SSGV 11 Action Area Plan for Spidéal Demesne

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

SSGV 12 Opportunity Sites

To promote and encourage the appropriate re-development of the opportunity sites identified which will contribute to the vitality and character of An Spidéal.

OPT-SP 1 Opportunity Site 1 in An Spidéal Thatch Building on approach into An Spidéal

Brief Description

Area: Opportunity site No.4 measures 0.40HA

Zoning: The site is zoned Village Centre.

Current land-Use: Vacant brownfield site

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



OPT-SP2 An Spidéal

Brief Description

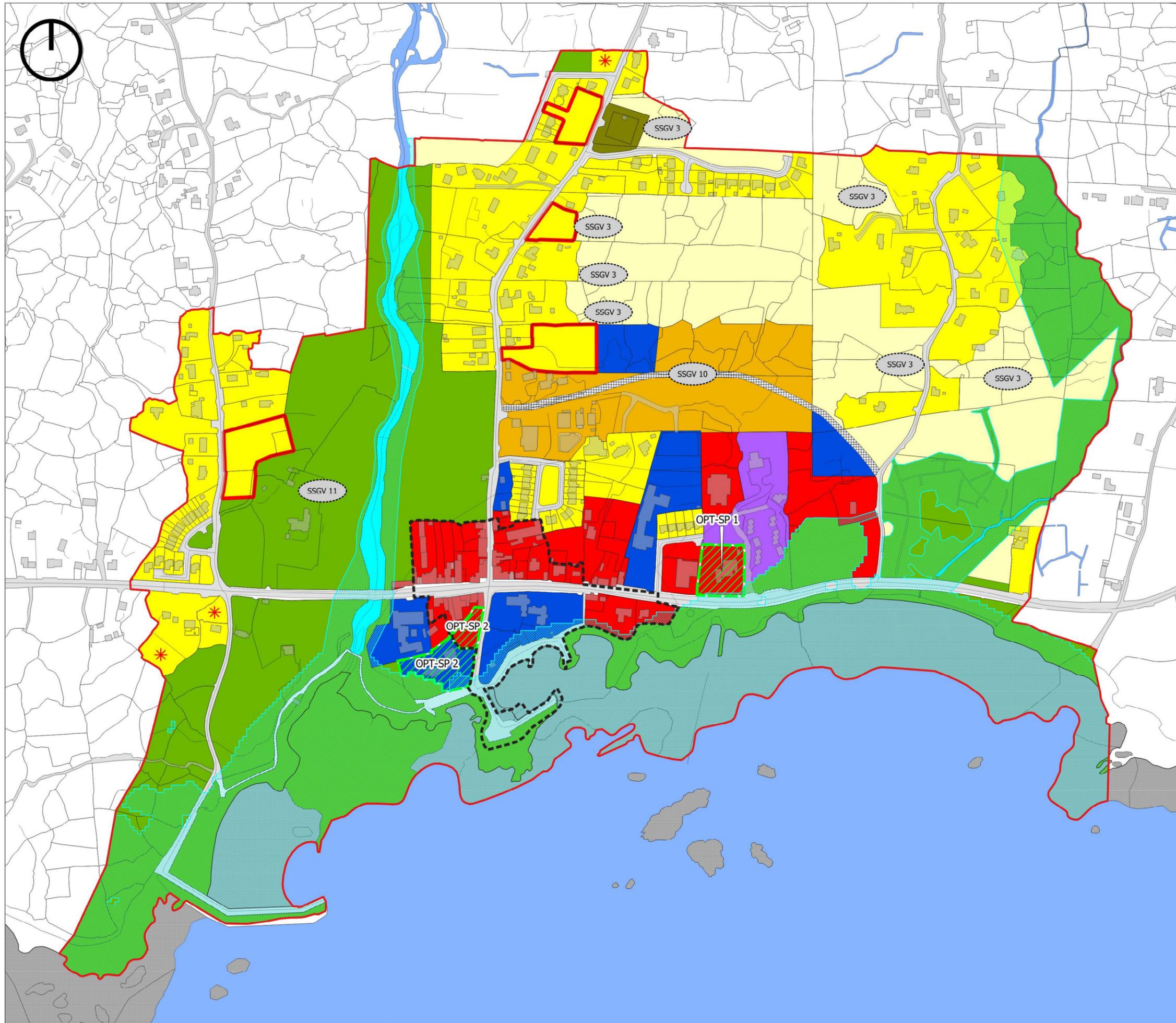
Area: The Opportunity Site SP 2 measures 0.14 ha and Opportunity Site SP 2 measures 0.42ha

Zoning: The lands are zoned Village Centre and Community Facilities

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

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





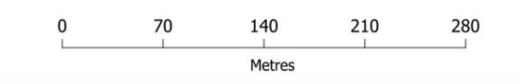
-  Settlement Boundary
-  R - Residential Existing
-  R - Residential (Phase 1)
-  R - Residential (Phase 2)
-  R - Residential Infill
-  VC - Village Centre
-  BE - Business & Enterprise
-  T - Tourism
-  CF - Community Facilities
-  PU - Public Utility
-  OS - Open Space/Recreation & Amenity
-  TI - Transport Infrastructure
-  Water/Rivers/Streams
-  Indicative Relief Road
-  Constrained Land Use
-  Architectural Conservation Area
-  Opportunity Site
-  Policy Objective

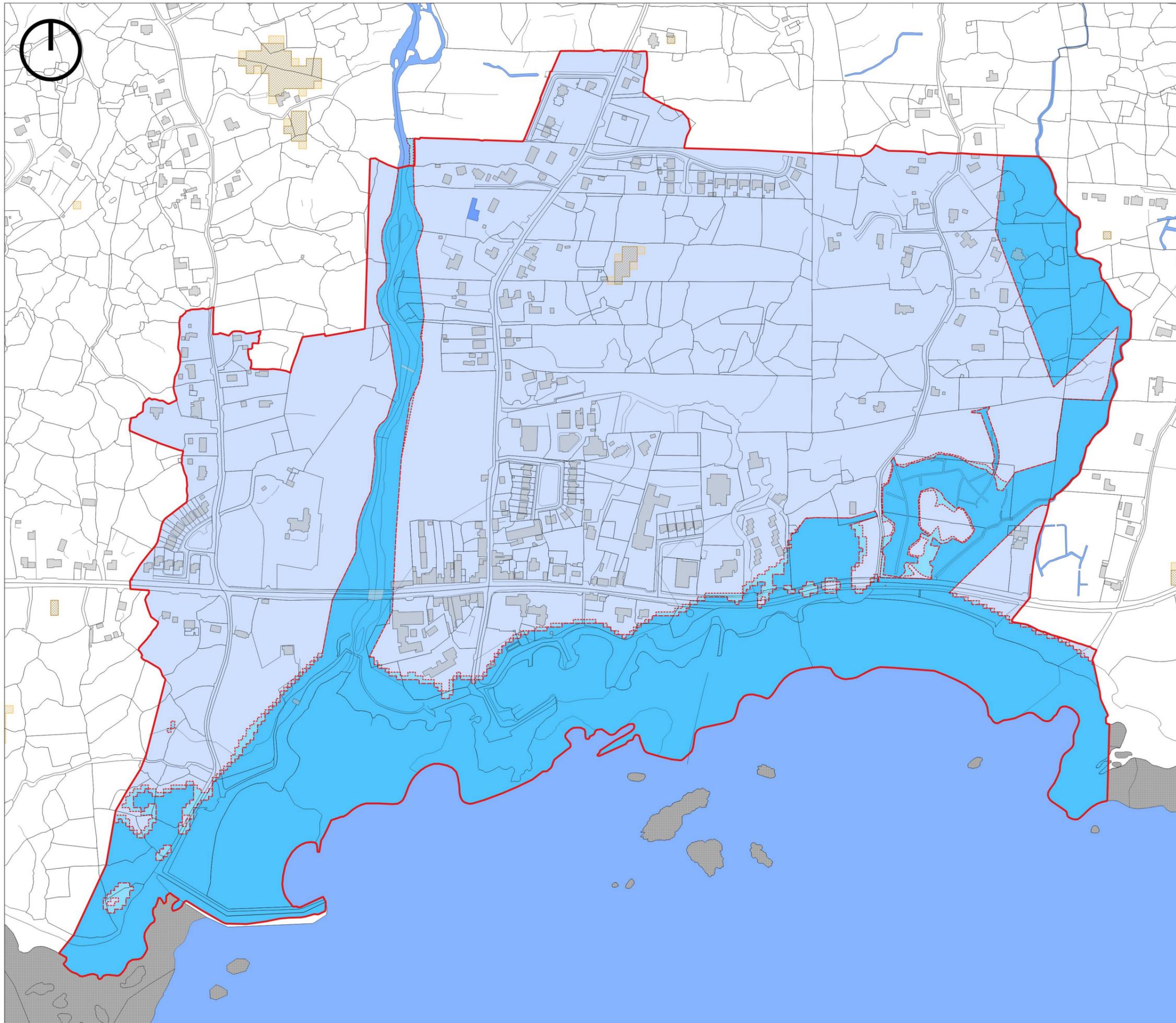
Policy Objectives

- SSGV 3** Indicative access point for development
- SSGV 10** Indicative Relief Road
- SSGV 11** An Spidéal Demesne

**Galway County Development Plan
2022-2028**

**Small Growth Village
An Spidéal
Land Use Zoning Map**

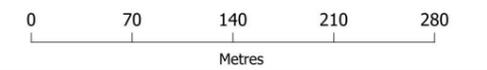




- Settlement Boundary
- Indicative Flood Zone A
- Indicative Flood Zone B
- Indicative Flood Zone C
- PFRA Pluvial Indicative
- PFRA Pluvial Extreme
- Water

**Galway County Development Plan
2022-2028**

**Small Growth Village
An Spidéal
Flood Risk Management**



**Comhairle Chontae na Gaillimhe
Galway County Council**

13.1 Ballygar Small Growth Village

13.2 Village Context

Ballygar is located in north-east County Galway, 3KM from the border with County Roscommon to the east and 15KM from Mountbellew to the south-west via the N63. The village developed as a market town which dates back to the 19th Century. Evidence of the market town can be seen today with the wide main street and market square. The village settlement is a linear type development on the N63. The village is small and rural in character and located in a sparsely populated area of County Galway, however, it is served by a number of local services, which include shops, schools, cafes and sporting facilities.

13.3 Sustainable Communities

13.3.1 Housing

Housing in the village centre comprises a mix of single and two storeys, terraced and detached dwelling houses along the main street. The building stock forms a continuous and largely linear built up form with the focal point at Market Square and development extending north and south of Main Street.

The established housing stock fronting onto the Square, Main Street and the village core are modest in size, attractive and of traditional form and design with a high-density layout. There are a small number of suburban-type housing developments to the north and south of the village equating to a total of approximately 120 units of Ballygar's new housing stock. They include detached, semi-detached and terraced dwelling houses with varying densities. The variety of dwellings that exist in the village provide a good mix for its inhabitants.

The settlement would benefit from regeneration of and re-use of existing properties within the village core. New developments should be well integrated with the existing village and allow for easy and safe access to the centre and main facilities by foot

and bicycle. Development which utilises brownfield sites should be prioritised and all development should be sympathetic to the character of the area.

Continued renewal of properties within the Village Core is desirable and a high standard of design for infill housing development and new or replacement shop-fronts should be in keeping with the overall character of the main street.

13.3.2 Education

In terms of education, Scoil Mhuire Gan Smál (Ballygar National School) is a co-education primary school and Coláiste Mhuire is a co-educational, post-primary school.

13.3.3 Community Facilities

One of the primary functions of this village is to provide for the everyday needs of the local community. Social and community facilities play an important function in promoting social inclusion and act as a focal meeting point for residents of all ages.

The village has some well-developed community and recreation facilities including a church, commercial retail units, post office, community hall, sports pitch and public houses.

The large old school building (dated 1880) set at north end of the square is well placed opposite the Catholic Church. The courthouse located just east of Saint Mary's Church has recently been converted to a community space.

The local GAA club is St Brendan's GAA, which is located within the village centre just north of the Square. This plan will seek to protect from development the existing community facilities and where possible expand the range of community facilities available in the village.

Ballygar is designated as a Category B (population of 201 to 1,000) village under the Tidy Towns annual competition. The local Tidy Towns group are very active in the enhancement of the village and its environs.

There are footpaths and public lighting within the village but limited traffic calming works have been carried out at gateway points. Traffic calming works are required to improve pedestrian safety around the Square, Scoil Mhuire Gan Smál /playground and at the crossroads to the east of the village near St Mary's Secondary School.

The settlement is accessible by a daily Roscommon to Galway public transport (bus) service, that links the settlement to Galway City and also other areas including Mountbellew.

The population has increased in the settlement and surrounding hinterland in recent years and this in turn has put extra demands on the village's infrastructure and community facilities. It is important that new facilities are encouraged to locate within the village cores and that where possible, existing community facilities are improved.

