

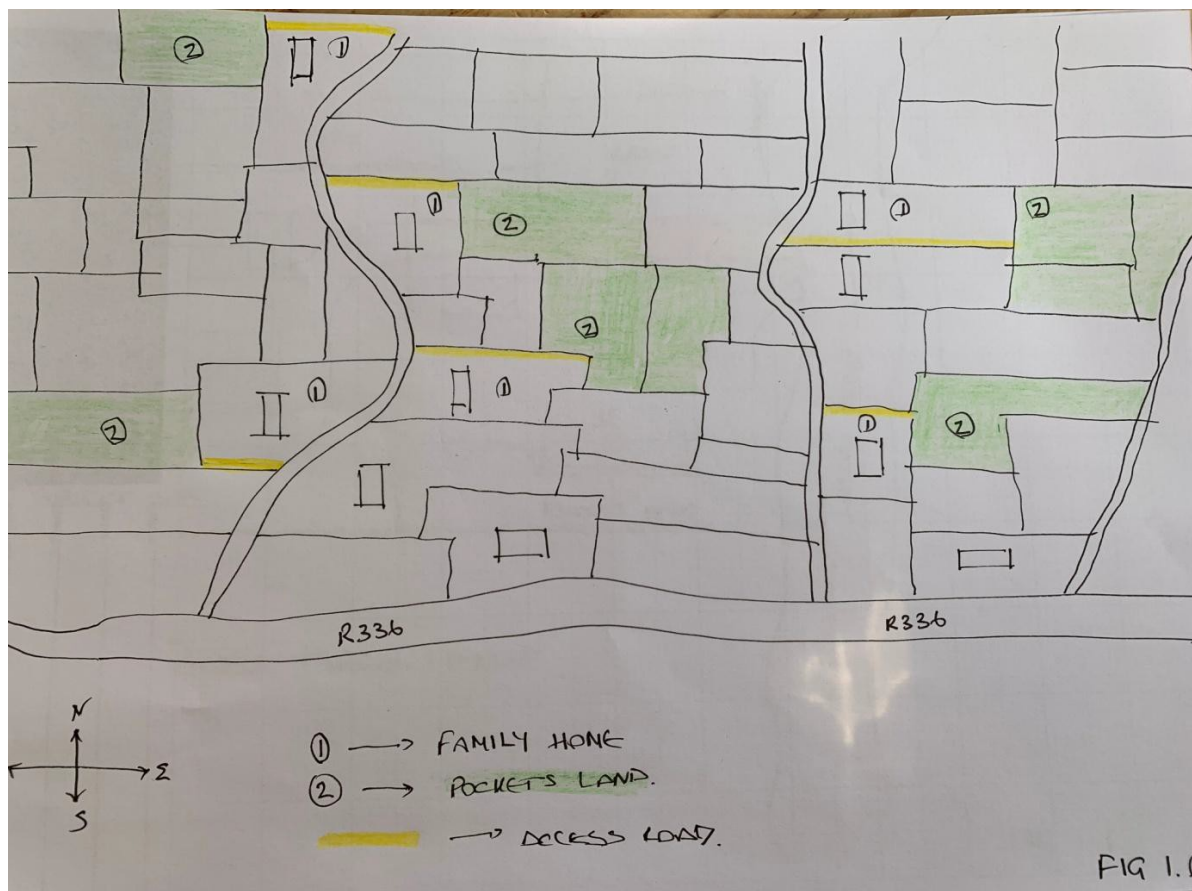
Submissions for Galway County Council CDP Review

Att: Administration Officer, CDP Review, Forward Planning Policy Unit,
Áras an Chontae, Prospect Hill, Galway, H91 H6KX

Policy Proposal regarding “Pocket Development” development.

The term “Backland” development is a term used too often when discussing possible planning issues with subject sites, and is a key issue in south and north Connemara, particularly along the R336 and the smaller local roads and village which are fed of the regional route.

