

Volume 2

# **Small Growth Towns**

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

## 4.1 Introduction

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

Clifden; Headford; Maigh Cuilinn; Oughterard and Portumna.

Zoning and Flood Plans have been prepared alongside specific policy objectives for each Small Growth Town (SGT) listed above.

This volume of the Galway County Development Plan 2022 – 2028 contains the designated SGTs of County Galway. They are the fourth tier of settlements as set out in Chapter 2 Core Strategy, Settlement Hierarchy and Housing Strategy of the County Development Plan 2022 - 2028. Four of these towns have current Local Area Plans in situ and Oughterard had previously a Local Area Plan (2005-2011). The Planning and Development Act 2020(as amended) facilitates the provision of specific policy objectives for smaller towns that do not meet the 5,000 population to be included in the County Development Plan.

The SGTs are grouped together to form Volume 2 of the County Development Plan as they are similar in terms of size and in particular population. In this tier of settlements, the populations as per the 2016 census ranges from approximately 900 in Headford to 1,700 in Maigh Cuilinn.

Each of the SGTs are located outside of the Metropolitan Area Strategic Plan (MASP). The SGTs are small to medium sized towns that offer a good range of local services including residential, employment, community and tourism uses. They are equipped with infrastructure such as water and wastewater capacity and as such can accommodate a moderate amount of growth over the lifetime of the County

Development Plan up to 2028. The allocation of populations to each town is necessary to meet our allocated population growth as set out in the NPF and RSES. This growth in population must be accommodated in each SGT in a sustainable, proportionate and sequential manner.

The following table 4.1 illustrates the population allocation per SGT listed above.

Settlement	Census 2016	Population Projection 2022 - 2028	Residential Units	Quantum of Residential Lands required (ha)
Clifden	1,597	470	195	11.8
Headford	973	290	116	7.3
Maigh Cuilinn	1,704	350	140	8.8
Oughterard	1,318	350	140	8.8
Portumna	1,450	300	120	7.6

**Table 4.1: Population Allocation 2022-2028**

## 4.2 Strategic Outline

The strategic outline for the SGTs of County Galway within the new Galway County Development Plan 2022 – 2028 seeks to develop and make the best use of the existing assets that each SGT has to offer. There is a particular emphasis on infrastructural assets such as wastewater treatment systems and the ability of each SGT to accommodate a degree of incremental sustainable expansion. The

development of the SGTs will be carried out in a plan led, co-ordinated and sustainable manner.

Each of the SGTs have been examined and the preferred development option for the plan areas supports the aspirations of Project Ireland to consolidate existing built-up urban areas. Brownfield and infill sites are key development assets within these plans. These sites, within town centres will be prioritised for appropriately scaled development, some of which have been identified as Opportunity Sites on the accompanying zoning maps. These are discussed in further detail in each town which are presented in this Volume.

The strategic vision as outlined above will follow national guidance and the standards and 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 SGT'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.
- Each town plan promotes a sustainable level of development of densities depending on the character of the receiving environment and the location of the SGT.
- Within each settlement a logical and sequential approach has been employed in zoning land. It is hoped that an incremental approach to development can be taken in each SGT and to reserve more peripheral locations for zoning in the future, only when it is appropriate and necessary to do so.
- Recognise the needs of businesses and people in each of the SGTs along with other interests in order to make each of the SGTs an attractive place to live, work and visit.

- Closely aligning development sites with easy access to wastewater infrastructure and other public infrastructure such as public transportation has been prioritised in accordance with Government Guidance.
- Promote the development and maintenance of tourism facilities within each of the settlements.
- Support use of local services such as existing retail and existing community facilities and promote further development or enhancement of these through a variety of funding sources as available.
- New development within each of the SGTs 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 SGTs. These are contained in Section 3 of this Volume.
- Within each of the SGTs support will be given whereby reliance on the private car is reduced. Sequential development has been proposed where it is possible to service sites with footpaths and cycleways and each SGT has an array of existing services such as schools, shops and community facilities within walking distance of residentially zoned land.
- 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 SGT in line with national guidance.

### **4.3 Document Structure**

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

Contains the general principles and policy objectives that apply to each of the SGTs.

Supporting text and zoning maps. Bespoke zoning maps have been drafted for each town which makes best use of the assets that exist in each SGT. The SGTs include: Clifden; Headford; Maigh Cuilinn, Oughterard and Portumna.

## 4.4 Land Use Zones

Zoning	Policy Objective	Description
<b>Existing Residential &amp; Infill Residential</b>	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.
<b>Residential Phase 1</b>	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 town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
<b>Residential Phase 2</b>	To protect, provide and improve residential amenity areas.	To facilitate the provision of high quality new residential developments at appropriate densities with layout and design well linked to the town centre and community facilities. Phase 2 residential is generally not developable during the lifetime of this plan subject to the provisions below.  (*Single House developments for family

Zoning	Policy Objective	Description
		<p>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>
<b>Town Centre/Commercial</b>	To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic/community uses and to provide for “Living over the Shop” scheme Residential accommodation, or other ancillary residential accommodation.	To develop and consolidate the existing town 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.
<b>Commercial/Mixed Use</b>	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	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high quality commercial/mixed use



Zoning	Policy Objective	Description
	<p>opportunities for commercial enterprises, retail developments and employment creation and which do not undermine the vitality and viability of the town centre.</p>	<p>developments in a good quality physical environment.</p>
<p><b>Industrial</b></p>	<p>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.</p>	<p>To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high quality industrial developments in a good quality physical environment.</p>
<p><b>Agriculture</b></p>	<p>To promote the development of agriculture and agriculture related uses in accordance with proper planning and sustainable development.</p>	<p>To facilitate the further development of agriculture and facilitate opportunities for farm diversification with agriculture related uses.</p>
<p><b>Business and Enterprise</b></p>	<p>To provide for the development of business and enterprise.</p>	<p>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.</p>

Zoning	Policy Objective	Description
<b>Community Facilities</b>	To provide for civic, community and educational facilities.	To facilitate the development of necessary community, health, religious educational social and civic infrastructure.
<b>Open Space/Recreation and Amenity</b>	To protect and enhance existing open space and provide for recreational and amenity space.	To facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, playing fields.
<b>Tourism</b>	To promote and encourage cultural, historic and tourism potential for each of the SGTs.	To facilitate the development and improvement of tourism facilities that exist in some of the SGTs. Encourage new tourism development and investment where appropriate.
<b>Public Utility</b>	To maintain lands providing service infrastructure.	To allow for lands to be designated for public utilities such as waste water treatment plants.
<b>Transport Infrastructure</b>	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.

#### 4.5 Land Use Zoning Matrix for Small Growth Town

Commercial and Industrial Uses	C1	C2	R	I	BE	T	CF	OS*	PU	TI	A
Amusement	O	N	N	N	N	O	N	N	N	N	N
ATM	P	O	O	O	O	O	O	N	N	N	N
Bank/Building Society	P	N	N	N	N	N	N	N	N	N	N
Bar/Restaurant	P	O	N	N	N	O	N	N	N	N	N
B&B (Bed & Breakfast) <sup>1</sup>	O	O	O1	N	N	P	N	N	N	N	O <sup>1</sup>
Betting Office	O	N	N	N	N	N	N	N	N	N	N
Boarding Kennel	N	N	N	O	N	N	N	N	N	N	O
Café <sup>2</sup>	P	P	O	O <sup>2</sup>	O <sup>2</sup>	P	O <sup>2</sup>	N	N	N	N
Caravan park - Holiday	N	N	N	N	N	O	N	N	N	N	N
Cash & Carry	O	O	N	O	O	N	N	N	N	N	N

Commercial and Industrial Uses	C1	C2	R	I	BE	T	CF	OS*	PU	TI	A
Casual Trading	O	O	N	N	N	O	O	N	N	N	N
Cinema	P	O	N	N	N	O	N	N	N	N	N
Conference Centre	P	P	N	N	P	O	N	N	N	N	N
Data-Centres/Web-Hosting Centres	P	P	N	O	P	N	N	N	N	N	N
Drive-through Restaurant	O	O	N	N	N	N	N	N	N	N	N
Enterprise Centre	O	O	N	O	P	N	N	N	N	N	N
Extractive Industry	N	N	N	N	N	N	N	N	N	N	O
Garden Centre	O	P	N	N	O	N	N	O*	N	N	N
GP & Medical Related Services	P	P	O	N	O	N	O	N	N	N	N
Guesthouse <sup>1</sup>	P	O	O <sup>1</sup>	N	N	P	O	N	N	N	O <sup>1</sup>

Commercial and Industrial Uses	C1	C2	R	I	BE	T	CF	OS*	PU	TI	A
Hair Dressing Salon/Personal/Grooming	P	O	O	N	N	N	N	N	N	N	N
Home-based Economic Activity <sup>1</sup>	O	O	O <sup>1</sup>	N	N	N	N	N	N	N	O <sup>1</sup>
Hostel	P	O	O	N	N	P	N	N	N	N	N
Hotel	P	O	O	N	N	P	N	N	N	N	N
Household Fuel Depot	N	O	N	O	O	N	N	N	N	N	N
Industrial	N	N	N	P	O	N	N	N	N	N	N
Logistic, Storage & Distribution Units	N	O	N	P	O	N	N	N	N	N	N
Media Recording & General Media Assoc. Uses	O	O	O	O	P	N	N	N	N	N	N
Motor Sales Showroom	O	O	N	O	O	N	N	N	N	N	N

Commercial and Industrial Uses	C1	C2	R	I	BE	T	CF	OS*	PU	TI	A
Night-club	O	N	N	N	N	O	N	N	N	N	N
Office (<100m <sup>2</sup> )	P	O	O	N	N	N	O	N	N	N	O
Office (100m <sup>2</sup> to 1000m <sup>2</sup> )	O	P	N	O	O	N	N	N	N	N	N
Office Park (>1000m <sup>2</sup> )	N	O	N	O	O	N	N	N	N	N	N
Petrol Station	O	O	N	O	O	N	N	N	N	N	N
Professional /Other Services	P	P	O	N	N	N	N	N	N	N	N
Restaurant	P	O	N	N	N	P	N	N	N	N	N
Science & Technology Based Business	O	O	N	P	P	N	N	N	N	N	N
Scrap Yard	N	N	N	O	N	N	N	N	N	N	N
Service Garage	N	O	N	O	O	N	N	N	N	N	N