13.3.4 Environment and Heritage

Ballygar has an attractive streetscape that contains a number of fine individual buildings. St. Mary's Catholic Church, the Bank of Ireland, Courthouse, located within the village are entered in the Record of Protected Structures and add to the architectural character of the settlement.

The market square provides an attractive area of open space for residents and the recently constructed band stand provides an attractive focal point. Since 1945 it has been used to hold the annual carnival. In recent years the area is also used as an informal car park at present and is sparsely planted with trees. Several different approaches could be taken to improve and enhance the public realm and visual appearance of the market square such as the addition of an outdoor seating area for residents and visitors to create a more attractive, people-friendly destination.

It is important to protect the permeability, structure and morphology of the village. The core area has been designated an Architectural Conservation Area. The unique built environment of the Village of Ballygar reflects its history in the pattern of the urban spaces and the design of the individual houses and landmark buildings. Ballygar has a diamond shaped terminus to the east of the Village, where the Protestant church once stood at the entrance to the former Castlekelly estate. Castle

Kelly was a large and prosperous estate whose owner encouraged the market activity of the Village in the early 19th century.

The orderly planning of the Village has resulted in a wide main street flanked by predominantly two storey houses which present varied facades with moulded surrounds to windows and doors.

The recent insertion of a band stand reflects the association of the Village as the birthplace of Patrick Sarsfield Gilmore who was born in Ballygar in 1829 who is a leading composer and bandmaster in the USA. The courthouse has been brought back into community use through the commitments of the local people to the built heritage of their Village.

13.3.5 Village Centre and Business & Enterprise

Ballygar provides a limited amount of local employment and services to the people of the village and those within its hinterland and the plan will seek to support the development, vitality and vibrancy of the village.

Within the village core the aim is to bring the vacant and unused buildings into productive use. There is limited capacity for small residential schemes or self-built opportunities within the core. However, there are opportunities within the settlement for the redevelopment of existing underutilised properties and derelict dwellings to the east of the village. Development proposals locating within the village core will be supported and facilitated where appropriate especially Living Over the Shop Opportunities in the village core.

There are two opportunity sites located along the main street in Ballygar. There is a robust, albeit small commercial base within the village that serves the local population.

Ballygar's proximity to the Suck Valley with quiet country lanes, bog roads, built, natural and cultural heritage would allow for tourist opportunities to be developed within the village.

13.4 Services and Infrastructure

13.4.1 Water Supply

Public water supply available. The village is served by a public water supply. All lands identified for development potential are served by public water supply and there is capacity in the network.

13.4.2 Waste Water

The village is served by a municipal wastewater treatment system. Works are required to take place on the system within the lifetime of the plan, however it is expected that this will commence in short term.

13.4.3 Transportation and Movement

The National Road the N63, runs through the settlement, giving rise to large volumes of traffic, including a high proportion of heavy goods vehicles. Additional traffic calming measures are required within the settlement.

There is ample on-street parking in designated car parking spaces located in the square and along Main Street.

13.5 Flooding

With respect to lands within the village that are liable to flood risk, the Council will require any proposed developments to comply with 'The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and Circular PL2/2014 and any amendment thereof. The Council, having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals. There is a flood map identified for Ballygar and is in accordance with the guidelines and circular referenced above.

Land Use Zoning Policy Objectives for Ballygar (Ballygar Small Growth Village-BSGV)

BSGV 1 Sustainable Village Centre

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

BSGV 2 Sustainable Residential Communities

Promote the development of appropriate and serviced lands to provide for high quality, well laid out and well landscaped sustainable residential communities with an appropriate mix of housing types and densities, together with complementary land uses such as community facilities, local services and public transport facilities, to serve the residential population of Ballygar settlement plan. Protect existing residential amenities and facilitate compatible and appropriately designed new infill development, in accordance with the proper planning and sustainable development of the plan area. Specifically encourage living over the shop which can contribute to the vitality of the core and extend activity beyond business hours.

BSGV 3 Local Development and Services

To encourage and support the development of local facilities and services to meet the needs of the local community.

BSGV 4 Playground Facilities

To support the maintenance of playground facilities, subject to resources being available.

BSGV 5 Small Scale Enterprises

To encourage the provision of commercial and employment development within the village and in particular the provision of opportunities for small scale start up enterprises.

BSGV 6 Streetscape Enhancement Works

To seek to facilitate the preparation of a public realm plan that will inform streetscape enhancement works subject to resources being available.

BSGV 7 Expansion of Public Infrastructure

To support the expansion of public infrastructure within the village as required.

To promote and encourage the appropriate re-development of the opportunity site identified in this plan, which will contribute to the vitality and character of Ballygar.

OPT-BA 1 Opportunity Site Ballygar

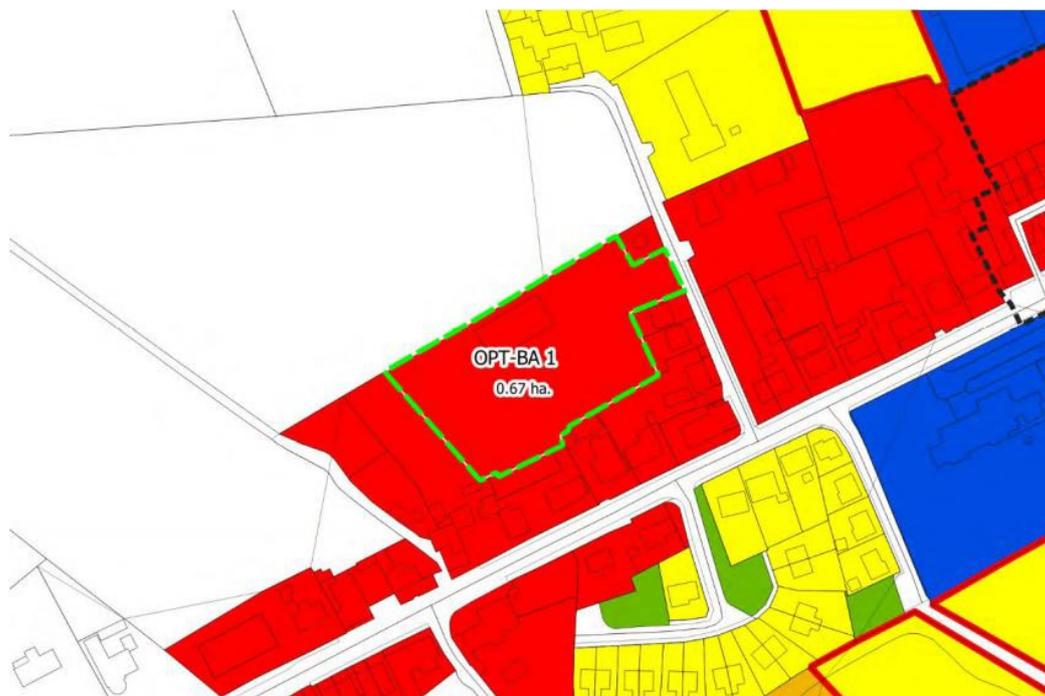
Brief Description: Derelict shed in Ballygar.

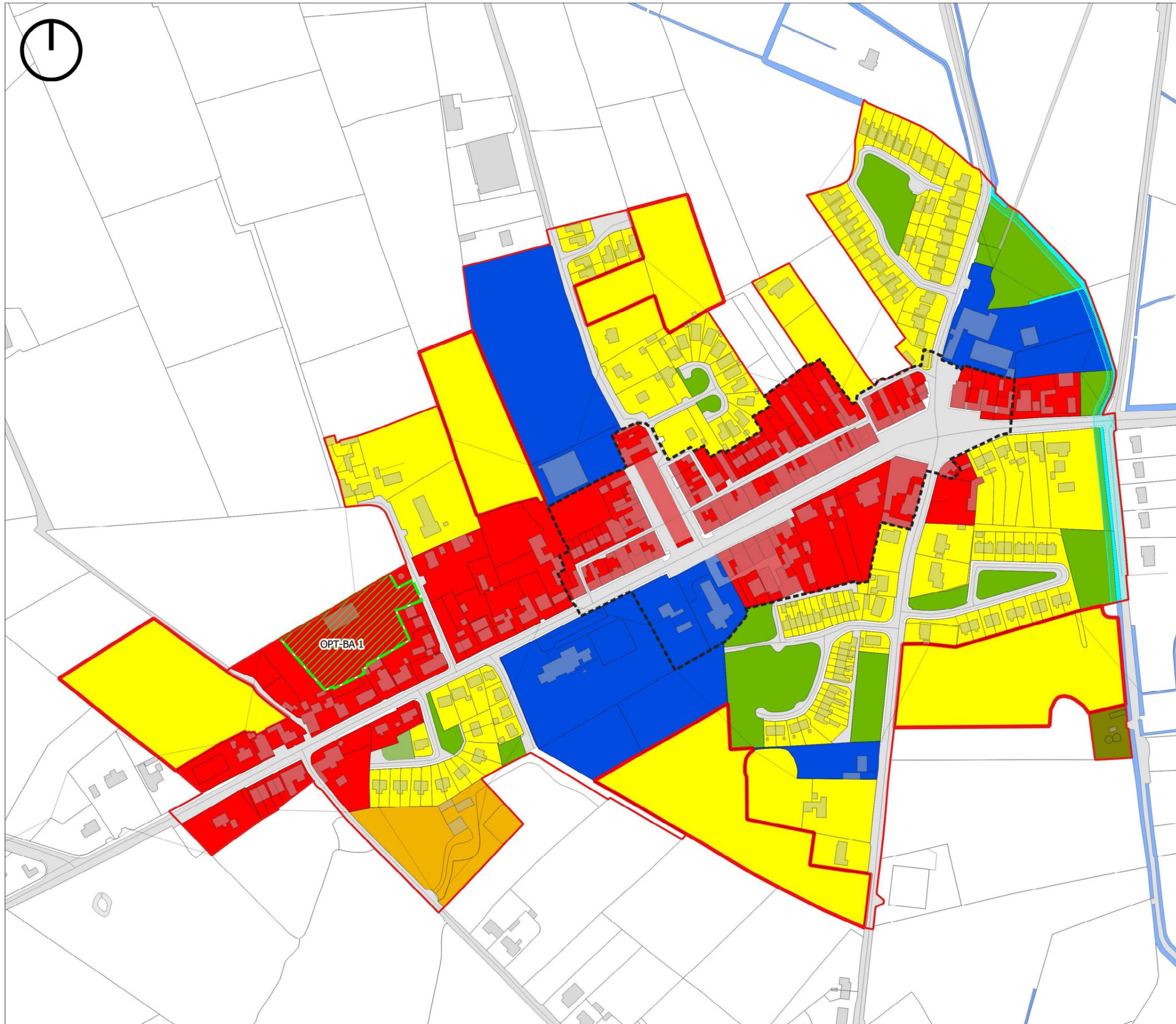
Area: The site area measures 0.67HA.

Zoning: The site is zoned Village Centre.

Current Land-Use: Vacant warehouse type shed. May have been used with the adjacent water tower.

Opportunity: To provide for a mix of uses capable of accommodating retail and or commercial development. The main access to this site is via a small laneway to the east of the site adjacent to existing residential properties. A mix of commercial and residential uses may be appropriate here.