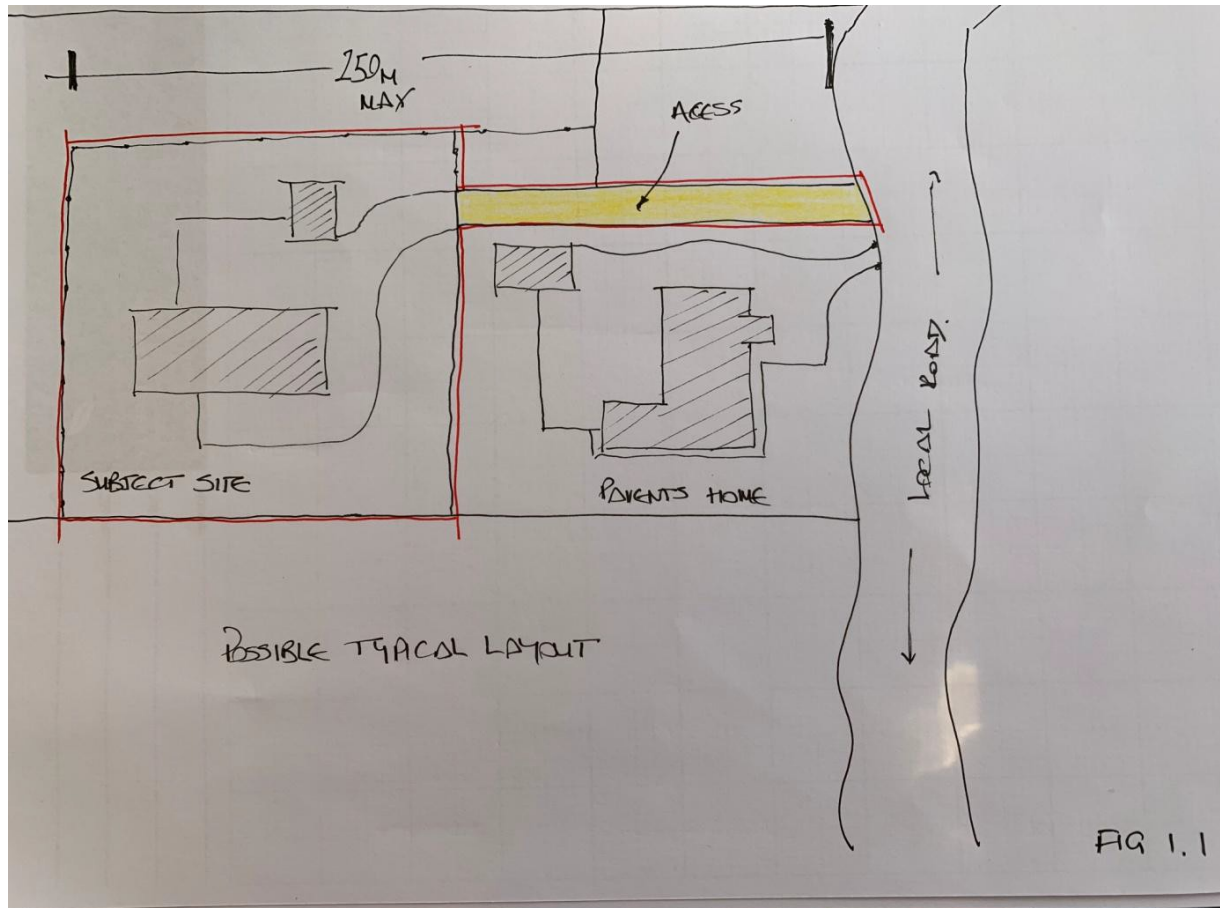
Due to the layout of the roads network and the majority of smaller villages and local roads running North/South of the R336, this creates pockets of lands for land owners that run parallel to the R336 (East/West), and this unfortunately is the same for the R340, etc ...which all feed smaller roads and create locked in parcels of land between each village. (Fig. 1.0)



Family land holdings as a result of the above would in a lot of cases have the family home to the front of the site with an access roads or driveway to the side of the dwelling accessing the remainder of the lands located to the rear of the dwelling.

See below,

(Fig. 1.1)



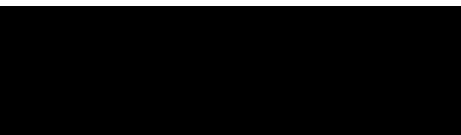
These are the subject lands which need to be utilised as they are in the majority of cases the only available family lands available to the family and their children to build a house on. Currently within the development plan there are no provisions to allow for this type of development and as a result of this most applications lodged on that type of set up are refused planning. The core issue with this is that in over 90% of these applications these lands are the only available lands to the applicant and if unsuccessful on these lands will have to leave the village where they were born and raised, can't build on their family lands and will have to source an alternative site or purchase a dwelling.

Sourcing alternative sites isn't viable often in some cases due to other strict planning restriction in the Gaeltacht area. Leaving the only option for these people is to buy, and with the current housing shortage being what it is means that they have no options and building their own home is shelved.

What we are proposing in order to open up these pockets of land to development without detracting from the landscape and creating a market where these types of sites are put on sale is as follows;

Conditions

- 1: The subject lands must be on the same family land holding as the applicants family home or grandparents home.
- 2: The subject lands cannot not be to the rear of a derelict dwelling or dwelling which is dilapidated to the state where its not suitable for habitation.
- 3: Access to the subject land pocket cannot not be access via the same access as the existing dwelling to the front if there is another option available.
- 4: The length from the local road to the subject site where possible unless agreed by the local authority cannot exceed 200m. The 200m will be measured to the rear of the subject site from the local road.
5. Separation distances for sewage treatment systems will have to be in accordance with the EPA code of practice. The subject site will be subject to the same criteria as another other sites would be by the local authority, essential housing need etc..
6. All applications on these land pockets must be accompanied by a visual impact statement which clearly show that they do not detract from any important visual amenity.



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