Commercial and Industrial Uses	C1	C2	R	I	BE	T	CF	OS*	PU	TI	A
Shop – Comparison	P	O	N	N	N	N	N	N	N	N	N
Shop – Convenience	P	P	O	N	N	O	N	N	N	N	N
Shops – Large Scale Convenience/ Comparison Centre	P	N	N	N	N	N	N	N	N	N	N
Small Scale Manufacturing	N	N	N	P	O	N	N	N	N	N	N
Storage Depot	N	N	N	P	O	N	N	N	N	N	N
Take-Away	O	O	N	N	N	O	N	N	N	N	N
Transport Depot	N	N	N	O	O	N	N	N	O	N	N
Veterinary Surgery	O	O	O	O	O	N	N	N	N	N	O
Warehousing (Incl. Wholesale)	N	N	N	P	O	N	N	N	N	N	N

<b>Commercial and Industrial Uses</b>	<b>C1</b>	<b>C2</b>	<b>R</b>	<b>I</b>	<b>BE</b>	<b>T</b>	<b>CF</b>	<b>OS*</b>	<b>PU</b>	<b>TI</b>	<b>A</b>
Warehousing (Retail/Non-Food <700m2) <sup>3</sup>	O	O	N	N	N	N	N	N	N	N	N
Warehousing (Retail/Non-Food/Bulky Household Goods 700m <sup>2</sup> – 5,000m2) <sup>3</sup>	N	N	N	N	O	N	N	N	N	N	N
<b>Residential Uses</b>	<b>C1</b>	<b>C2</b>	<b>R</b>	<b>I</b>	<b>BE</b>	<b>T</b>	<b>CF</b>	<b>OS*</b>	<b>PU</b>	<b>TI</b>	<b>A</b>
Apartments <sup>1</sup>	P	O	O <sup>1</sup>	N	N	N	N	N	N	N	N
Halting Site	N	N	O	N	N	N	O	N	N	N	O
Residential (Excluding Apartments) <sup>1</sup>	O	O	P <sup>1</sup>	N	N	N	N	N	N	N	O <sup>1</sup>
Short term holiday accommodation	O	O	N	N	N	P	N	N	N	N	N
Retirement Home	O	O	P	N	N	N	O	N	N	N	N



Public, Community and Institutional Uses	C1	C2	R	I	BE	T	CF	OS*	PU	TI	A
Buildings for the Health, Safety & Welfare of the Public	P	P	O	N	O	O	P	O*	O	N	N
Cemetery	N	N	O	N	N	N	P	O*	N	N	P
Childcare Facilities (Crèche/Nursery)	P	P	O	O	O	N	P	N	N	N	N
Club House & Associated Facilities	O	N	O	N	N	O	P	O*	N	N	O
Community Facility	P	O	O	N	O	O	P	O*	N	N	O
Crematorium	N	N	O	O	O	N	O	N	N	N	O
Cultural/Recreational Building	P	O	O	N	O	P	P	O*	N	N	N
Education – Primary/Secondary	O	O	O	O	N	N	P	O*	N	N	O

<b>Public, Community and Institutional Uses</b>	<b>C1</b>	<b>C2</b>	<b>R</b>	<b>I</b>	<b>BE</b>	<b>T</b>	<b>CF</b>	<b>OS*</b>	<b>PU</b>	<b>TI</b>	<b>A</b>
Education – Other Education/Training	P	O	O	O	O	N	P	N	N	N	O
Funeral Home	P	P	O	O	O	N	O	N	N	N	N
Leisure	P	O	O	N	O	O	P	O*	N	N	O
Library	P	P	O	N	N	O	P	N	N	N	N
Place of Public Worship	O	O	O	N	O	N	O	N	N	N	N
<b>Open Space, Recreation and Amenity Uses</b>	<b>C1</b>	<b>C2</b>	<b>R</b>	<b>I</b>	<b>BE</b>	<b>T</b>	<b>CF</b>	<b>OS*</b>	<b>PU</b>	<b>TI</b>	<b>A</b>
Golf Course	N	N	N	N	N	P	N	O*	N	N	O
Recreational/Cultural Activities	O	O	O	O	O	P	P	O*	N	N	O

<b>Agricultural Uses</b>	<b>C1</b>	<b>C2</b>	<b>R</b>	<b>I</b>	<b>BE</b>	<b>T</b>	<b>CF</b>	<b>OS*</b>	<b>PU</b>	<b>TI</b>	<b>A</b>
Abattoir	N	N	N	O	N	N	N	N	N	N	O
Agricultural Building	O	N	O	O	O	N	O	O*	N	N	P
Mart/Co-op	O	N	N	P	N	N	N	N	N	N	P
<b>General/Services and Infrastructure Uses</b>	<b>C1</b>	<b>C2</b>	<b>R</b>	<b>I</b>	<b>BE</b>	<b>T</b>	<b>CF</b>	<b>OS*</b>	<b>PU</b>	<b>TI</b>	<b>A</b>
Advertisements – Freestanding	O	O	N	O	O	N	O	N	O	O	N
Car Park	P	N	O	P	O	O	O	N	N	O	N
Recycling/Bring Bank Facilities	N	O	N	O	O	N	O	N	O	N	O
Refuse Landfill	N	N	N	N	N	N	N	N	N	N	O
Utilities Infrastructure & Public Service Installations	O	O	O	O	O	O	O	O*	P	O	O

General/Services and Infrastructure Uses	C1	C2	R	I	BE	T	CF	OS*	PU	TI	A
Small scale, domestic Wind/Renewable Energy	O	O	O	O	O	O	O	O*	O	N	O

### General Notes on Land-Use Zoning Matrix:

- (<sup>1</sup>) These uses on Residential lands will be considered subject to Policy Objective SGT 2, or as appropriate.
- Cafe** (<sup>2</sup>) – This use will be considered where it is ancillary to an overall compatible development to serve the needs of the immediate area.
- Warehousing** (<sup>3</sup>) – The development or subdivision of stores into less than 700m<sup>2</sup> 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 SGT 1.
- \*OS - With regard to Land-Use Zoning Objectives such as Open Space, Tourism and Community Infrastructure, provided for on lands that area within the Constrained Land Use Objectives zone (SGT 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 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 SGT 16 and DM Standard 68 of this plan, associated flood maps and The Planning System & Flood Risk Guidelines including Departmental Circular PL2/2014.
- \*\* Uses identified are subject to specific Land Use Zoning Policy Objectives for the various settlements.

## 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.

<b>Zone C1</b>	Town Centre/Commercial
<b>Zone C2</b>	Commercial/Mixed Use
<b>Zone R</b>	Residential
<b>Zone I</b>	Industrial
<b>Zone BE</b>	Business & Enterprise
<b>Zone T</b>	Tourism
<b>Zone CF</b>	Community Facilities
<b>Zone OS</b>	Open Space/Recreation & Amenity
<b>Zone PU</b>	Public Utilities
<b>Zone TI</b>	Transport Infrastructure
<b>Zone A</b>	Agriculture

## 4.6 Land Use Zoning Policy Objectives

### Land Use Zoning Objectives for the Small Growth Towns

#### **SGT 1 Residential Development Phasing**

Support the development of lands designated as Residential (Phase 1) within the lifetime of the Plan, subject to normal planning, access and servicing requirements, and reserve the lands designated as Residential (Phase 2) for the longer-term growth needs of each SGT. 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) Non-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 town 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.

#### **SGT 2 Residential Infill Development**

Within existing towns 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.

**SGT 3****Town Centre**

The Town Centres (TC) 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 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 town 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 town centres.

**SGT 4****Town Centre Management**

Subject to appropriate resources, the Council in collaboration with local stakeholders shall prepare town centre management plans for the various Small Growth Towns 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 town centre and the wider fringes of the towns;
- 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 town centres for civic space / other uses;

### **SGT 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.

### **SGT 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.

### **SGT 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.

### **SGT 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.



**SGT 9****Tourism**

It is a policy objective of the Council to encourage and facilitate the development of the tourism potential of the towns in a manner that respects, builds on, protects and enhances the cultural, built and natural heritage and local amenities of each settlement area;

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 town in appropriate locations.

**SGT 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 town. 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.

**SGT 11****Public Utilities**

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

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.

**SGT 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.

**SGT 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.

**SGT 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 town 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.

**SGT 15 Transportation Infrastructure**

Facilitate the provision and maintenance of essential transportation infrastructure. This shall include the reservation of lands to facilitate public roads, footpaths, cycle ways, bus stops and landscaping together with any necessary associated works, as appropriate.

**SGT 16 Constrained Land Use**

To facilitate the appropriate management and sustainable use of flood risk within zoning plan 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 town.

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 would 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.

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.

Specifications for developments in flood vulnerable areas set out in this plan shall be complied with as appropriate. (Please refer also to Policy Objective SGT 17 and DM Standard 68).

## **SGT 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 Flood Risk Management Maps) 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.

**SGT 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 SGT's.

## **5.1 Clifden Small Growth Town**

## **5.2 Town Context**

Clifden is located in the western coastal area of Conamara in County Galway, approximately 80 kilometres northwest of Galway City. The town of Clifden is the main urban settlement serving the Conamara area as well a considerable rural hinterland in the west of the county. Apart from Galway City, the nearest large urban settlement is Westport in County Mayo, which is located 80km to the north-east. The coastal village of Cleggan is located approximately 10km north of Clifden town, while Ballyconneely is 10km to the south, along the coast.

Clifden is served by the National Secondary Road, the N59 which is the main Galway-Clifden-Westport route, serving Conamara. The topography and natural features (Alpine) of the area have influenced the pattern and form of development in the town. Clifden is intersected by the Owenglin River which flows through the town and into the sea at Ardbear bay an inlet of Clifden Bay. Clifden is one of a series of harbours facing the Atlantic, sheltered to the North and South. On the land side, Clifden lies in the sheltered valley between the Falkeeragh and Shanakeever hill ridge areas to the North and the Ardbear and Killymongan hill areas to the South.

## **5.3 Sustainable Communities**

### **5.3.1 Housing**

Historically, the Town Centre of Clifden including the Main Street, Market Square and Bridge Street which have been the focal point of the Town, playing a pivotal role in the administrative, commercial, cultural, recreational, residential and community functions of the Town. The town core of Clifden has developed in a sustainable manner overtime to the north and south of the main street. On the steeper lands around the town, development has generally been limited to lower density housing, while the denser

housing areas are now found to the east of the town centre and within the town envelope.