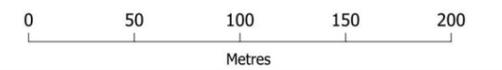




- Settlement Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- VC - Village Centre
- BE - Business & Enterprise
- CF - Community Facilities
- PU - Public Utility
- OS - Open Space/Recreation & Amenity
- TI - Transport Infrastructure
- Water/Rivers/Streams
- Constrained Land Use
- Architectural Conservation Area
- Opportunity Site

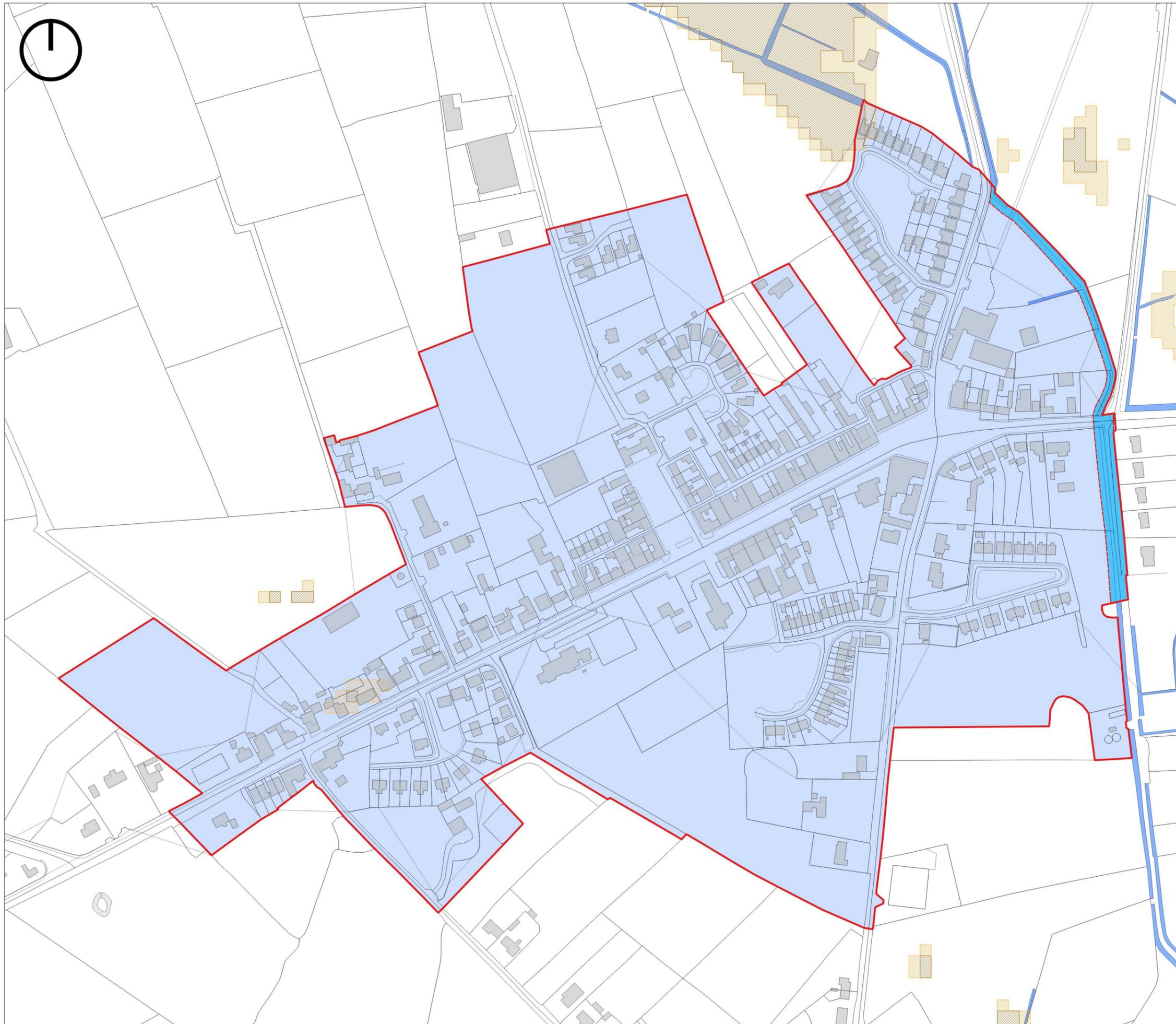
Galway County Development Plan
2022-2028

Small Growth Village
Ballygar
Land Use Zoning Map



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Galway County Council

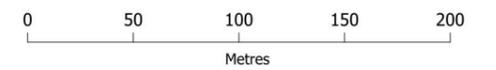
Galway County Council 2022/OSI_NMA_090
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- Settlement Boundary
- Indicative Flood Zone A
- Indicative Flood Zone B
- Indicative Flood Zone C
- PFRA Pluvial Indicative
- PFRA Pluvial Extreme
- Water

**Galway County Development Plan
2022-2028**

**Small Growth Village
Ballygar
Flood Risk Management**



**Comhairle Chontae na Gaillimhe
Galway County Council**

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14.1 Dunmore Small Growth Village

14.2 Village Context

Dunmore is located 50KM north-east of Galway City and 15KM north-east of Tuam town. Dunmore's settlement pattern has developed over time, on the banks of the Sinking River and at the intersection of the N83 national secondary road with the R328 and R360 regional roads.

The main streets in the Village extend from a central market square. The commercial element of the Village centre is mostly confined to the north and the east of the square. A limited number of local convenience type services exist within the village. The buildings within the village centre range in height up to a maximum of three storeys.

14.3 Sustainable Communities

14.3.1 Housing

There is a large amount of housing stock within the plan area of Dunmore and within the village core. In recent years a number of vacant properties have been converted for residential use within the village core. The more traditional housing stock in Dunmore comprises a good variety of styles and sizes including larger detached properties set within large plots; semi-detached properties and higher density terraced style suburban type housing.

Dunmore has had the benefit of new housing developments which are located within the village envelope, for example Barrack Square is located to the east of the village core, Friars Walk is located to the north-east of the village and Abbeylands is situated to the north of the village. This village plan seeks to ensure sustainable settlement patterns, within the plan area that are well connected to the village centre.

Continued renewal of properties within the Village Core would be desirable and a high standard of design for infill housing development and new or replacement shop-

fronts should be in keeping with the overall character of the existing attractive buildings in the village core.

There is scope for development within Dunmore, however, it is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised.

14.3.2 Education

Scoil Nioclás Naofa is the local primary co-educational school and Dunmore Community School, is the co-educational secondary school.

14.3.3 Community Facilities

Dunmore is serviced with a good range of local services, which include a GAA facility (Dunmore MacHales); separate soccer pitches located on the Fairgreen adjacent to the Augustinian Abbey and a rugby pitches. There is also a nine-hole golf course located to the south of the village, which attracts golf enthusiasts to the area. Dunmore playground is also located within the village and is within walking distances from surrounding neighbourhoods.

14.3.4 Environment and Heritage

Dunmore derives its name from Dún Mór, the big fort. The original fort was a stronghold of the O' Connor Kings of Connacht, later dispossessed by the Norman de Berminghams.

The town has a rich built heritage with Dunmore Castle on the outskirts at Castlefarm which is thought to date from the middle of the thirteenth century and the Augustinian Abbey (founded in 1425) in the townland of Abbeyland South is part of the historic town (GA017-002) of Dunmore and is an National Monument in the ownership of the state.

The village lies in an area of gently rolling countryside. The Sinking River flows through Dunmore and there is an attractive walkway along the river in the town, which is a popular local amenity. The Sinking River is part of the Corrib system and

is designated as a Special Area of Conservation (SAC) as part of the Lough Corrib SAC. The Slieve Bog Natural Heritage Area is a few kilometres east of the town.

Dunmore benefits from a river walk by Dunmore Bridge and a Market Square, which provide areas that are used as passive open space. The largest bank of open space is located to the south of the existing Friars Walk housing development. However, the area of land designated as open space has not been optimised to its full potential. Further areas of open space may be designated along the river corridor.

The core area has been designated an Architectural Conservation Area. The rich archaeological heritage of the area is protected by a Zone of archaeological potential centered on the extant 15th century Augustinian Abbey which incorporates a 19th century church. Its ecclesiastical importance is also to be seen in the enclosed late medieval graveyard of St Nicholas' Abbey in Abbeyland North .

The Bank of Ireland building, though typical in detailing of a late Victorian bank building, is unusually single storey. It is enhanced by the attention to detail seen in the elaborately moulded entrance porch and timber roof brackets and is stylistically unique in the Village. Built over one hundred years ago, it continues to provide financial services to the local community and is a focal point of Dunmore.

14.3.5 Village Centre and Business & Enterprise

Dunmore provides a limited amount of local employment and services to the people of the village and the wider hinterland. The plan will seek to support the development, vitality and vibrancy of the village.

The commercial core of Dunmore is characterised by three storey buildings which reduce to two storey and single storey dwelling houses on the edge of the commercial centre. The Village is served by a large food retailer which is located on the eastern side of the N83. There are numerous retail units, post office and veterinary clinic's in the village. As outlined above there are several buildings that are currently vacant/disused.

The plan will support though the provision of a policy objective, the re-development and re-use of vacant buildings. The planning authority will also encourage

regeneration within the Village throughout design and encouraging the use of existing vacant building stock.

Within the village core the aim is to bring the vacant and unused buildings within this area into productive use. There is only limited capacity for small residential schemes or self-built opportunities within the core. However, there are opportunities within the settlement for the redevelopment of existing underutilised properties and derelict dwellings to the east of the village. Development proposals locating within the village core will be supported and facilitated where appropriate especially Living Over the Shop Opportunities in the village core.

14.4 Services and Infrastructure

14.4.1 Water Supply

There is a public water supply available. All lands identified for development potential are served by public water supply.

14.4.2 Waste Water

The village is served by a municipal wastewater treatment system. There is capacity within the network to accommodate development that is envisaged to take place.

14.4.3 Transportation and Movement

The N83 is the National Primary Road between Tuam and Ballyhaunis, which transverses through Dunmore. Bus Éireann provides residents with a means of public transport to Galway City which includes a stop at GMIT. A private bus company provides connection between Dunmore and Tuam town centre. The bus stop is within the village centre and as such is accessible to those living in and around the village.

There has been a recent public consultation regarding the road improvement works needed within the village of Dunmore to facilitate ease of access. This is currently at the design stage of the process.

14.5 Flooding

With respect to lands within the village that are liable to flood risk, the Council will require any proposed developments to comply with 'The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and Circular PL2/2014 and any amendment thereof. The Council, having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals. There is a flood map identified for Dunmore and is in accordance with the guidelines and circular referenced above.

Land Use Zoning Policy Objectives for Dunmore (Dunmore Small Growth Village)

DSGV 1 Sustainable Village Centre

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

DSGV 2 Sustainable Residential Communities

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

DSGV 3 Community Facilities

Promote the development of community facilities on suitable lands/sites, in Dunmore with a high level of access to the local community, including educational, community, civic, public, institutional, recreational, cultural and other complementary uses, as appropriate.

DSGV 4 Local Development and Services

To encourage and support the development of local facilities and services to meet the needs of the local community.

DSGV 5 Small Scale Enterprises

To encourage the provision of commercial and employment development within the village and in particular the provision of opportunities for small scale start up enterprises.

DSGV 6 Streetscape Enhancement Works

To seek to facilitate the preparation of a public realm plan that will inform streetscape enhancement works subject to resources being available.

DSGV 7 Expansion of Public Infrastructure

To Support the expansion of public infrastructure within the village as required.

DSGV 8 Opportunity Site

To promote and encourage the appropriate re-development of the opportunity site identified which will contribute to the vitality and character of Dunmore.

OPT-DU 1 Opportunity Site Dunmore

Brief Description: The site is greenfield within the centre of Dunmore village.

Area: Opportunity site No. 1 measures 0.49HA

Zoning: The site is zoned Village Centre.

Current-Land-Use: Vacant greenfield site.

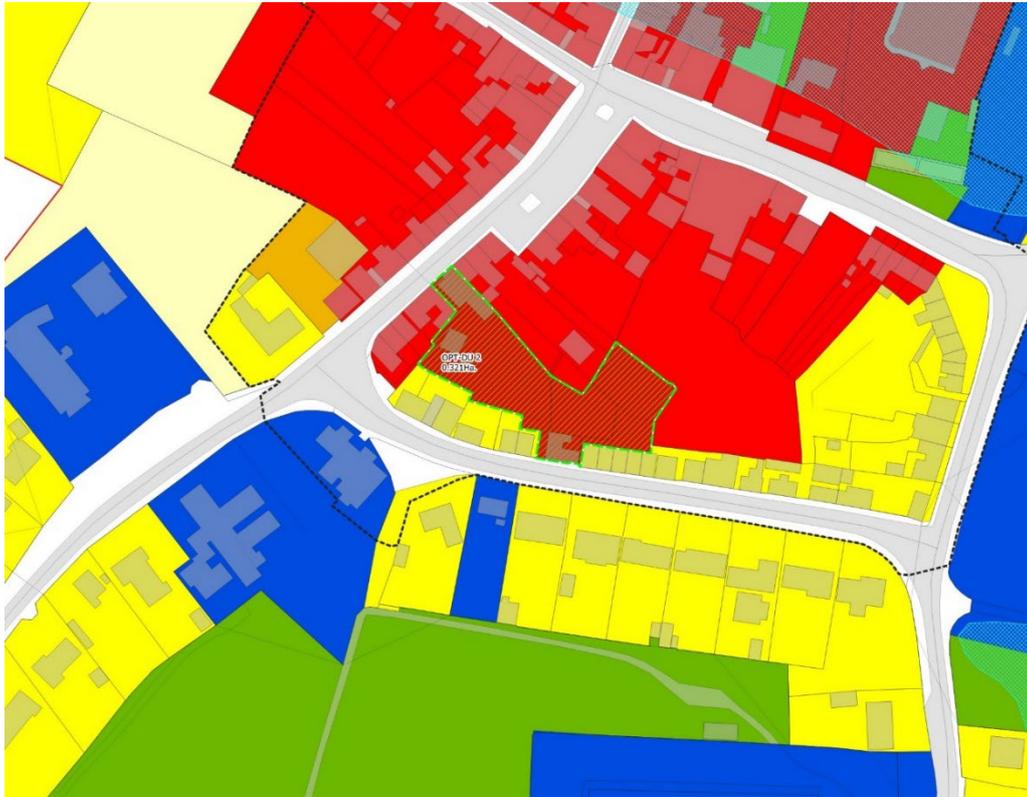
Opportunity

To provide for a mix of uses capable of accommodating retail and or commercial development. The overall development proposal must address the street frontage where the prominent use of land changes from residential to commercial. Innovative, high quality building design and appropriate layouts taking into account the location and setting of subject lands.

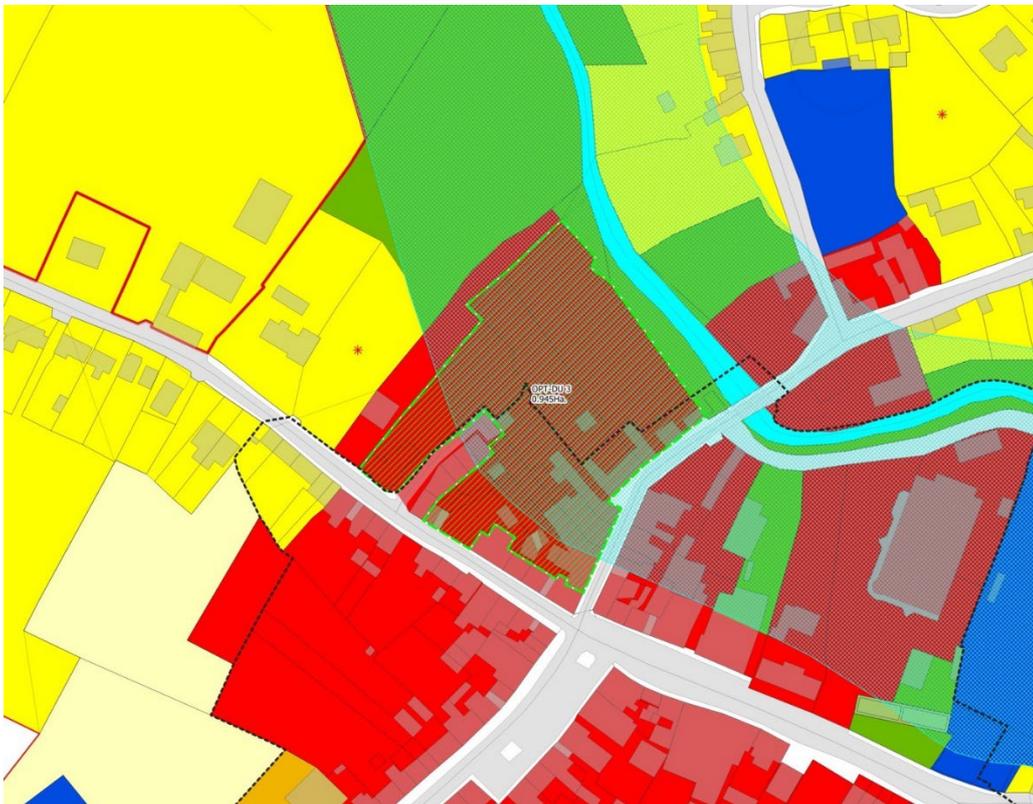
A mix of commercial and residential uses or a mews type development may be appropriate here.

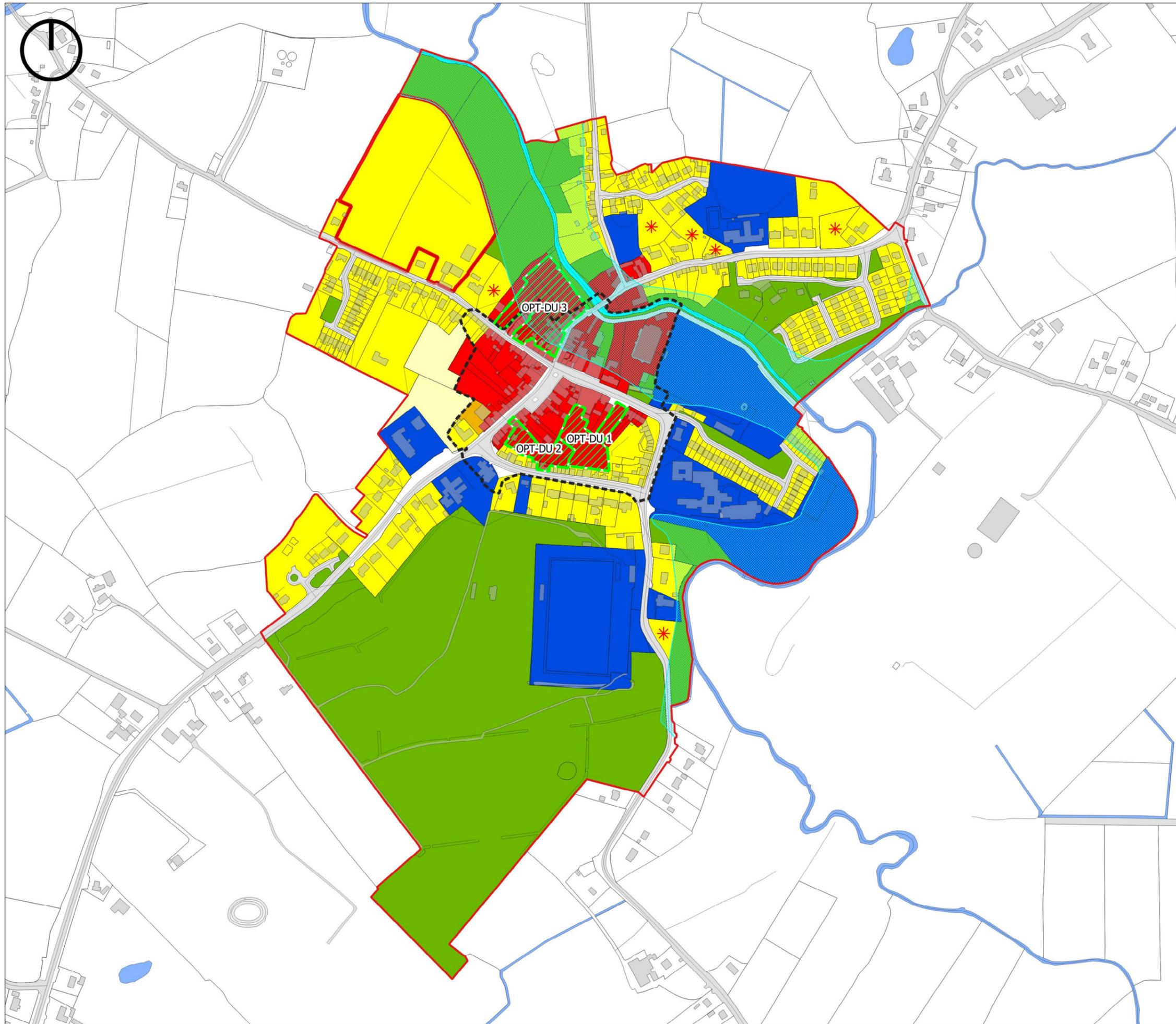


OPT-DU 2 Opportunity Site Dunmore



OPT-DU 3 Opportunity Site Dunmore

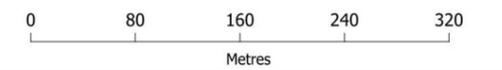




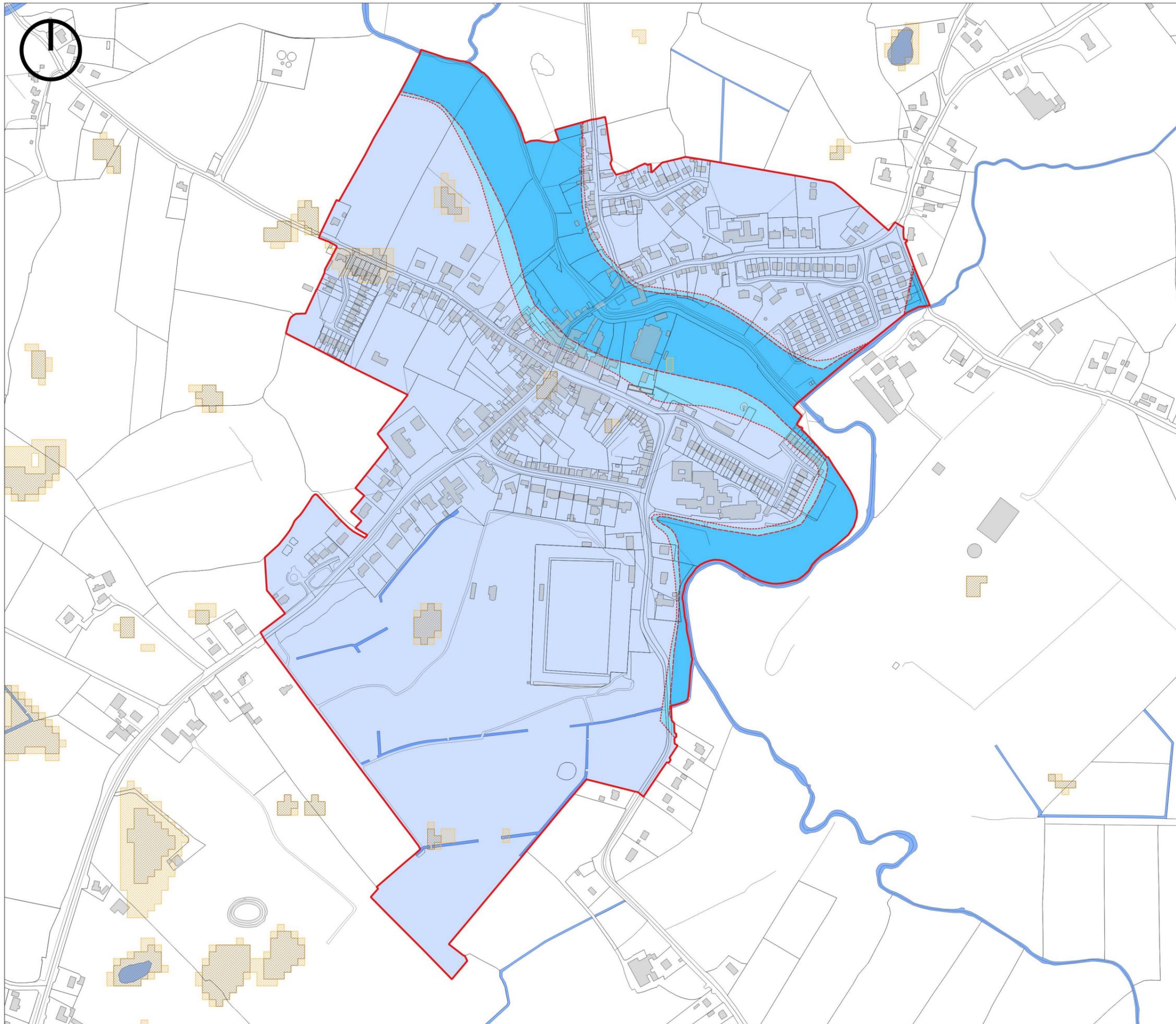
-  Settlement Boundary
-  R - Residential Existing
-  R - Residential (Phase 1)
-  R - Residential (Phase 2)
-  R - Residential Infill
-  VC - Village Centre
-  BE - Business & Enterprise
-  CF - Community Facilities
-  OS - Open Space/Recreation & Amenity
-  TI - Transport Infrastructure
-  Water/Rivers/Streams
-  Constrained Land Use
-  Architectural Conservation Area
-  Opportunity Site

**Galway County Development Plan
2022-2028**

**Small Growth Village
Dunmore
Land Use Zoning Map**



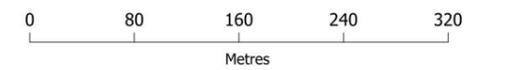
**Comhairle Chontae na Gaillimhe
Galway County Council**



-  Settlement Boundary
-  Indicative Flood Zone A
-  Indicative Flood Zone B
-  Indicative Flood Zone C
-  PFRA Pluvial Indicative
-  PFRA Pluvial Extreme
-  Water

**Galway County Development Plan
2022-2028**

**Small Growth Village
Dunmore
Flood Risk Management**



**Comhairle Chontae na Gaillimhe
Galway County Council**

15.1 Glenamaddy Small Growth Village

15.2 Village Context

The village of Glenamaddy is located in the North-East of the county. It is located approximately 55KM north-east of Galway City and 29KM north-east of Tuam Town via the N83. The village originally formed around a crossroads, namely the Dunmore – Glenamaddy road, also known as the Athlone Regional Road (R362) and the Ballymore to Glenamaddy and on to Moylough Regional Road (R364).

The R362 regional road linking Dunmore on the N83 with the M6 at Athlone and the R364 regional road connects Moylough on the N63 to near Ballymoe on the N60. The village crossroads is still well defined in Glenamaddy today. The village of Glenamaddy dates to the early nineteenth century, however there are numerous Recorded Monuments in the area which include ringforts, which suggest settlement in this location over a longer period of time.