The established housing stock in the town core comprises a mix of traditional housing stock with a good mix of new infill developments. There are a number of well-established housing estates within Clifden. A number of residential developments on the eastern approach road have been built in the last decade. The most significant of these are Clifden Glen, Cuirt Cregg, Spires Estate and Tullyvogheen Estate and a number of smaller estates located off the Low Road with approximately 300 units

### **5.3.2 Education**

In terms of education, Clifden Community School is a co-education secondary school. A new school was constructed and officially opened in 2018. Scoil Mhuire Primary School in Clifden is also co-educational.

### **5.3.3 Community Facilities**

The Town of Clifden is served with a number of key community facilities that reflects the structure of the town and the wider hinterland that it serves. The Headquarters for the Conamara Garda service is in Clifden and the main fire station is also located in the town.

The Clifden District Hospital provides a range of services for older people in the Clifden community, including patient acute services, step down and convalescent day care services, rehabilitation and community services. The local health centre is located on Hospital Road, which provides a range of services for the local population. St. Anne's Private Nursing Home is located within the town provides full time care for the elderly in the town and surrounding area.

Naomh Feichin An Clochan GAA Club has been playing in Clifden for more than a century, first opening their doors in 1912. The local rugby team Connemara RFC-Connemara Blacks is located off a local road on the Clifden to Ballyconneely road. In

the centre of the town there are two churches: St. Joseph's (Roman Catholic) and Christ Church (Church of Ireland). scale and outstanding architectural and artistic merit.

Clifden is well served by open space and sports facilities however the steep topography of the lands surrounding the town limits the active open space uses. There is a green corridor running either side of the River Owenglin .

The existing walkways in the Clifden area vary from low level rustic walks along grassy tracks and riverside pathways to longer roadway walks such as the Sky Road. These will allow for linkages between areas of open space and will take advantage of the scenic quality of the outer lying rural areas in Clifden. These green links will connect with the existing walking trails. This will serve to enhance the permeability of the entire town, making it more pedestrian friendly.

#### **5.3.4 Environment and Heritage**

Clifden possesses a rich and varied architectural heritage and is designated an Architectural Conservation Area. It was planned in a coherent manner throughout the 18th and 19th centuries, it remains today a town of strong historical character, retaining many of its original buildings and functions. The town of Clifden follows the classic nineteenth century layout with an oval plan and three principal streets– Market Street, Main Street and Bridge Street with a Market Square. This attractive streetscape contains several buildings and sites in Clifden town that are included on the Record of Protected Structures, examples include the Court House, Christ Church and St. Joseph's Church.

In addition, the view of both St. Joseph's Church and Christ Church are also of local importance and give the town its recognisable long-distance views set against the background of the Conamara Mountains and are required to be protected. The townscape and streetscape of Clifden are an important part of the built heritage and visual amenity of the town.

The protection and enhancement of the Townscape, streetscapes and historic street pattern when considering future development are a priority for the enhancement of the town centre.

In terms of natural heritage, the key feature in Clifden is the Owenglin River which is the only European Site traversing the Plan area. The Owenglin River forms part of The Twelve Bens/Garraun Complex SAC. The plan boundary is also adjacent to the Conamara Bog Complex SAC & SPA.

### **5.3.5 Employment and Economic Development**

Clifden has been designated a Small Growth Town (SGT) in the settlement Hierarchy for the County. The position of these SGT holds important positions within the County as key service centres and drivers for growth for their immediate and surrounding areas.

The strategy of this plan is to take advantage of the existing economic assets in order to stimulate employment within the area. The key assets the town has to offer with the N59 which is the main Galway-Clifden-Westport route, serving Conamara. Clifden is also the main urban settlement serving the Conamara area as well a large rural hinterland in the west of the county offering a wide variety of skills. There is an established tourism industry in Clifden, Cleggan and Ballyconnelly and the potential spin off tourism benefits. There is also strong agricultural sector in the area.

Given the town's location, it is considered likely that most new employment creation will be generated by smaller and medium sized local enterprises / service providers. Opportunities particularly exist to develop 'product based' intensive industries given the town's proximity to the national primary route.

### **5.3.6 Town Centre**

Clifden Town serves a local urban population and extensive rural catchment. The policy objective for retail in Clifden Town Centre is to support the vitality and viability of the



town and to ensure it provides an appropriate range of retail and non-retail functions to serve the needs of the community and respective catchment areas.

Historically, the Town Centre including the Main Street, Market Square, Bridge Street and Hulk Street have been the focal point of the Town, playing a pivotal role in the administrative, commercial, cultural and recreational functioning of the Town. The area has a distinctive character and accommodates a number of buildings of architectural merit. The Town Centre has a distinct street frontage and core for urban activity where residential, commercial and community functions can take place side by side.

Clifden has a mix of both convenience and comparison shopping with the retail focal point more recently split between the Main Street/ Square and the newly developed area to the east of the town centre and fronting onto the Galway Road with the opening of Aldi Lidi and Spar. Supervalu fronts on the Square and is part of a larger mixed use development.

Appropriately scaled retail in the right location, including the redevelopment of brownfield and underutilised sites in the town centre will ensure resilience and assist in reducing retail vacancy levels. It is important to encourage the refurbishment and reuse of the historical residential and the retail element of the character of Clifden along Main Street, Market Street and Bridge Street especially vacant buildings/properties. These streets may have the capacity to accommodate mixed use developments consisting of appropriately scaled retail, commercial and residential with the amalgamation of a number of properties. The old Supervalu site in Main Street offers an opportunity for redevelopment.

In addition, the Town centre map provides demarcation of opportunity sites (these opportunity sites are identified in CSGT 11 Opportunity Sites) within the Town Centre whose development would greatly enhance the streetscape and help promote the town and improve the overall retail offer & town experience.

### 5.3.7 Tourism

Clifden, “An Clochan” in Irish, is a planned town, founded in the 19th century by John D’Arcy of Kiltullagh, Athenry. His castle is located west of the town centre on the Sky Road. Clifden has a rich history which has moulded the town both physically and culturally. In particular, its associations with Marconi and Alcock & Brown during the 19th Century; the Galway-Clifden railway; and its function as a Maritime Port. Its historical importance as a settlement is demonstrated in monuments such as the Famine Graveyard, Clifden Castle and Clifden Gaol, and Clifden Courthouse. Today, Clifden is a thriving local market town and tourist centre. It hosts a very successful annual Arts Festival along with many other vibrant events throughout the year.

Clifden is known as the “capital of Conamara”, delivering a high-profile position, with the “brand name” known internationally. The term “Conamara” carries with it a readily identifiable history of excellence from the early days of modern tourism in the nineteenth century. Clifden has been designated as a Destination by Fáilte Ireland and it is synonymous with Irish tourism and hospitality. It is an attractive town that benefits from a rich heritage and a wide choice of natural and outdoor amenities. The town has grown into its role as a service provider, as well as an end destination. Its natural local attractions are coastal, countryside, hill, lake and river. It has grown from a small accommodation provider to being a town with a large choice of accommodation type and restaurant provision. It also boasts a selection of shops with many a specialist tourist/craft/luxury nature.

Its outdoor pursuit provision encompasses sea based and land-based activities, including, walking, cycling, swimming, sailing/boating, angling, canoeing, diving, and golf. Tourism provides the most employment of a seasonal and permanent nature in Clifden.

Clifden is a tourist destination for people exploring Conamara. Places of interest in and around Clifden include the [Twelve Bens](#), [Connemara National Park](#) for outdoor

pursuits, [Inishbofin](#) and [Slyne Head Lighthouse](#) is located at westernmost point of County Galway.

Other attractions in the surrounding area include the [Conamara Pony Show](#), the Community Arts Week which offers poetry reading, lectures, recitals and traditional music. The [Omey Island Races](#) is another attraction, where horse racing occurs on the beach. Attractive walks in the locality include the Sky Road and Beach Road via the harbour area. The Sky Road is an attractive 11 km drive along Clifden Bay and Streamstown Bay rising more than 150 m above sea level at Slyne Head, with views of the [Atlantic](#), [Clifden Castle](#), coast-guard station, the islands of [Inishturk](#) and [Turbot](#) and the town which is popular with walkers year round.

The continued development of the Conamara Greenway running from Clifden to Galway City will further assist the tourism draw to the area. Clifden currently has 4 looped cycling hubs. The walking network in Clifden comprises of the existing footpaths adjoining public. The Owenglin River which flows into the sea through the town of Clifden contains brown and sea trout as well as salmon, attracting anglers and tourists.

## **5.4 Services and Infrastructure**

### **5.4.1 Water Supply**

Clifden receives its water supply from the Clifden Regional Water Supply Scheme serving the town, its environs and extending southwards towards Ballyconneely and northwards towards Claddaghduff.

### **5.4.2 Wastewater Disposal**

The town 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.

### **5.4.3 Transportation Infrastructure and Movement**

The N59 brings a considerable volume of traffic through the town's edge, particularly during the peak tourist season. Traffic congestion from users of the N59, together with through traffic to other routes, and in-town created traffic, is probably the single biggest transport issue for Clifden at present.

Public transport in Clifden is limited to bus services, consisting predominantly of regional services which play a vital role in connecting Clifden to Galway City and Clifden to Westport and beyond. Citylink provides a daily service from the town to Galway. Whilst Clifden is no longer served by an operational rail service, the existing rail infrastructure in the town forms part of the historic Conamara Line, closed in 1935.

Clifden currently has 4 looped cycling hubs. The walking network in Clifden comprises of the existing footpaths adjoining public roads. There is currently no dedicated walkway/cycling network within the town centre, however, given the relatively compact urban form of Clifden there is significant potential for modal shift from the private car to walking and cycling.

## **5.5 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 Clifden and it is in accordance with the guidelines and circular referenced above.

## Land use Zoning Policy Objectives for Clifden (Clifden Small Growth Town – CSGT)

### **CSGT 1                      Sustainable Town Centre**

Promote the development of Clifden, 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. The town centre and associated main street shall remain the primary focus for retail and service activity within these plan areas.

### **CSGT 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 Clifden 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 settlement plan. Specifically encourage living over the shop which can contribute to the vitality of the core and extend activity beyond business hours.