15.3 Sustainable Communities

15.3.1 Housing

The surrounding hinterland is characterised by a mix of agricultural use with one off housing peppering the regional roads from the village centre. There have been some new larger housing developments in Glenamaddy over the years including Dudley Heights and O’Keefe Park to the south of the village core and Lake View estate to the east of the village. On balance, a healthy variety of dwelling types and sizes is provided within the plan area.

The settlement would benefit from some regeneration of existing properties within the village core. New developments should be well integrated with the existing village and allow for easy and safe access to the centre and main facilities by foot and bicycle.

Continued renewal of properties within the Village Core would be desirable and a high standard of design for infill housing development and new or replacement shop-fronts should be in keeping with the overall character of the main street.

It is also important that the village's rural character, heritage and natural amenities are maintained, enhanced and not compromised.

15.3.2 Education

Saint Joseph's National School is the local primary co-educational school and Glenamaddy Community School, is the co-educational secondary school.

15.3.3 Community Facilities

Glenamaddy is served by a range of existing community facilities. These include schools, St. Patricks church, hotel, health centre, retail outlets such as Supervalu, Bakery, creche, Garda Station, veterinary clinic and community centre as well as a post office along with other commercial entities.

The Town Hall Theatre in Glenamaddy is another existing facility that not only serves those living in the village but a much wider catchment area. The local GAA facility is located to the east of the village. Glen Celtic AFC is located to the west of the village. There is public parking located east of St. Patrick's Church. Glenn Equestrian Centre is located outside of the settlement plan area, 1KM south of the village centre on the Kilkerrin road.

15.3.4 Environment and Heritage

The Glenamaddy Community Playground, Collins Park, is located to the south of the village. It provides a playing area with equipment and associated playing fields.

The core area has been designated an Architectural Conservation Area. Glenamaddy is an attractive, well laid out town. The development of the village dates back to the 1820s when a church was erected and a market established. The first edition Ordnance Survey Map c1840 shows dispersed housing lining the approach roads and a Police Barracks on the Creggs Road. Glenamaddy workhouse which was located in the eastern outskirts of the town opened in 1853. The village prospered and grew with the advent of markets and fairs,

increased trade and the addition of further buildings including the market weights store was built c. 1900 to hold the weights used with the tripod scales on market days in Glenamaddy.

St Patrick's Catholic Church which was dedicated in 1904; replacing the earlier church that stood in the grounds of the local graveyard. In 1909 St Bridget's Town Hall was built and has played an important role in the cultural and social life of the community ever since.

The low-lying and gently rolling landscape around Glenamaddy is largely agricultural. It has a mosaic of green fields, wetlands, raised bogs and pockets of coniferous forestry and is underlain by limestone. There is a large turlough on the eastern edge of the town and is part of a large turlough and bog complex called Lough Lurgeen Bog/Glenamaddy Turlough SAC. There is a small lake on top of the bog and a stream flows from the lake, through the bog and into the turlough. This unusual feature is unique to this bog.

15.3.5 Village Centre and Business & Enterprise

Glenamaddy is one of the significant villages in north-east Galway with a good range of services and facilities. The village core evolved around the crossroads of the R 362 and the R 364 which still contains the majority of commercial outlets serving the village today. The four roads leading from the centre of the village define the streetscape and comprise primarily of two storey buildings. A small number of the buildings have a subservient habitable third floor. Blue or black slate and tiles are the predominant roof materials with the exterior walls of the buildings having a nap plaster finish. Some properties along the main streets have front gardens, but predominately the residential units are fronting the adjoining footpath.

There are currently two bakery suppliers located on the R 364 to the south of the village centre.

Within the village core the aim is to bring the vacant and unused buildings within this area into productive use. There is limited capacity for small residential schemes or self-built opportunities within the core. However, there are opportunities within the settlement for the redevelopment of existing underutilised properties and derelict

dwellings to the east of the village. Development proposals locating within the village core will be supported and facilitated where appropriate especially Living Over the Shop Opportunities in the village core.

15.4 Services and Infrastructure

15.4.1 Water Supply

The village is served by a public water supply. There is capacity in the network to accommodate development that is envisaged to take place.

15.4.2 Waste Water

The village is served by a municipal wastewater treatment system. There is capacity within the network to accommodate development that is envisaged to take place.

15.4.3 Transportation and Movement

Bus Éireann operates a public bus service between Galway City and Glenamaddy and bus route 426 between Galway City to Ballaghderreen in Co.Roscommon.

15.5 Flooding

With respect to lands within the village that are liable to flood risk, the Council will require any proposed developments to comply with 'The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and Circular PL2/2014 and any amendment thereof. The Council, having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals. There is a flood map identified for Glenamaddy and is in accordance with the guidelines and circular referenced above.

Land Use Zoning Policy Objectives for Glenamaddy (Glenamaddy Small Growth Village)

GSGV 1 Sustainable Village Centre

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

GSGV 2 Sustainable Residential Communities

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

GSGV 3 Community Facilities

Promote the development of community facilities on suitable lands/sites, in Glenamaddy with a high level of access to the local community, including educational, community, civic, public, institutional, recreational, cultural and other complementary uses, as appropriate.

GSGV 4 Local Development and Services

To encourage and support the development of local facilities and services...to meet the needs of the local community.

GSGV 5 Small Scale Enterprises

To encourage the provision of commercial and employment development within the village and in particular the provision of opportunities for small scale start up enterprises.

GSGV 6 Streetscape Enhancement Works

To seek to facilitate the preparation of a public realm plan that will inform streetscape enhancement works subject to resources being available.

GSGV 7 Expansion of Public Infrastructure

To support the expansion of public infrastructure within the village as required.

GSGV 8 Opportunity Site

To promote and encourage the appropriate re-development of the opportunity site identified below which will contribute to the vitality and character of Glenamaddy.

OPT-GL 1 Partially Vacant brownfield site, Glenamaddy

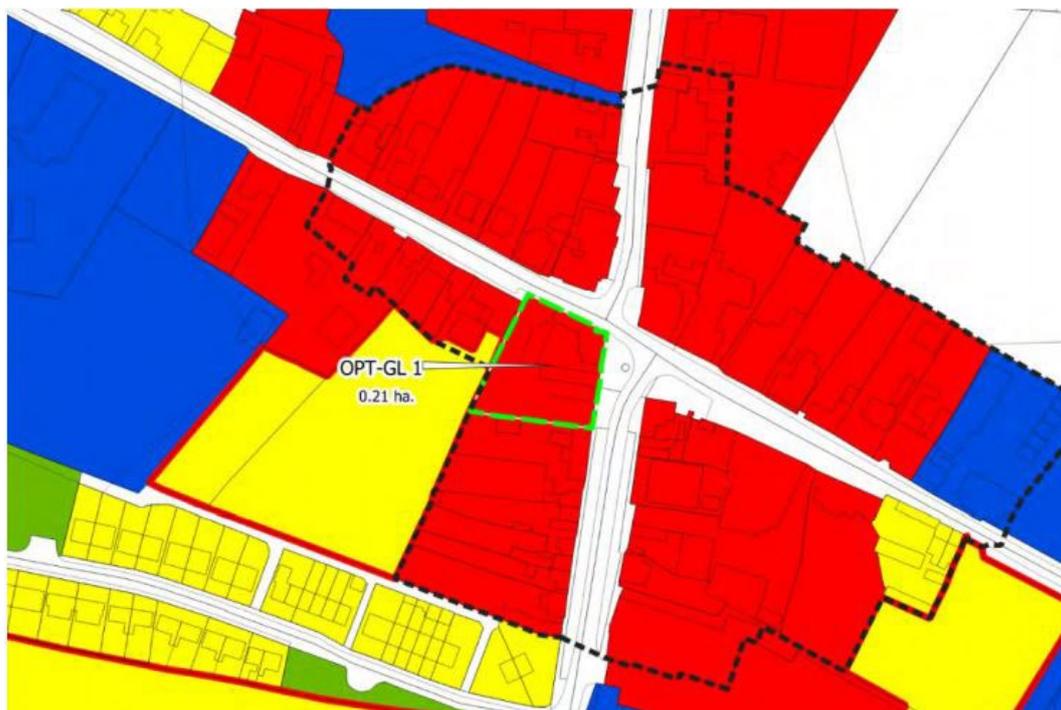
Brief Description: Prominent site located at the crossroads in Glenamaddy village.

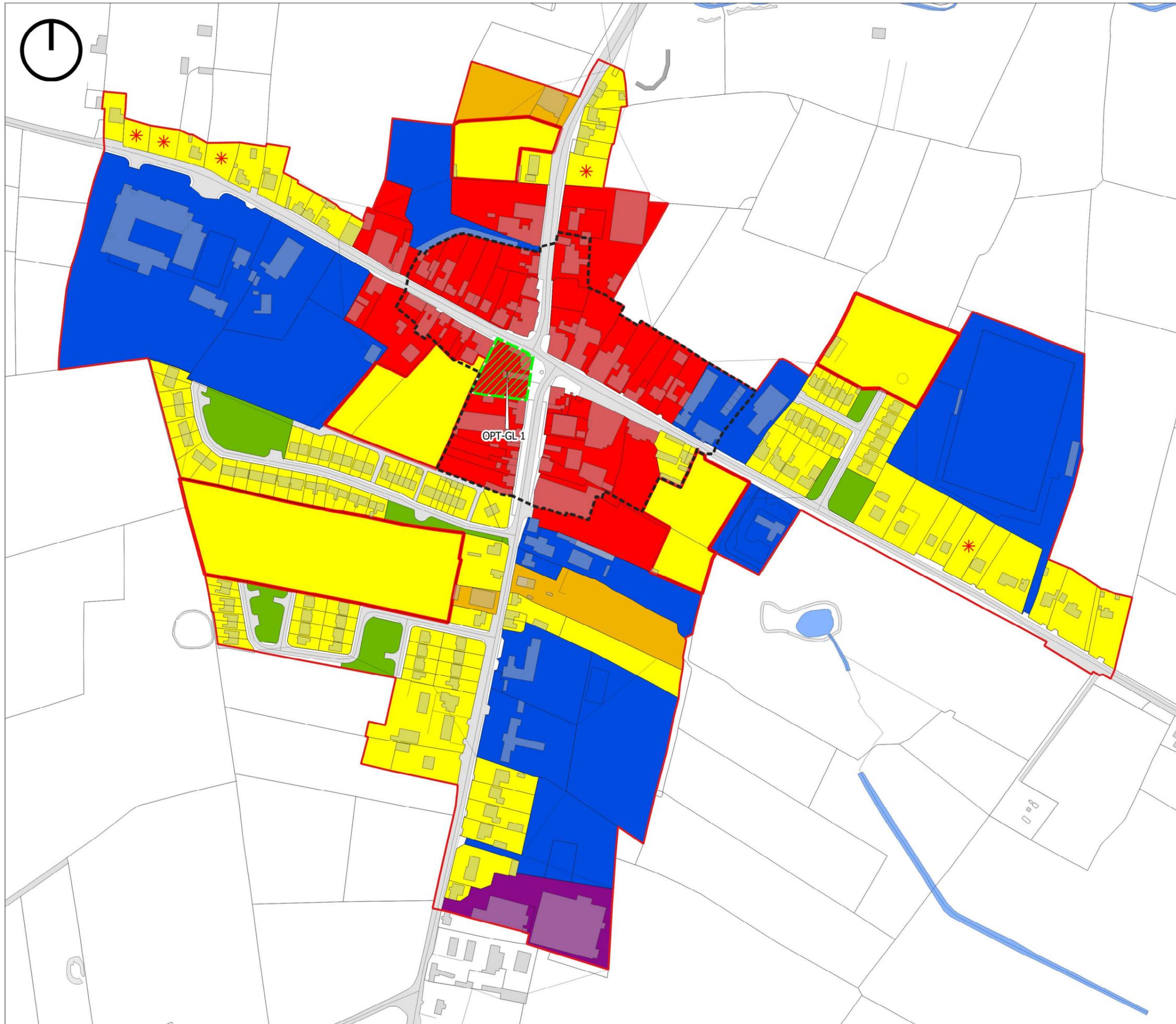
Area: The site area measures circa 0.21 HA.

Zoning: The site is zoned Village Centre

Current land-Use: Partly vacant.

Opportunity: This site is located at the crossroads in Glenamaddy. It is a corner site which fronts onto both the R364 to the east and the R362 to the north. As such, a real opportunity presents itself here that could make a very notable contribution to the village centre. The site could provide for a mix of uses capable of accommodating village centre/ residential development.