### **CSGT 3                      Community Facilities and Services**

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

### **CSGT 4                      Business & Enterprise**

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

### **CSGT 5                      Tourism Development**

- a) Promote and facilitate the further development of Clifden as a key tourist destination for the benefit of the town and its surrounding areas.
- b) To support and facilitate in co-operation with relevant bodies and landowners, the provision of tourism amenity routes around the town.

c) Encourage and assist the development of the sustainable tourism potential within Clifden in a manner that respects, builds on, protects and enhances the cultural, built, architectural, archaeological and heritage significance of the town including natural heritage and biodiversity, and its local amenities.

**CSGT 6                      Agriculture**

To support the development of these lands for agricultural purposes and limit residential development on the subject lands in accordance with policy objective SGT 10.

**CSGT 7                      Public Infrastructure**

(Support and encourage infrastructural development and improvement works that benefit Clifden as SGT and the wider Conamara region

**CSGT 8                      Pedestrian and Cycle Network**

Encourage and support the development of a series of pedestrian and cycle routes linking the residential areas to the town centre and local community services where feasible.

**CSGT 9                      Amenity Network**

Support the delivery of the Connemara Greenway Project as well as the establishment of an accessible network of greenway linkages and amenities that provide safe and attractive circulation routes for pedestrians and cyclists for the enjoyment and recreational use of the entire community and visitors to the town.

**CSGT 10                    Show Grounds**

To ensure the long-term protection and management of this important facility, to support and encourage the maintenance and/or improvement of the grounds.

**CSGT 11                    Opportunity Sites**

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

Only water compatible Community Use development will be permitted on the lands zoned for Community Use in the west of the Plan area that overlap with Flood Zones A and B (refer to Land Use Zoning Map).

### OPT - CL1 Grain Store, Beach Road, Clifden

**Brief Description:** An attached five-bay four-storey former warehouse, built 1829, now derelict, with exposed rubble limestone walls, rendered to south-west gable, and having roughly dressed quoins. Located on quayside.

**Area:** The site area measures circa. 0.043 hectares

**Zoning:** The site is zoned Tourism.

**Current Land-Use:** Derelict – previous use as a warehouse.

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



## OPT - CL2 Vacant Chapel, Clifden

**Brief Description:** Combined former Methodist chapel and manse, built c.1860. Three-bay double height chapel to west end over basement and two-bay two-storey residence and schoolroom.

**Area:** The site area measures circa. 0.13 hectares

**Zoning:** The site is zoned Town Centre.

**Current Land-Use:** Vacant– previous use as residence and chapel .

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





### **OPT - CL3 Vacant retail premises, Market Street, Clifden**

**Brief Description:** Two storey building on the main shopping promenade, weak façade, incongruous on street scene, currently vacant.

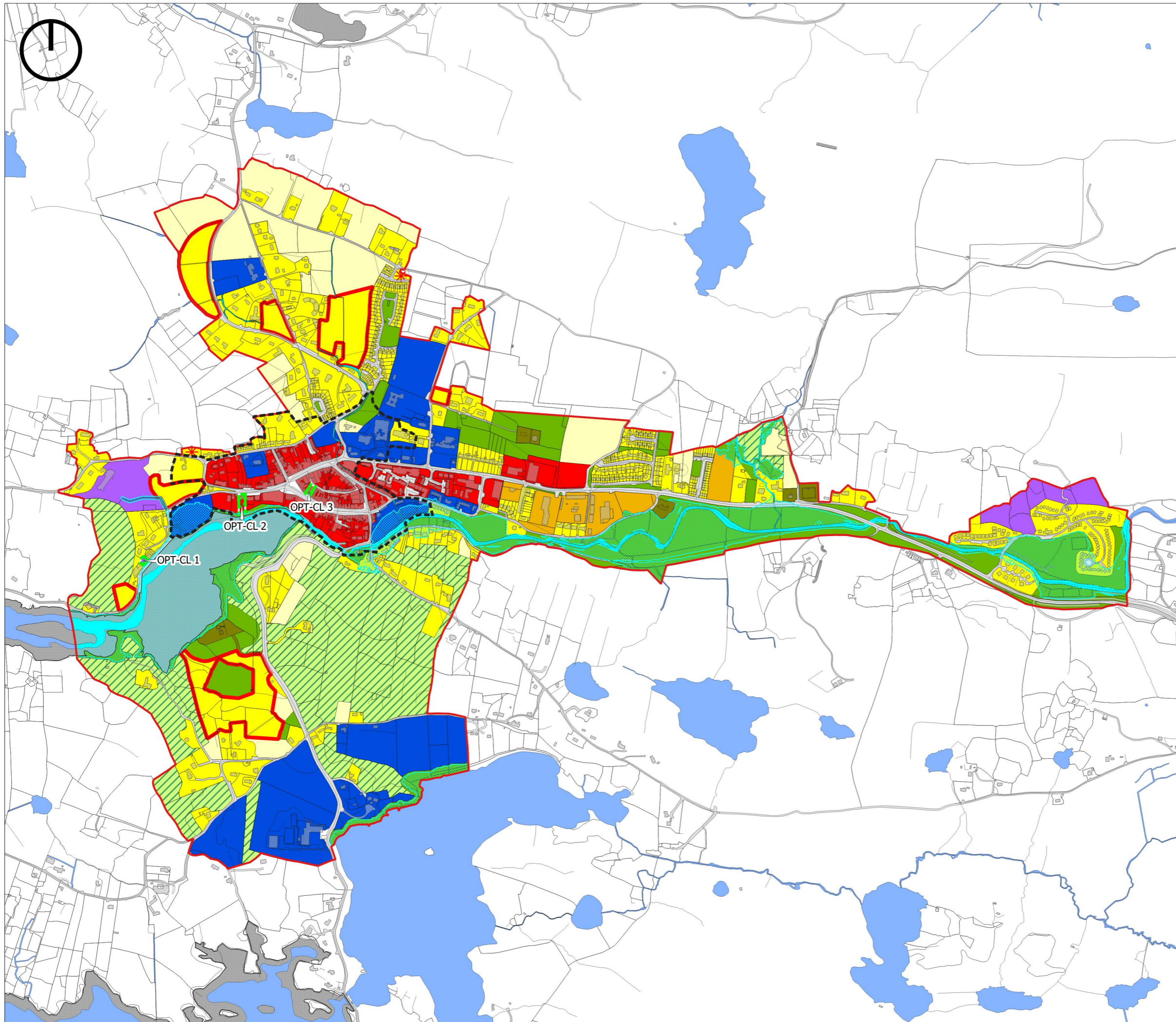
**Area:** The site area measures circa. 0.06 hectares

**Zoning:** The site is zoned Town Centre.

**Current Land-Use:** Vacant– previous use as retail outlet.

**Opportunity:** To provide for a mix of uses capable of accommodating residential/ retail, commercial or a mixed-use development. The overall development proposal for the site shall include a detailed design justification and the potential for façade improvements. The existing building façade is incongruous in the street scene and represents a negative visual impact within the ACA.

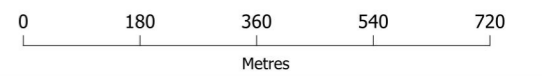




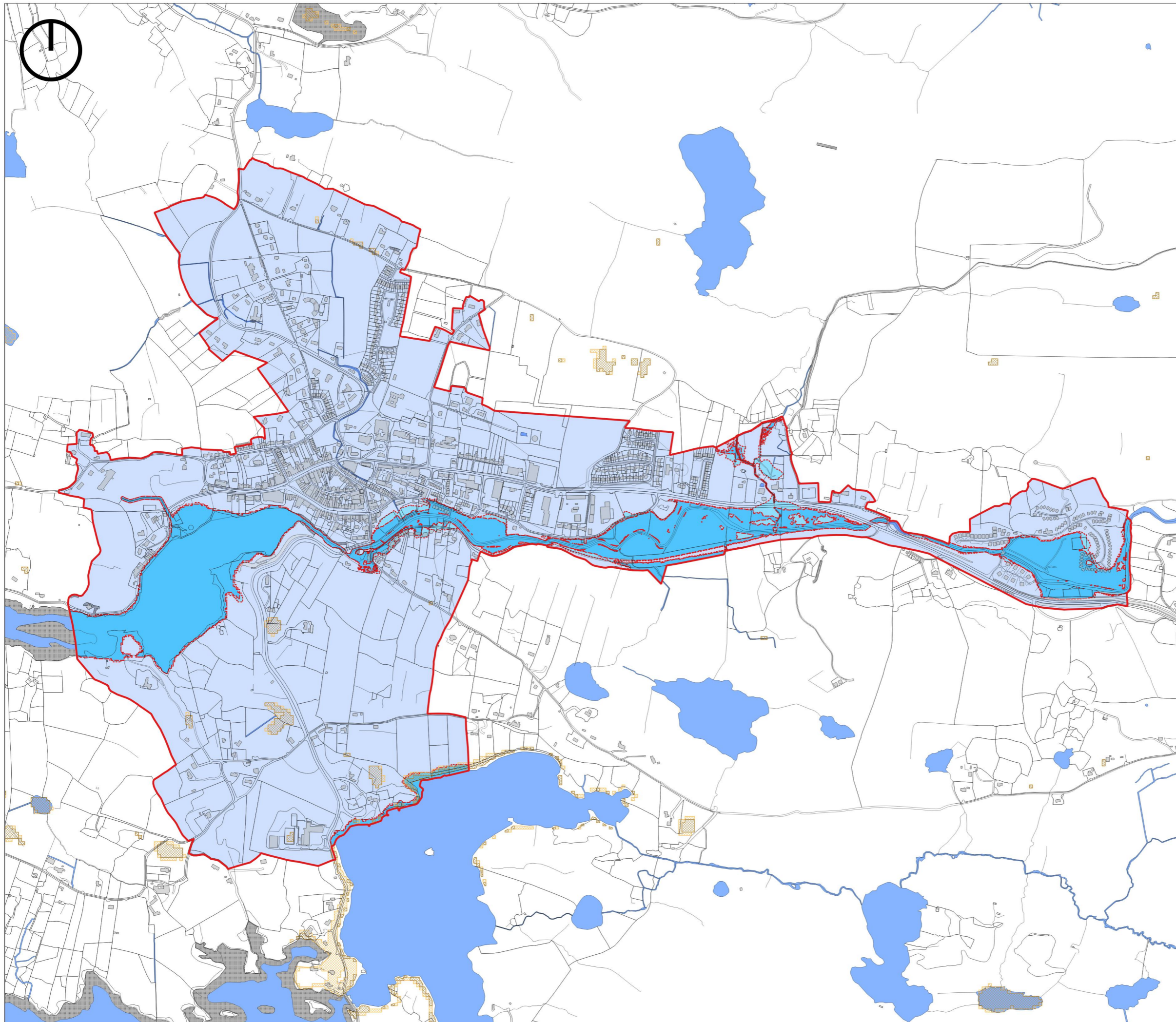
- Settlement Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- R - Residential Infill
- C1 - Town Centre
- BE - Business & Enterprise
- T - Tourism
- CF - Community Facilities
- PU - Public Utility
- OS - Open Space/Recreation & Amenity
- A - Agriculture
- TI - Transport Infrastructure
- Water/Rivers/Streams
- Constrained Land Use
- Architectural Conservation Area
- Opportunity Site



**Galway County Development Plan  
2022-2028**

**Small Growth Town  
Clifden  
Land Use Zoning Map**



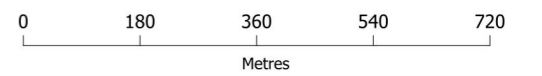
**Comhairle Chontae na Gaillimhe  
Galway County Council**



-  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 Town  
Clifden  
Flood Risk Management**



**Comhairle Chontae na Gaillimhe  
Galway County Council**

## **6.1 Headford Small Growth Town**

## **6.2 Town Context**

Headford is located approximately 26km north of Galway City and 20km west of Tuam ensuring ease of access to the wider range of service provision in both of these areas. The town straddles the county boundary with County Mayo and it is strategically located along the National Secondary Road, the N84 which provides good transport links between Galway and Mayo while also acting as the main vehicular gateway to the town.

The landscape, topography and natural features of the area have influenced the pattern and form of development of the Town over the years. The rural character of the surrounding landscape, rich heritage and its proximity to Lough Corrib, provide many amenity opportunities for the Town. The town is situated south of the Black River which is the county boundary with Mayo. It is an angling centre for the eastern shore of Lough Corrib, and Greenfields, some 6.5 km west of the town, is its boating harbour.

## **6.3 Sustainable Communities**

### **6.3.1 Housing**

The centre of Headford is characterised by its cohesive development as a predominantly 19th century commercial market Town, laid out as a planned settlement in relation to the landlord's mansion, Headford Castle and its demesne.

The town core of Headford is high density in layout and has developed in a sustainable manner overtime radiating out to the south and east from the main street. A number of housing estates have development to the south, south-east and north-east of the town core with some infill housing in the town centre and within the development boundary. The existing housing building stock in the town core comprises a mix of traditional

housing stock with some infill developments. There are a number of well-established housing estates within the development boundary including Meadow Hill, Castleview, St. George's, the bungalows along New Street and the infill housing developments off New Street, The Square development and Ashthorn Avenue.

Residential land supply in Headford is located to the north and east of the town centre with smaller plots to the south. There is also significant supply of infill sites zoned for residential use /opportunity sites in the town centre.

### **6.3.2 Education**

In terms of education, Headford has two primary schools, Scoil Breandain Naofa (Boys School), is a Senior boys school comprising of four classes of boys from third to sixth class. Scoil Mhuire na Dea Chomhairle (Girls School) adjoins the boy's school. The Girls school accommodates boys up to second class. Headford has one of the largest secondary schools in the county, with pupils travelling from a wide catchment area for secondary education in the co-educational Presentation Secondary School.

### **6.3.3. Community Facilities**

Headford has some well-developed community and recreation facilities throughout the town including the schools, a library, credit union, a children's playground, churches and graveyards, medical facilities, Garda station, bank, post office and a number of sport pitch. These facilities are predominantly located to the west of the town.

Social clubs/groups that cater for both young and older persons include the bridge club, Headford Musical Society, Headford Development Association, Moyne Villa FC, Headford GAA, Corrib Rugby Football Club, Sean Chairde Atha Chinn, Solstice Arts Group, Headford Tidy Towns, Headford / Solas Mens Shed and Headford Environment Group.

### **6.3.4 Environment and Heritage**

Headford's centre runs from St. George's Square at the eastern end of the Town to St.

Mary's Roman Catholic Church to the west and this area has been the focal point for the Town, playing a pivotal role in the administrative, commercial, cultural, recreational, residential and community functions of the Town. The town is laid out as a planned settlement in relation to the landlord's mansion, Headford Castle and its demesne. The domestic and commercial buildings themselves are, in most part, of a simple vernacular style, counter pointed by the neoclassical architecture of the public buildings.

The designation of the historic town centre as an Architectural Conservation Area and the associated management of both individual buildings and the public realm in that area will significantly enhance the quality of the local environment within Headford. The principal significance of the designated ACA lies in its development as a predominantly 19th century settlement. There are a number of protected structures located within the Headford Plan area, examples includes St. Mary's Church and St. John the Baptist Church. Landmark buildings, such as the former Catholic Church in the core of the Town continue to contribute to the urban streetscape.

Headford Demesne is an example of a designed landscape within the plan area. It was part of the estate owned by the St. George family until its dissolution in 1892 by the Land Commission. It contained a manor house, outbuildings, ornamental gardens, parkland and woodland, much of which is lost. The most remarkable features to survive are the high stone walls that surrounded the many gardens and the demesne itself. These are a significant feature in the landscape and contribute to the character of Headford.

Headford also has a rich archaeological heritage, with a number of recorded monuments, providing evidence of early settlement in the area.

The various streams and rivers such as the Headford River and the Annacurta Stream in the plan area function as ecological corridors before they drain into a designated site – Lough Corrib SAC, pNHA & SPA. Trees and hedgerows are also of high local biodiversity value and contribute to ecological connectivity.

### **6.3.5 Employment and Economic Development**

Headford has been designated as a Small Growth Town (SGT) in the Settlement Hierarchy for the County. Headford provides a limited amount of local employment and services to the people of the Town and those within its hinterland and the plan will seek to support the development, vitality and vibrancy of the town.

Due to its proximity to Galway City, Headford serves as an important commuter town but it also has the potential to become increasingly more self-sufficient by the creation of employment opportunities, while still accommodating small scale and start-up businesses.

There is a small local employment base through its retail provision, services and modest industrial/enterprise sectors. Headford has a limited industrial and enterprise base.

The promotion of economic development and employment creation will be appropriately guided to ensure the protection of residential amenities, built and natural heritage, landscape and streetscape, character of the town and the vitality and viability of the Town centre.

### **6.3.6 Town Centre/Retail**

The town centre area remains the primary focus for the location of new retail development, with opportunities to develop this sector in a consolidated and sequential manner. The development of any future retail and non-retail services in the town needs to be carefully planned, designed and managed in order to protect and enhance the town's unique character while promoting the economic vitality of the town centre and providing a strong base for employment opportunities.

Headford has a mix of both convenience and comparison shopping with a good number of restaurants and bars with ample provision of business and financial services dispersed throughout the identified retail core. The residents of the town are served by

one supermarket. The retail core has a significant surplus of vacant retail space within the identified retail core.

A number of opportunity sites have been identified within the Town Centre and outlined in policy objective HSGT 13. Each of the three sites have a distinct quality and character and plays a key role in the sustainable functioning of the overall town and the town centre.

### **6.3.7 Tourism**

Tourism is an important sector in the local area, as a driver of the local economy as well as a mechanism for the preservation and enhancement of local heritage. Headford and its surrounding area have a significant number of tourist attractions focussing on water-based recreation, its natural heritage, its archaeological and architectural heritage, while nearby Ross Errilly forms part of the driving trail of the Ecclesiastical Heritage Sites in East Galway.

The Headford Lace Project won the 2017 Tidy Towns Heritage Award as the judges from the Heritage Council were particularly impressed by the innovative and creative approach taken by the project which began following Headford's involvement in the Galway 2020 'Small Towns Big Ideas' pilot project.

The tourism aspects of Headford remains largely undeveloped, which also presents a significant opportunity to expand and promote the tourism base of the area, particularly given Headford's close proximity to Lough Corrib and heritage sites such as nearby Ross Errilly.

## **6.4 Services and Infrastructure**

### **6.4.1 Water Services**

Headford receives its water supply from the Tuam Regional Water Supply Scheme



which is abstracted from Lough Corrib at Luimnagh. In this regard, public water supply is not a limiting factor for development.

#### **6.4.2 Wastewater Disposal**

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

#### **6.4.3 Transportation Infrastructure and Movement**

Headford is strategically located along the National Secondary Road, the N84 which provides good transport links between Galway and Mayo while also acting as the main vehicular gateway to the Town. The regional roads are also important links to and from the Town. The R334 enters the Town from the north-west and provides good links with Cross and West Galway while the R333 is the western approach road and connects up with the N83 National Road the M17 Motorway west Tuam Town.

Public transport in Headford is limited to bus services, consisting predominantly of local services which play a vital role in connecting Headford to Galway and Headford to Ballinrobe and Ballina.

### **6.5 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 Headford and it is in accordance with the guidelines and circular referenced above.

## Land use Zoning Policy Objectives for Headford (Headford Small Growth Town–HSGT)

### **HSGT 1                      Sustainable Town Centre**

Promote the development of Headford, 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. The Town centre and associated main street shall remain the primary focus for retail and service activity within these plan areas.

### **HSGT 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 Headford 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.

### **HSGT 3                      Community Facilities and Services**

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

### **HSGT 4                      Business and Enterprise**

To facilitate the expansion of business and enterprises uses in the plan area of Headford where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and development of the area.

### **HSGT 5                      Town Centre/Commercial**

Promote the development of the Town centre as an intensive, well connected, high quality, and accessible environment, with an appropriate mix of uses, that provide a range of retail, services, facilities and amenities to the local community and visitors. The Town centre and associated main streets shall remain the primary focus for retail and service activity within

Headford. It is important to ensure a balance of development in the retail core so as to ensure that the main street, High Street is revitalised, vacancies are reduced and an unbalanced retail pull from this area is avoided.

#### **HSGT 6                      Tourism Development**

Promote and facilitate the further development of Headford as a sustainable tourist destination for the benefit of the Town and its surrounding areas.

#### **HSGT 7                      Headford Demesne**

Protect, conserve and enhance the character of the area of the historic demesne of Headford that lies within the plan boundary through the appropriate management and control of the design, layout and location of new development within or in proximity to same.