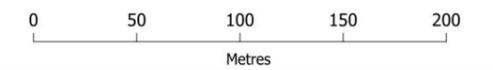




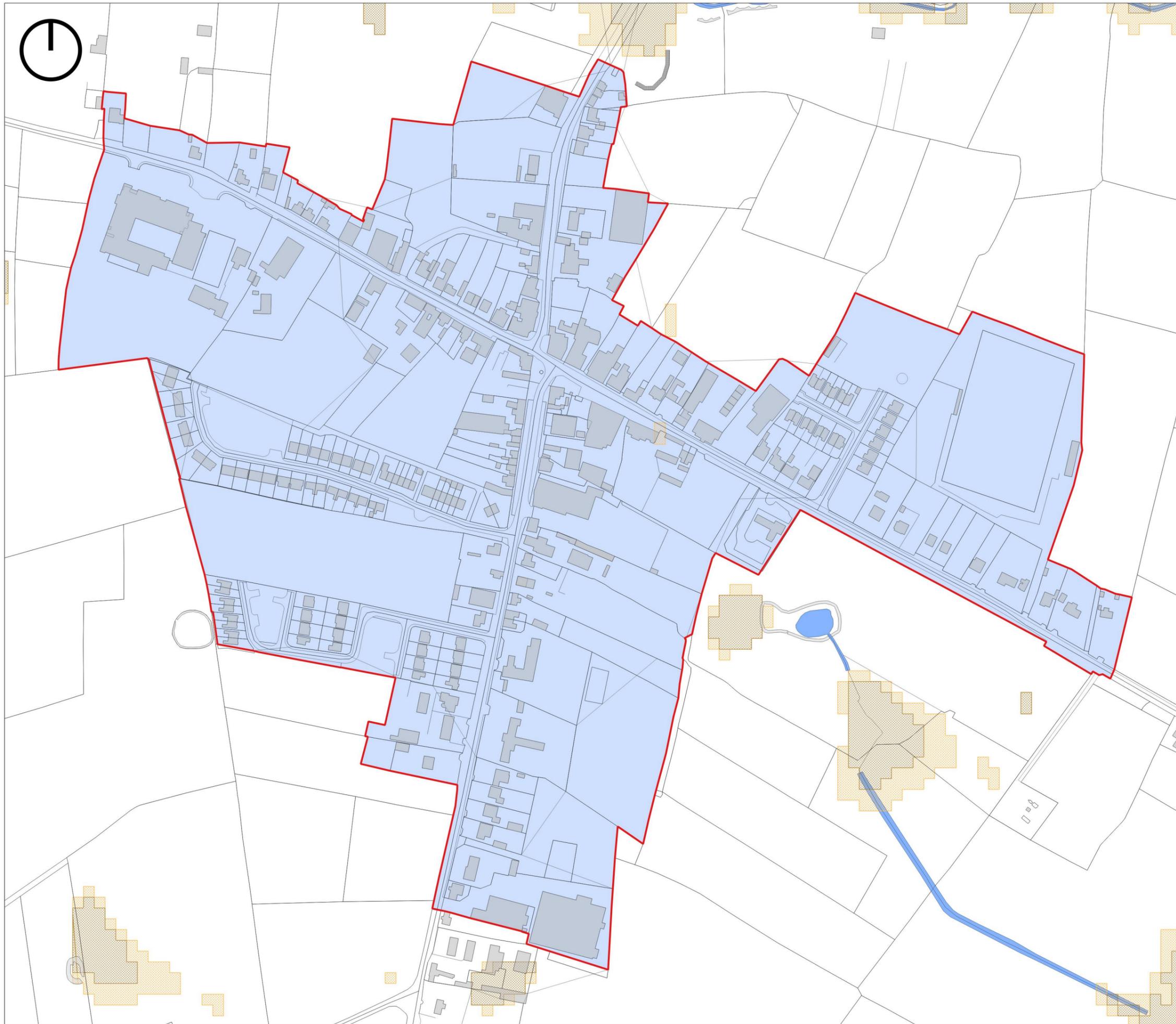
-  Settlement Boundary
-  R - Residential Existing
-  R - Residential (Phase 1)
-  R - Residential Infill
-  VC - Village Centre
-  BE - Business & Enterprise
-  I - Industrial
-  CF - Community Facilities
-  OS - Open Space/Recreation & Amenity
-  TI - Transport Infrastructure
-  Architectural Conservation Area
-  Opportunity Site

**Galway County Development Plan
2022-2028**

**Small Growth Village
Glenamaddy
Land Use Zoning Map**



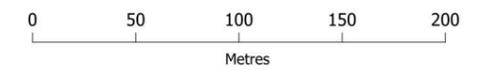
**Comhairle Chontae na Gaillimhe
Galway County Council**



-  Settlement Boundary
-  Indicative Flood Zone C
-  PFRA Pluvial Indicative
-  PFRA Pluvial Extreme
-  Water

**Galway County Development Plan
2022-2028**

**Small Growth Village
Glenamaddy
Flood Risk Management**



**Comhairle Chontae na Gaillimhe
Galway County Council**

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16.1 Kinvara (Cinn Mhara) Small Growth Village

16.2 Village Context

Kinvara is located on the National Primary Road, N67 and can be characterised as a seaside village, on the south shoreline of County Galway. Kinvara lies at the head of Kinvara Bay and has developed around a natural harbour and an inlet in the south-east corner of Galway Bay.

Kinvara has excellent links with the M18 motorway that connects Gort and Tuam with the nearest access located at exit 17 at Kiltiernan approximately 8km from the village. The M17 and M6 is also easily accessible from nearby Ardahan as is the railway station and there is daily Bus Eireann service between Galway and North Clare. Kinvara is located approximately 28km from Galway and is within the Burren Lowlands. Kinvara village has an appealing ambiance with its brightly painted restaurants, cafes, shops, hotel and houses. Kinvara is located in a culturally rich landscape and is ideally located for exploring the Burren and south Galway.

As Kinvara is located on the south shoreline of County Galway, the village is a very popular summer destination for day trippers and holiday makers. Dunguaire Castle dated to c1520 is located on the site of an earlier fortification Dún Guaire, the fort of Guaire, the 7th century King of Connacht and it is located off the N67 eastern approach into the village. Along the pier road the attractive form and design of the traditional buildings in the village, tress and stonewalls beside the coast with the Burren Hills in the background comes into view. Traditional sailing boats are often seen sailing in the bay or moored in the harbour which serves as a backdrop for many photos and postcards.

16.3 Sustainable Communities

16.3.1 Housing

The urban form of Kinvara has evolved through time and contributes to the character and local distinctiveness of the area. The commercial core of the village has been

identified as Main Street, Quay area, the streets linking these areas and around the Market Square.

The established housing stock fronting onto Main Street and in the village core are modest in size, attractive and of traditional form and design with a high density layout. The variety of dwellings that exist in the village provide a good mix for its inhabitants. In addition, infill residential has been constructed in the village. There are two well established housing estates within the village including Castlevew Park which consists of detached dwellings and Covent Park which consists of a mix of house types. A number of small-scale residential developments close to the main core have been constructed over the last decade.

Kinvara provides services to a wider rural catchment than the village itself including South Galway and North Clare and it is therefore important that it remains a viable village settlement, with a strong retail and service base.

16.3.2 Education

In terms of education, St Joseph's National School is a co-education primary school and Seamount College Kinvara is a co-educational, post-primary school.

16.3.3 Community Facilities

Social and Community facilities play an important function in promoting social inclusion and act as a focal meeting point for residents of all ages. Kinvara Children's Community Centre is a community creche facility in the village adjoining the community centre and offering a range of services for more including a preschool program. St. Joseph's Church, national school and the community centre, which are important community facilities, are centrally located within the village. St. Colman's Church, located on the outskirts of the village is also used once a week for services.

The community centre is used for a wide range of activities such as recreational facilities, badminton, dancing, music lessons, Youth Club, Karate and Drama, community meetings, sale events, etc. The Kinvara Children's Community Centre which is a community creche facility and preschool are adjoining the community centre.

In 2015, the restored Kinvara Courthouse building on Courthouse Road became the dedicated spaces and home to Kinvara Area Visual Arts (KAVA) with the support of Kinvara Community Council and the Parish Council. Kinvara Farmers Market takes place along Courthouse Road on Fridays between the months of April and October. It offers a selection of local produce including food and crafts and sometimes has live music sessions.

16.3.4 Environment and Heritage

Kinvara is an attractive village that benefits from a rich heritage and a wide choice of natural and outdoor amenities. Kinvara's location at the head of Galway Bay makes it an ideal base for canoe/dingy and sailing enthusiasts. The key amenities that exist in the village is the Harbour area and the remains of the 7th century Rath of King Guaire and Dungaigue tower house to the northeast of the village and proximity the spectacular Burren Hills and Burren Lowlands to the south.

Kinvara has an attractive streetscape that contains several fine individual buildings. Within the Kinvara ACA and within the village are several protected structures and recorded monuments that add to the architectural character of the settlement. Windmill Tower, St. Joseph's Presbytery, St. Joseph's Church, Kinvara Courthouse, Murphy's Stores, Dungaigue Castle and PJ O'Dea Shop. Recorded Monuments include Promontory Fort, Tower Houses, Windmill, Church and Graveyard.

The grassed area with outdoor seating down along by the pier provides an attractive area of open space for residents and visitors and the pier provides an attractive focal point and people-friendly destination.

16.3.5 Village Centre and Business & Enterprise

The commercial core of the village has been identified as Main Street, the Harbour area, the streets linking these areas and around the Market Square. Further commercial activity in this area is promoted along with the development of the Harbour area and Market Square as focal points.

Kinvara provides a limited amount of local employment and services to the people of the village and those within its wider catchment and the plan will seek to support the development, vitality and vibrancy of the village centre.

Within the village core a strategic aim is to bring remaining vacant and unused buildings within this area into productive use. There is also capacity for small residential schemes, self-built opportunities within the core. However, there are opportunities within the settlement for the redevelopment of existing underutilised properties and derelict dwellings. Development proposals located within the village core will be supported and facilitated where appropriate especially Living Over the Shop Opportunities in the village core. There are opportunity sites located along the main street in Kinvara incorporating underutilised land to the rear of these properties.

16.3.6 Tourism

Kinvara's proximity to Galway City, the Burren Region including the Burren Lowlands, Coole Park, Lough Cultra Drive and Kilmacduagh with quiet local roads, hills, woods, fields, archaeology, castles and coastline have resulted in tourist opportunities to be developed within the village. The circular walking /cycling and driving routes in the area including from Kinvara to Lough Cultra Drive, up the new line to Gort and Tubber area, out the coast road to the Burren region are very popular with tourists and outdoor pursuit enthusiasts.

It is envisaged that the tourism links between the village and castle will be developed further in order to maximise the amenity value of the area. Mechanisms to achieve this include the provision of improved parking facilities at both locations together with a walkway linking them. Tourism related services are primarily encouraged within the village centre with appropriate tourism and parking facilities at Dunguaire Castle.

16.4 Services and Infrastructure

16.4.1 Water Supply

The Kinvara public water supply is supplied by a single borehole that supplies the Kinvara public water scheme and has capacity for projected growth.

16.4.2 Wastewater

The village is served by a municipal wastewater treatment system. There is capacity within the network to accommodate development that is envisaged to take place.

16.4.3 Roads and Transportation

The National Road the N67, runs through the settlement, giving rise to large volumes of traffic, including a high proportion of heavy goods vehicles and tour buses on day trip along the Wild Atlantic Way Route. Improvements have been made to some of the local road infrastructure in the area especially along the approach road to the village and the footpaths within the village.

There is limited on-street parking in designated car parking spaces located in the square, the Harbour and along Main Street. A number of public bus parking spaces are provided down by the Pier.

The realignment works on the eastern approach road into Kinvara, will make the N67 safer and the road's character will be retained by re-building the stone walls. The settlement is accessible by a daily Bus Eireann public bus service (Route 350) between Galway and Doolin, that links the settlements between Galway City and Doolin including Kinvara and provides a much-needed services to local and tourist.

16.5 Flooding

With respect to lands within the village that are liable to flood risk, the Council will require any proposed developments to comply with 'The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and Circular PL2/2014 and any amendment thereof. The Council, having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals. There is a flood map identified for Kinvara and is in accordance with the guidelines and circular referenced above

Land Use Zoning Policy Objectives for Kinvara (Kinvara Small Growth Village-KSGV)

KSGV 1 Sustainable Village Centre

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

KSGV 2 Sustainable Residential Communities

Promote the development of appropriate and serviced lands to provide for high quality, well laid out and well landscaped sustainable residential communities with an appropriate mix of housing types and densities, together with complementary land uses such as community facilities, local services and public transport facilities, to serve the residential population of Kinvara settlement plan. Protect existing residential amenities and facilitate compatible and appropriately designed new infill development, in accordance with the proper planning and sustainable development of the plan area. Specifically encourage living over the shop which can contribute to the vitality of the core and extend activity beyond business hours.

KSGV 3 Local Development and Services

To encourage and support the development of local facilities and services to meet the needs of the local community.

KSGV 4 Community Facilities

To support the provision of additional community facilities and maintenance of the playground facilities, subject to resources being available.

KSGV 5 Local Services and Business

To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

KSGV 6 Small Scale Enterprises

To encourage the provision of commercial and employment development within the village and in particular the provision of opportunities for small scale start up enterprises.