#### **HSGT 8                      Mart Road Action Area Plan**

Support the co-ordinated expansion of the Town centre southwards from the main street, High Street, towards the Mart Road and require the preparation of an Action Area Plan for the sensitive and appropriate development of this area. The Action Area Plan and any development within this quarter shall demonstrate the following:

- a) Provision of adequate public carparking facilities in the vicinity of the Town centre.
- b) A co-ordinated vehicular access arrangement, which shall be in consultation and agreement with the Road Design Section of Galway County Council.
- c) Maintain vehicular access to this area at the junction of the Mart Road and the Demesne Road and also between the southern side of Main Street and this area.
- d) Provide footpath and cycling links to the Town centre.
- e) Buildings shall be of a high-quality design and materials, particularly along the road edge providing enclosure and strong frontage.
- f) Provision of appropriate landscaping and usable public spaces.
- g) Screened car parking.

#### **HSGT 9                      New Business and Enterprise Quarter**

Require the preparation of an Action Area Plan for the sensitive and appropriate development of the business and enterprise zoned lands to the south east of the plan area (east of N84).

The Action Area Plan and any development within this quarter shall demonstrate the following:

- a) Co-ordinated access arrangements, in consultation and agreement with the Road Design Section of Galway County Council, preferably from the Mart Road or existing access serving the pitch and putt/Headford Community Gardens.
- b) Provision of footpath and cycling links to the Town centre.
- c) Buildings shall be of a high-quality design and materials, particularly along the road edge providing enclosure and strong frontage.
- d) Provide appropriate landscaping and usable public spaces.
- e) Screened car parking.

#### **HSGT 10**

#### **Preparation of a Revised Traffic Management Plan**

It is a policy objective to revise/implement a Traffic Management Plan for Headford within the life of this plan, which shall include the following;

- a) Provisions to address the issues with parking on the main street and the traffic congestion resulting from parking on both sides of the street.
- b) Seek to redesign the intersection of the Mart Road and the Demesne Road junction.
- c) Facilitate the upgrade of the Mart Road and the local roads L-61281 and L-6128 (Demesne Road) within the plan boundary. Any upgrade shall facilitate public lighting, pedestrian and cycling facilities.
- d) Upgrade the junction of the Mart Road and the N84 within the 50kmh speed zone to provide for coordinated access to the Business & Enterprise lands east of the N84. Such access arrangements shall be carried out in consultation and agreement with the Road Design Section of Galway County Council.
- e) In order to safeguard the capacity, efficiency and safety of the N84 national route, new accesses on this national route between the 50 and 60kmh zone shall be limited, and in this regard the future development of lands to the east of the N84 shall be required to provide for a coordinated access and traffic management approach, which shall be carried out in consultation and agreement with the Road Design Section of Galway County Council.
- f) Facilitate the development of public car parking facilities in town.

- g) Reserve access points for future development and for the development and access to backlands so as to ensure adequate vehicular, pedestrian and cycle access to backlands, in order to facilitate efficient development of these lands and to ensure connectivity and accessibility to lands with limited road frontage.
- h) Ensure the provision of a northern link road (including pedestrian and cycling facilities) between the R334 and St. George's Square to facilitate access to residential lands located between these two roads.
- i) Seek to provide a southern link to New Street from the proposed northern link road and reserve an access for same.
- j) Seek to upgrade the junction of the L-61301 and the N84.
- k) Ensure the provision of footpaths & public lighting from the existing residential development along the L-6128-1 (Demesne Road) to the Town centre and the R334 (Regional Road) to the Town centre. Cycling facilities shall also be provided in these locations where feasible.
- l) Facilitate traffic calming measures along the Demesne Road (L-6128-1).
- m) New development shall be required to ensure that they are satisfactorily connected to the footpath & public lighting network that currently services the town centre.

#### **HSGT 11**

#### **Public Infrastructure**

Support and encourage infrastructural development and improvement works that benefit Headford as an SGT and the wider Region.

#### **HSGT 12**

#### **Water Compatible Use**

Only water compatible Community Use development will be permitted on the lands zoned for Community Use in the south of the Plan area that overlap with Flood Zones A and B (refer to Land Use Zoning Map).

#### **HSGT 13**

#### **Opportunity Sites**

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

### **OPT-HE1 Site South of Town Centre and Main Street Headford.**

**Description:** This site to the south of Main Street includes some sizeable rear gardens serving the properties, a vacant yard area to the north-eastern part of the site with the fields extending down as far as the Mart Lands. The predominant land use is agriculture.

**Area:** The site area measures circa. 0.14ha hectares.

**Zoning:** The site is zoned Town Centre.

**Current Land-Use:** The predominant land use is agriculture with the fields to the south of the dwellings and gardens currently used for grazing cattle and sloping down towards the Mart Lands and Access Road.

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



### **OPT-HE2 Site South - East of Town Centre area off Square.**

**Description:** There is a derelict bungalow on the northern part of this site and two modest disused stone buildings/ storage sheds with natural slate on roofs on the southern overgrown part of this site all of which are located within the ACA. The natural stone wall boundary remains intact along the southern site boundary.

**Area:** The site area measures circa 0.07 hectares

**Zoning:** The site is zoned Town Centre.

**Current Land-Use:** Previous use residential with the two modest disused stone buildings used for storage in the past.

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



### **OPT-HE3 Site Corner site - High Street & The Square.**

**Description:** This plot fronts onto both the Main Street and the Square. It wraps around the large 2-Storey dwelling located on the corner of the site. To the rear and south of the dwelling the plot is vacant with a tall boundary (painted with murals) and there is a derelict single-storey building (shop front with door and two windows) to the east of the plot and fronting onto the Main Street. There is a vacant 2-Storey dwelling further west fronting onto the Main Street.

**Area:** The site area measures circa 0.21 hectares.

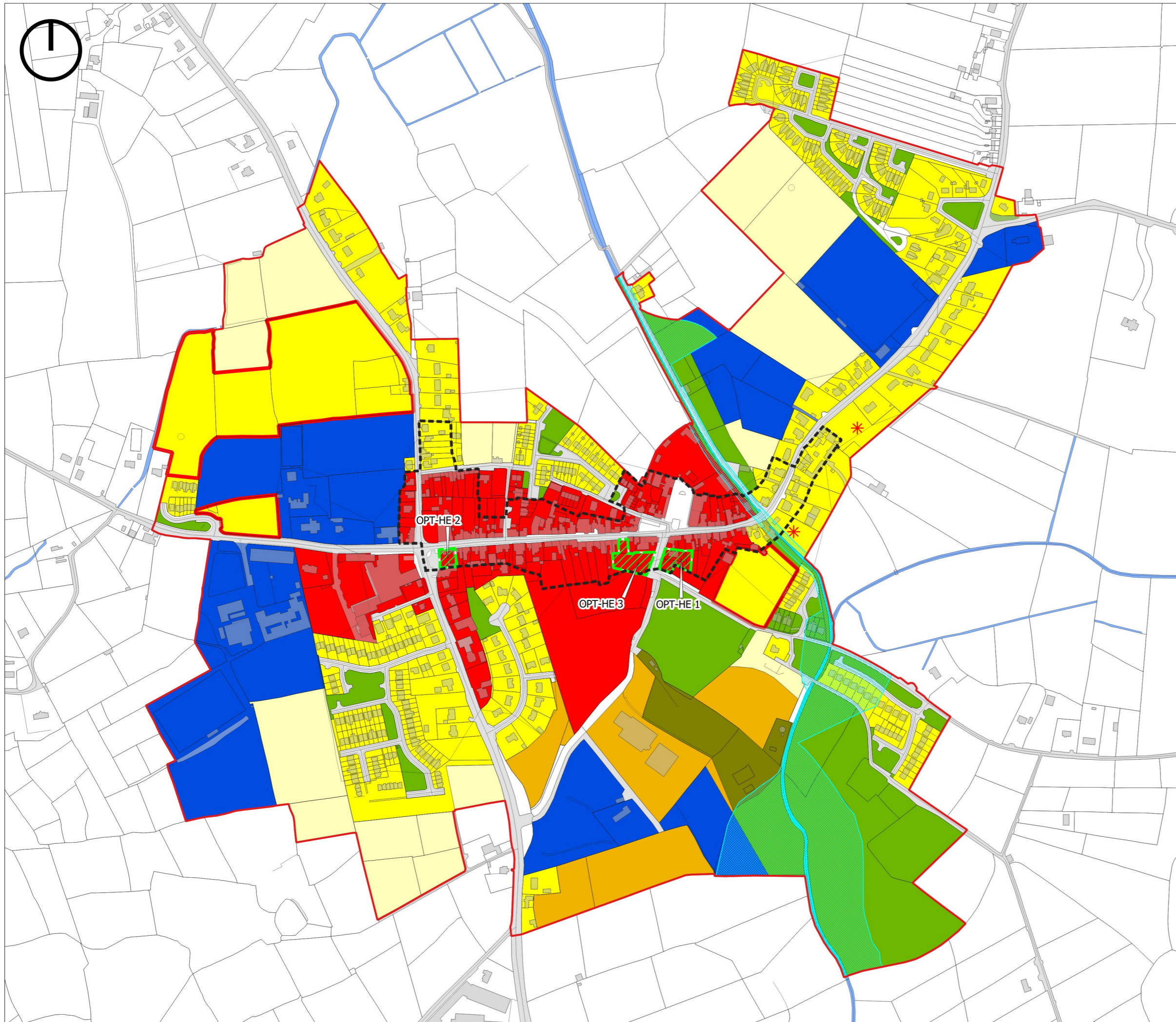
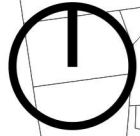
**Zoning:** The site is zoned Town Centre.