KSGV 7 Tourism

Promote Kinvara as premier tourist destination in its own right and as a tourism hub for Kinvara, offering a high quality, rich and diverse experience to all visitors.

KSGV 8 Street scape Enhancement Works

To facilitate the carrying out of streetscape enhancement works subject to resources being available.

KSGV 9 Expansion of Public Infrastructure

To support the expansion of public infrastructure within the village as required.

KSGV 10 Connectivity to the Village

New developments should be well integrated with the existing village and allow for easy and safe access and connectivity to the village centre and to the main facilities by foot and bicycle.

KSGV 11 Stone Walls

Encourage the retention and additional of the natural stone walls along roadside boundaries, housing estate boundaries and boundaries to any new development within the development boundary.

KSGV 12 Opportunity Sites

To promote and encourage the appropriate red-development of the opportunity sites identified below, which will contribute to the vitality and character of Kinvara.

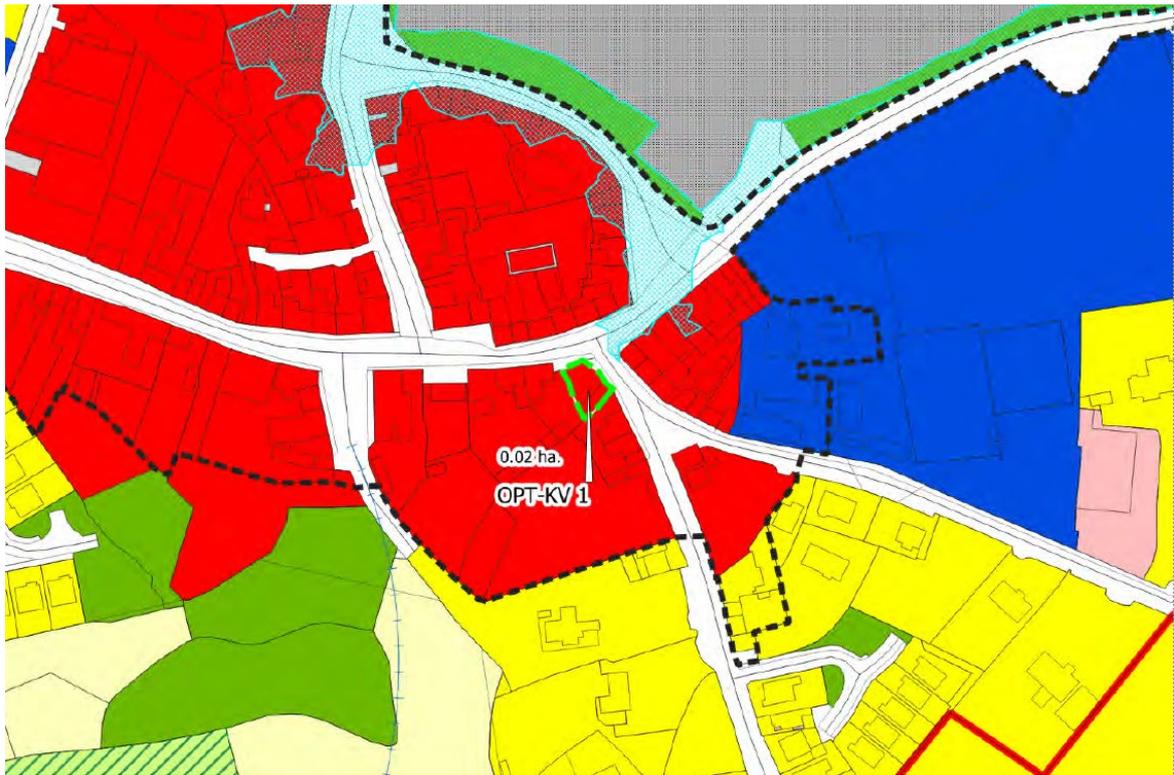
OPT-KI 1 Site Kinvara - Corner site

Brief Description: This corner site visible on approaching the village from the east and south is located across the road to the west of the Post Office. It is currently occupied by single storey outbuildings and a garage serving the traditional 3-storey dwelling on the adjoining site to the west. **Area:** The site area measures circa. 0.2 HA.

Zoning: The site is zoned Town Centre.

Current Land-Use: Storage sheds and garage serving the dwelling on the adjoining site to the west.

Opportunity: To provide for a mix of uses capable of accommodating tourism, residential, commercial or a mixed-use development.



OPT-KI 2 Site Kinvara – Lands to the rear of the Main Street

Brief Description: This site fronts onto the Main Street with an existing 2-storey dwelling that has a side access onto the Main Street to the north-eastern part of this Opportunity site. The plot extends westwards to the rear of Tully's Bar and associated buildings to the boundary of Arvough Housing estate. The roadway serving the car park to the rear of the supermarket runs along the eastern site boundary.

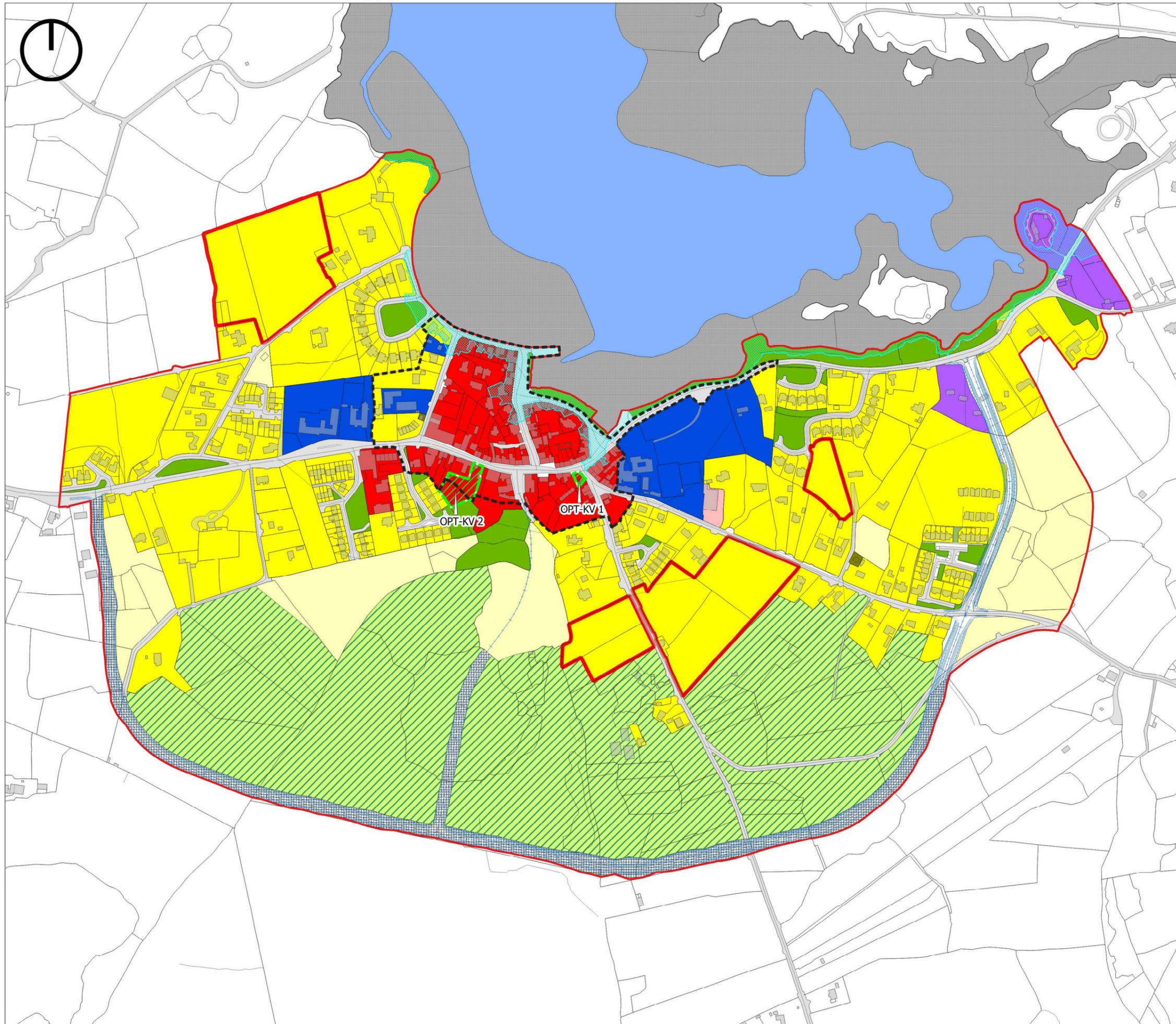
Area: The site area measures circa. 0.24HA.

Zoning: The site is zoned Village Centre.

Current Land-Use: Residential with a large part of this opportunity site in use as rear gardens serving the properties fronting onto the Main Street.

Opportunity: To provide for a mix of uses capable of accommodating tourism, residential, commercial or a mixed-use development.

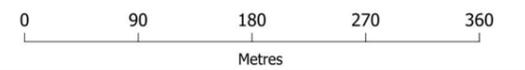




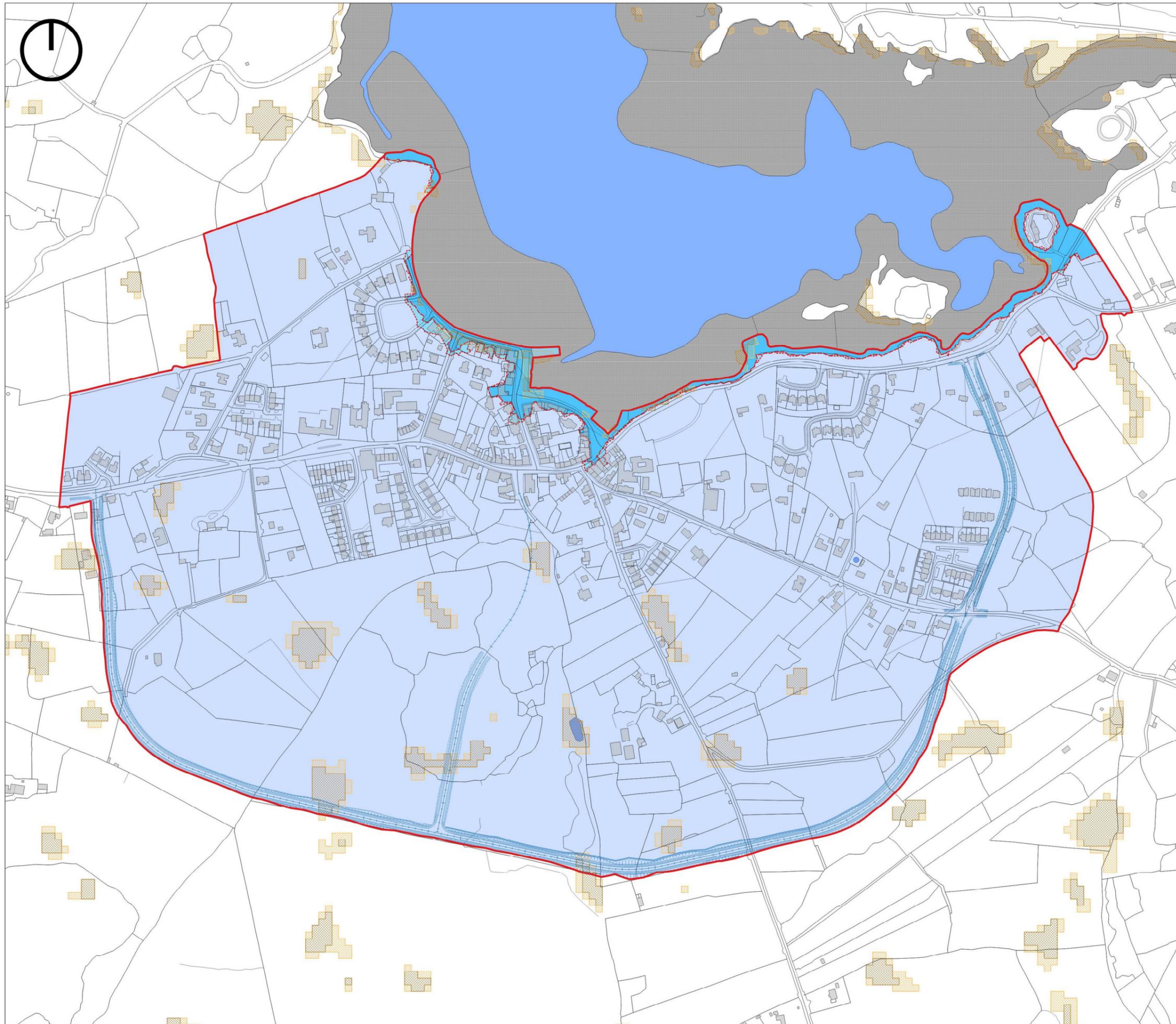
-  Settlement Boundary
-  R - Residential Existing
-  R - Residential (Phase 1)
-  R - Residential (Phase 2)
-  VC - Village Centre
-  C2 - Commercial/Mixed Use
-  T - Tourism
-  CF - Community Facilities
-  PU - Public Utility
-  OS - Open Space/Recreation & Amenity
-  A - Agriculture
-  TI - Transport Infrastructure
-  Proposed Road
-  Constrained Land Use
-  Architectural Conservation Area
-  Opportunity Site

**Galway County Development Plan
2022-2028**

**Small Growth Village
Kinvara
Land Use Zoning Map**



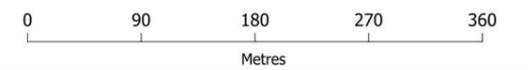
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-  Settlement Boundary
-  Indicative Flood Zone A
-  Indicative Flood Zone B
-  Indicative Flood Zone C
-  PFRA Pluvial Indicative
-  PFRA Pluvial Extreme
-  Water

**Galway County Development Plan
2022-2028**

**Small Growth Village
Kinvara
Flood Risk Management**



**Comhairle Chontae na Gaillimhe
Galway County Council**

17.1 Moylough Small Growth Village

17.2 Village Context

The village of Moylough is located 52km north-east of Galway City. The N63 approaches the village from a south-westerly direction from Abbeyknockmoy. The village of Moylough is located just 5 km from Mountbellew. The main National route (N63) and the main regional route R364 intersect at Moylough to form a crossroads on which the village is centred. This is a rural compact village, with a strong link with the larger rural village of Mountbellew, not least to avail of the post primary education facilities in Mountbellew as Moylough does not have its own secondary school. While the village of Moylough is small, it retains many of the essential services that other villages do not have. These include a Garda Station, Post Office and community centre.