**Current Land-Use:** Vacant – Previous use residential and possibly retail.

**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)
-  R - Residential Infill
-  C1 - Town 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

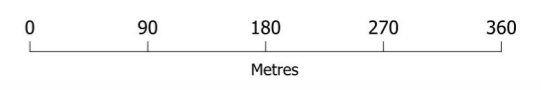
OPT-HE2

OPT-HE3

OPT-HE1

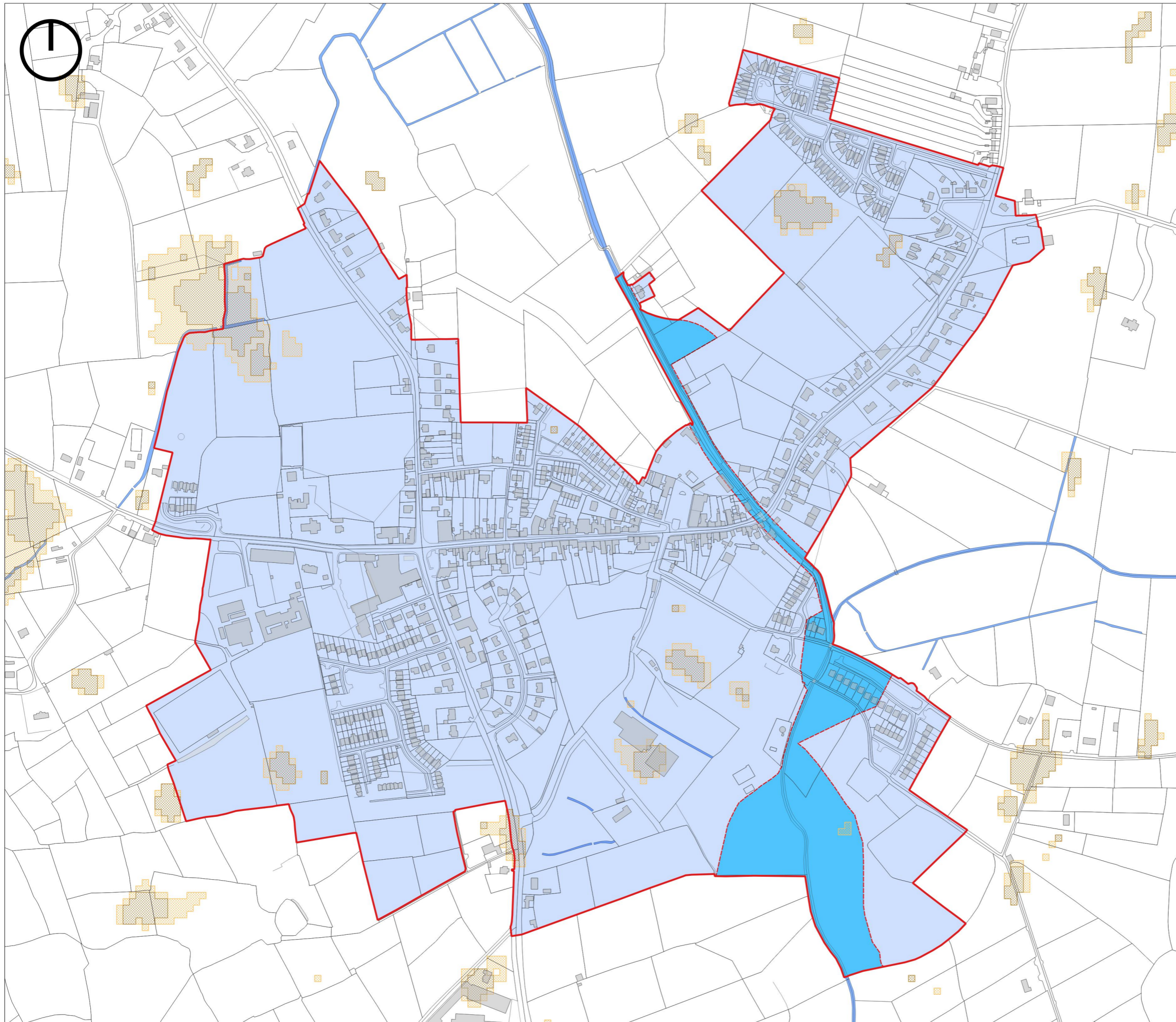
**Galway County Development Plan  
2022-2028**






**Small Growth Town  
Headford  
Land Use Zoning Map**



**Comhairle Chontae na Gaillimhe  
Galway County Council**

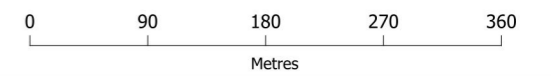
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-  Settlement Boundary
-  Indicative Flood Zone A
-  Indicative Flood Zone B
-  Indicative Flood Zone C
-  PFRA Pluvial Indicative
-  PFRA Pluvial Extreme
-  Water

**Galway County Development Plan  
2022-2028**

**Small Growth Town  
Headford  
Flood Risk Management**



**Comhairle Chontae na Gaillimhe  
Galway County Council**

## **7.1 Maigh Cuilinn Small Growth Town**

### **7.2 Town Context**

Maigh Cuilinn is located approximately 10km north-west of Galway City. The origins of the town were focused around a crossroads where the N59 Galway Clifden Road bisects the An Spidéal to Knockferry local road (L1320 and L1313). The town provides residents and visitors with a good variety of local services and facilities. In recent years a limited amount of employment has been generated in the area. These jobs are based in the service sector, such as retail and restaurants along with a modest amount of industrial and enterprise type jobs. Maigh Cuilinn is also situated in the Galway Gaeltacht, which contributes to the cultural fabric of the area. Maigh Cuilinn has a large hinterland, which illustrates its strategic role in providing services and facilities for the local residents of these areas. The expansive rural DED's stretch from Bearna rural DEDs to Killannin west of Maigh Cuilinn and southwards to Tulaigh Mhic Aodháin.

### **7.3 Sustainable Communities**

#### **7.3.1 Housing**

Maigh Cuilinn has developed around the intersection of the N59 (Galway – Clifden) and L1313 (An Spidéal - Knockferry) Roads. At this location the town is characterised by a linear pattern of development, principally along the N59 north south axis which exhibits a number of two storey terraced buildings with ground floor commercial uses and residential uses at first floor level. This area is characterised by a variety of building styles which range from traditional stone-built buildings and more modern developments which include apartments. There are also a number of detached properties on the approach roads into Maigh Cuilinn town. This linear pattern of development is also present on the L1313 road albeit to a lesser extent, with a more modern variety of housing design. A significant number of suburban type housing has been constructed in Maigh Cuilinn in recent years.

### **7.3.2 Education**

Scoil Mhuire is a co-educational primary school in the town and there are a number of primary schools in the catchment. There is no secondary school in the town, pupils attend secondary school in nearby Galway city in addition some pupils attend secondary school in An Spidéal.

### **7.3.3 Community Facilities**

The town of Maigh Cuilinn has a number of key community facilities which are important amenities to the town and wider hinterland. These facilities include the children's playground, creche, primary school, church and graveyard, medical facilities, Garda Station, post office and a number of sporting facilities. There will be a new primary care centre which is nearing completion on the approach into Maigh Cuilinn village. The town is also served by a nursing home facility that is located in on the L1313/Knockferry Road. There is also another nursing home located outside of the plan area in close proximity to the local GAA facilities in the townland of Ballyquirke. Whilst the GAA facilities are not located within the town envelope there is a strong sporting tradition within Maigh Cuilinn. The sporting facilities have improved in recent years, with the addition of a handball alley which is situated on the grounds of the GAA lands at Ballydoita.

### **7.3.4 Environment and Heritage**

Built heritage including architectural and archaeological heritage informs the character and appearance of Maigh Cuilinn. The crossroads in Maigh Cuilinn are a historic and prominent feature in the town. The vernacular buildings develop from this point along the Main Street. The Council is committed to the protection and enhancement of this heritage as set out in planning legislation, through the implementation of appropriate conservation led, sensitive land use policy objectives, urban design principles and development standards that significantly enhance the architectural setting of Maigh Cuilinn. The Record of Protected Structures lists the buildings within the town that are Protected Structures, including the Co-Op building.

Part of the cultural heritage of Maigh Cuilinn relates to the Gaeltacht status of Maigh Cuilinn which merits protection, particularly given that an Ghaeilge is no longer the community language. The County Development Plan contains relevant policy objectives in Chapter 13 Gaeltacht and Islands

Lough Corrib is visible from certain vantage points within the town as the land sweeps downwards from the town towards the lough in an easterly direction. Lough Corrib is a Special Area of Conservation (SAC) which has implications for development that takes place in Maigh Cuilinn and surrounding areas. There are a number of other SAC's and Special Areas of Conservation (SPA) in close proximity to the town that must be safeguarded as the town grows and develops.

Drimcong Wood is a Natural Heritage area and Moycullen Bog Natural Heritage Area adjoins the plan to the south.

### **7.3.5 Employment and Economic Development**

Maigh Cuilinn has been designated as a Small Growth Town (SGT) in the Settlement Hierarchy for the County. The SGT are key service centres and drivers for growth for each town area and wider hinterland. Maigh Cuilinn has a strategic location on the N59 Galway Clifden- Westport Road. It is on the edge of Galway City and it also forms part of the Gaeltacht and is a gateway to the wider Conamara area. It is linked to An Spidéal via the Knockferry Road. As such, the town is quite accessible from all main directions. Furthermore, it offers a high-quality living environment with views of the Lough Corrib and as such is an attractive place to live, work and visit, which would have the positive effect of generating significant economic interest. It is the largest and only town on the western approaches to Galway City.

Maigh Cuilinn does have an established active employment base in the town centre which is primarily focused on retail and local services. There is also an employment base on the Knockferry road which will be discussed in section 2.3.7 below. The town has the potential to become more self-sufficient which could be achieved with the

creation of new employment opportunities, while still accommodating small scale and start-up businesses, including the retail sector.

### **7.3.6 Town Centre/Retail**

Maigh Cuilinn centre serves the local town population as well as the wider hinterland. While the strategic location of Maigh Cuilinn town in close proximity to Galway City is an advantage, this can also pose a challenge for the retailing and service sectors in the town as residents may easily opt to shop in some of the larger out of town shopping centres that are located on the western fringes of the City, which is en route to the town. It is noted that there are a number of vacant commercial units within the McCann's Supervalu supermarket building.

### **7.3.7 Business, Enterprise and Industrial**

The plan has identified lands in Maigh Cuilinn where Business and Enterprise and Industrial uses would be allowed. Currently, there is a large portion of industrial zoned land to the north-east side of the town. There is a limited amount of business and enterprise zoning at this location also. Further south towards the south eastern end of the town there is a quantum of land that has been zoned for additional Business and Enterprises uses. There is a modest amount of employment in industrial/enterprise sectors. There is potential for these sectors to develop further within the town, due to the close proximity of the town with Galway city and the projected population growth that has been identified for the plan area and the wider hinterland that the town of Maigh Cuilinn serves.

## **7.4 Services and Infrastructure**

Whilst the opportunities for public transport are limited in Maigh Cuilinn, the provision of a bypass which is currently forecasted to commence construction in Quarter 2/3 of 2021, will alleviate significant traffic constraints within the town. The construction of the bypass will provide a significant opportunity to focus on promoting and facilitating the use of sustainable modes of transport, such as walking and cycling, within the town areas including in or near the old Clifden to Galway railway track. Facilitating bus service provision and associated facilities and reducing car dependency through integrated land use and transportation and wider sustainable travel initiatives are also key considerations in the plan making process.