17.3 Sustainable Communities

17.3.1 Housing

Along with the other settlements of a similar size, this settlement plan will promote a mix of house types and sizes within the village. Within the village of Moylough there is already a variety of house types and sizes. This includes a linear settlement pattern on the approach roads to the village. Typically, these residential units comprise of bungalows and two storey dwelling houses set within large plots. Terraced type properties are located within the village core with some residential accommodation also located over existing commercial units. There is also a mix of suburban type housing which are accessed off the N63 including Meadow Court, The Orchards, The Nurseries and The Dales.

Continued renewal of properties within the Village Core would be desirable and a high standard of design for infill housing development and new or replacement shopfronts should be in keeping with the overall character of the main street.

It is also important that the village's rural character, heritage and natural amenities are maintained, enhanced and not compromised.

The primary locations for new housing developments are areas close to the village core with existing pedestrian connections to the village.

17.3.2 Education

Scoil Naomh Padraig is the local co-educational primary school in the village. There is no local secondary school in the village, the nearest post primary school is located in Mountbellew.

17.3.3 Community Facilities

Moylough is served with a good range of existing community facilities. These include primary school; church; health centre; creche; Garda Station; Post Office; Moylough sports ground and playground. Given the size and rural location of the village, there are numerous community facilities serving the community.

The population has increased in the settlement and surrounding hinterland in recent years and this in turn has put extra demands on the villages' infrastructure and community facilities. It is important that new facilities are encouraged to locate within the village core and that where possible, existing community facilities are improved.

This plan will seek to protect from development the existing community facilities and where possible expand the range of sports facilities available in the village.

17.3.4 Environment and Heritage

The village of Moylough is well served with community facilities in terms of playing pitches, children's playground and creche facilities along with a community centre. However, there is a lack of passive open space and landscaping in and around the village centre. The village is well served with street lighting and footpaths but the amount of soft landscaping included in what is a wide main street is somewhat lacking with carparking being the dominant feature. Furthermore, the crossroads in the village is dominated on one side by a large square that is used as

a carpark. It is considered that public realm improvements in this location could vastly improve the living environment of this rural village.

17.3.5 Village Centre and Business & Enterprise

Moylough has developed around the crossroads in the centre of the village. The crossroads is dominated by Saint Patricks's Church which is set within a large plot on the south-western side of the crossroads. The village centre in Moylough is small, compact and rural in character. There are a number of commercial properties in the village centre that have become derelict over the years.

However, there are some positive signs of village centre based commercial activity in Moylough. For example, the Coppinger furniture shop occupies a prominent corner plot on the north-eastern site of the crossroads. This premises is a double fronted and therefore has a presence on both the main N63 national route and the north bound Kilkerrin Road. The village centre also includes several local convenience shops. The post office in the village is still in operation and recently planning permission has been granted within the adjoining unit which include a mixed-use café and residential development which will be a positive addition to the village centre.

Business and Enterprise type uses will also be encouraged within the village centre. The existing warehouse building adjacent to the existing primary school will have a Business and Enterprise zoning which would provide some much-needed local employment, without detriment to residential amenity.

17.4 Services and Infrastructure

17.4.1 Water Supply

Public water supply available. The village is served by a public water supply. All lands identified for development potential are served by public water supply.

17.4.2 Wastewater

The village is served by a municipal wastewater treatment system. There is capacity within the network to accommodate development that is envisaged to take place.

17.4.3 Transportation and Movement

The main arterial route through the village is the N63 Galway – Roscommon National Primary Road. It approaches the villages from a south-westerly direction from Abbeyknockmoy and turns to a south-easterly direction as it leaves Moylough and approaches Mountbellew which is approximately 5KM south-east of Moylough. The N63 intersects with the R364 to form the crossroads in the centre of Moylough village. The northbound section of the R364 at Moylough is known as the Kilkerrin Road while the southbound section of road is known as Chapel Road. The N63 widens in the village of Moylough to accommodate on street parking. A carpark is also located at the crossroads in the village.

Public bus services provide a daily connection into Galway city return for local residents.

17.5 Flooding

With respect to lands within the village that are liable to flood risk, the Council will require any proposed developments to comply with 'The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and Circular PL2/2014 and any amendment thereof. The Council, having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals. There is a flood map identified for Moylough and is in accordance with the guidelines and circular referenced above.

Land Use Zoning Policy Objectives for Moylough (Moylough Small Growth Village-MSGV)

MSGV 1 Sustainable Village Centre

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

MSGV 2 Sustainable Residential Communities

Promote the development of appropriate and serviced lands to provide for high-quality, well laid out and well landscaped sustainable residential communities with an appropriate mix of housing types and densities, together with complementary land uses such as community facilities, local services and public transport facilities, to serve the residential population of Moylough settlement plan. Protect existing residential amenities and facilitate compatible and appropriately designed new infill development, in accordance with the proper planning and sustainable development of the plan area. Specifically encourage living over the shop which can contribute to the vitality of the core and extend activity beyond business hours.

MSGV 3 Local Development and Services

To encourage and support the development of local facilities and services to meet the needs of the local community.

MSGV 4 Community Facilities

To support the provision of additional community facilities and maintenance of the playground facilities, subject to resources being available.

MSGV 5 Local Services and Business

To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

MSGV 6 Small Scale Enterprises

To encourage the provision of commercial and employment development within the village and in particular the provision of opportunities for small scale start up enterprises particularly on lands adjacent to the existing primary school which have a business and enterprise zoning.

MSGV 7 Street scape Enhancement Works

To facilitate the carrying out of streetscape enhancement works subject to resources being available.

MSGV 8 Expansion of Public Infrastructure

To support the expansion of public infrastructure within the village as required.

MSGV 9 Connectivity to the Village

New developments should be well integrated with the existing village and allow for easy and safe access and connectivity to the village centre and to the main facilities by foot and bicycle.

MSGV 10 Opportunity Site

To promote and encourage the appropriate re-development of the opportunity site identified below, which will contribute to the vitality and character of Moylough.

OPT-MO 1 Site Moylough

Brief Description: Large vacant site in the centre of Moylough Village.

Area: The site area measures 0.87 HA

Zoning: This site is zoned Village Centre.

Current Land Use: Vacant.

Opportunity: The site is located on the north side of the road to Mountbellew (N63). The primary means of access would be from the south-eastern corner of the site, however there may also potential additional access points from the east (R364), south-west via the N63.

The site has great potential for future development. There has been a number of recent developments adjoining this site in the last number of years with the addition of residential units and a creche. This particular opportunity site has a Village Centre zoning that could provide additional complementary development to add to the existing development mix in the vicinity.

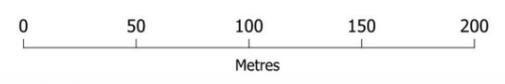


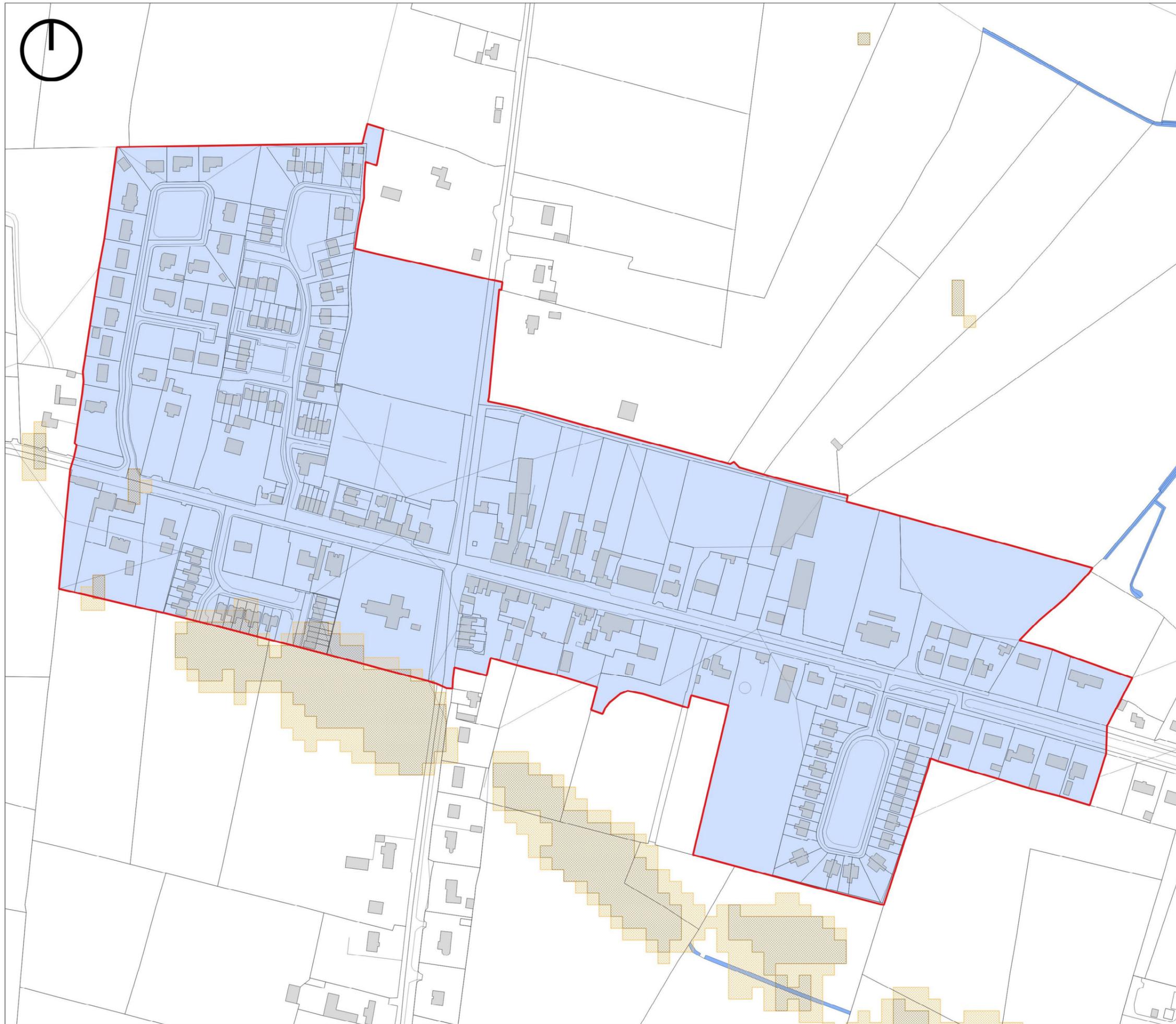


- Settlement Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential Infill
- VC - Village Centre
- BE - Business & Enterprise
- CF - Community Facilities
- OS - Open Space/Recreation & Amenity
- TI - Transport Infrastructure
- Architectural Conservation Area
- Opportunity Site

**Galway County Development Plan
2022-2028**

**Small Growth Village
Moylough
Land Use Zoning Map**

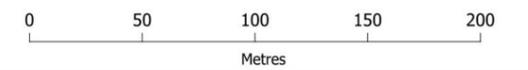




- Settlement Boundary
- Indicative Flood Zone C
- PFRA Pluvial Indicative
- PFRA Pluvial Extreme
- Water

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