### **7.4.1 Water Services**

Maigh Cuilinn receives its water supply from the Oughterard Town Supply Scheme and the Galway City Western Environs Water Supply. All of the lands identified for development potential are served by public water supply.

### **7.4.2 Wastewater Disposal**

The town is serviced by a public wastewater treatment plant and constructed wetlands that are located in Ballyquirke West.

### **7.4.3 Transportation, Infrastructure and Movement**

Public transport provision in Maigh Cuilinn is limited to bus services, consisting predominantly of local services which play a vital role in connecting Maigh Cuilinn and its environs to both Galway City and the wider Conamara area. Public bus services are provided by Bus Éireann with a private busing operator also serving the town.

Provision for cycling is limited in and around the town of Maigh Cuilinn given the limited capacity of the road network (at certain pinch points) to accommodate cars. However, the town is located on a popular long distance on road cycling loop from Galway City via

Maigh Cuilinn, An Spidéal and Bearná. The redevelopment of/ or near the old railway line as a cycle/walk remains a policy objective of the plan that may be realised in the future, which would form part of the proposed Galway – Clifden Greenway.

Walking and Cycling is promoted as a sustainable mode of transport within the zoning plan area. It is important to provide and encourage attractive pedestrian linkages between the town centre with the residential areas.

The Plan supports the improvement of movement and flow within the town centre. The town is located at a small crossroads junction with the N59 national route and the An Spidéal – Knockferry Road. These routes generate significant traffic and accessibility problems in the town. The proposed N59 Maigh Cuilinn Bypass Scheme is supported however, this will not entirely satisfy the town's road infrastructure requirements. Improvements to the road network in and around the town will be required over the plan period to avoid excessive congestion and lack of connectivity in the compact town centre and surrounding area. Efforts will be made to ensure that the town grows in a sustainable manner and that accessibility and connectivity is maintained. This would provide an improved living environment for both residents and visitors to the area.

## **7.5 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 Maigh Cuilinn and it is in accordance with the guidelines and circular referenced above.



## Land Use Zoning Policy Objectives for Maigh Cuilinn (Maigh Cuilinn Small Growth Town-MSGT)

### **MSGT 1                      Sustainable Town Centre**

Promote and support the development of the Town Centre 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 town. The town centre and associated main streets shall remain the primary focus for retail and service activity within Maigh Cuilinn.

### **MSGT 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 Maigh Cuilinn.

### **MSGT 3                      Community Facilities and Services**

To encourage and support the development of local facilities and services to meet the needs of the local community. In particular in the case of Maigh Cuilinn encourage the provision of additional community services such as a new school, local library or other civic use to the benefit of the local community.

### **MSGT 4                      Business and Enterprise**

To facilitate the expansion of business and enterprise uses in the plan area of Maigh Cuilinn. Promote and focus the town's strategic location in close proximity to Galway City as a place to locate and do business.

### **MSGT 5                      Economic Development**

Encourage the addition of a hotel and conference centre type development on suitably zoned lands in Maigh Cuilinn to encourage additional business and visitors to this part of Galway.

### **MSGT 6                      Industrial**

Promote the development of industrial and industrial related uses, including manufacturing, processing of materials, warehousing and distribution on suitable lands, with adequate services and facilities and a high level of access to the major road networks and public transport facilities. Adequate edge treatment and/or screening will be required to ensure

high quality interfaces with public spaces and any adjoining residential areas or other sensitive land uses, as appropriate.

**MSGT 7                      Infrastructure**

Support the improvement and upgrade of the road and street network in and around the Plan Area, subject to normal planning requirements and environmental considerations. A detailed analysis of movement in and around the town shall be carried out to ascertain the infrastructural improvements required in and around the town to secure its sustainable development into the future.

**MSGT 8                      Public Infrastructure**

(a) Support and encourage infrastructural development and improvement works that benefit Maigh Cuilinn as an SGT and the wider Region.

**MSGT 9                      Pedestrian and Cycle Network**

Encourage and support the development of a series of pedestrian and cycle routes linking the residential areas to the town centre and local community services, where feasible.

**MSGT 10                    Signage**

Protect the linguistic and cultural heritage of the Gaeltacht areas of Galway by, amongst other things, promoting the Irish language in accordance with the Local authority's Scéim Teanga and ensuring that all new external signage is in the Irish Language.

Promote the Irish language in accordance with the Local Authority's Scéim Teanga. Any external signage that will be erected on buildings and on lands in Maigh Cuillinn shall be in Irish only with internationally recognised symbols.

**MSGT 11                    Enurement Clause**

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

**MSGT 12                    Language Impact Statements**

Require a language impact statement (LIS) with applications for two or more houses or where an applicant applies for more than one house in an area, in accordance with Section 8.3.4 of the Galway County Development Plan (or as updated). A LIS will also be required for all large commercial and mixed-use applications for development in the area or those that may have a potential impact on the Irish language in Maigh Cuilinn.

**MSGT 13****Agricultural Lands**

To support the development of these lands for agricultural purposes and limit residential development on the subject lands in accordance with policy objective SGT7.

**MSGT 14****Opportunity Sites**

To promote and encourage the appropriate development of the opportunity sites identified in this plan to positively contribute to the vitality and character of Maigh Cuilinn.

**OPT – MC1 Former restaurant/public house****Description**

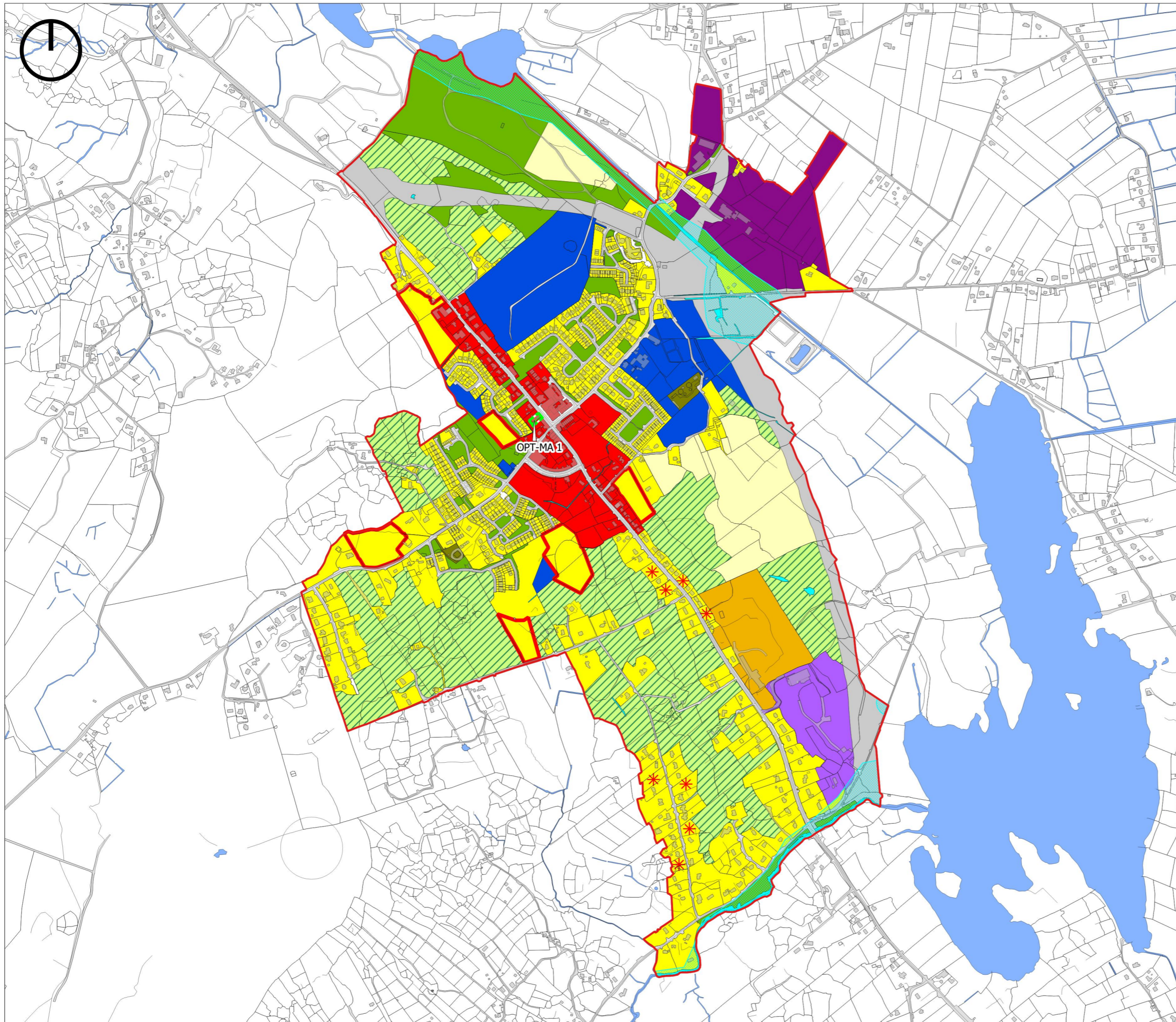
**Area:** Approx 0.3HA

**Zoning:** Town Centre

**Current Land Use:** The building is currently part occupied by an art gallery.

**Opportunity:** This is a brownfield site in the centre of Maigh Cuilinn on the south-western site of the Main Street (N59). The site is occupied by a large stone fronted protected structure building that is two storeys in height. The site is close to the crossroads in the town centre and as such its listing as an Opportunity Site is merited in this case as its redevelopment could make a valuable contribution to this part of the town. A flexible approach would be employed in determining the type of use that would be permitted here. Community and cultural uses would be encouraged here. Therefore, the Town Centre zoning of the site does not limit its development to a commercial use.



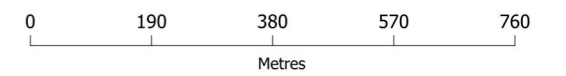


- Settlement Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- \* R - Residential Infill
- C1 - Town Centre
- BE - Business & Enterprise
- T - Tourism
- I - Industrial
- CF - Community Facilities
- PU - Public Utility
- OS - Open Space/Recreation & Amenity
- A - Agriculture
- TI - Transport Infrastructure
- Water/Rivers/Streams
- N59 Maigh Cuilinn Bypass\*
- Constrained Land Use
- Opportunity Site

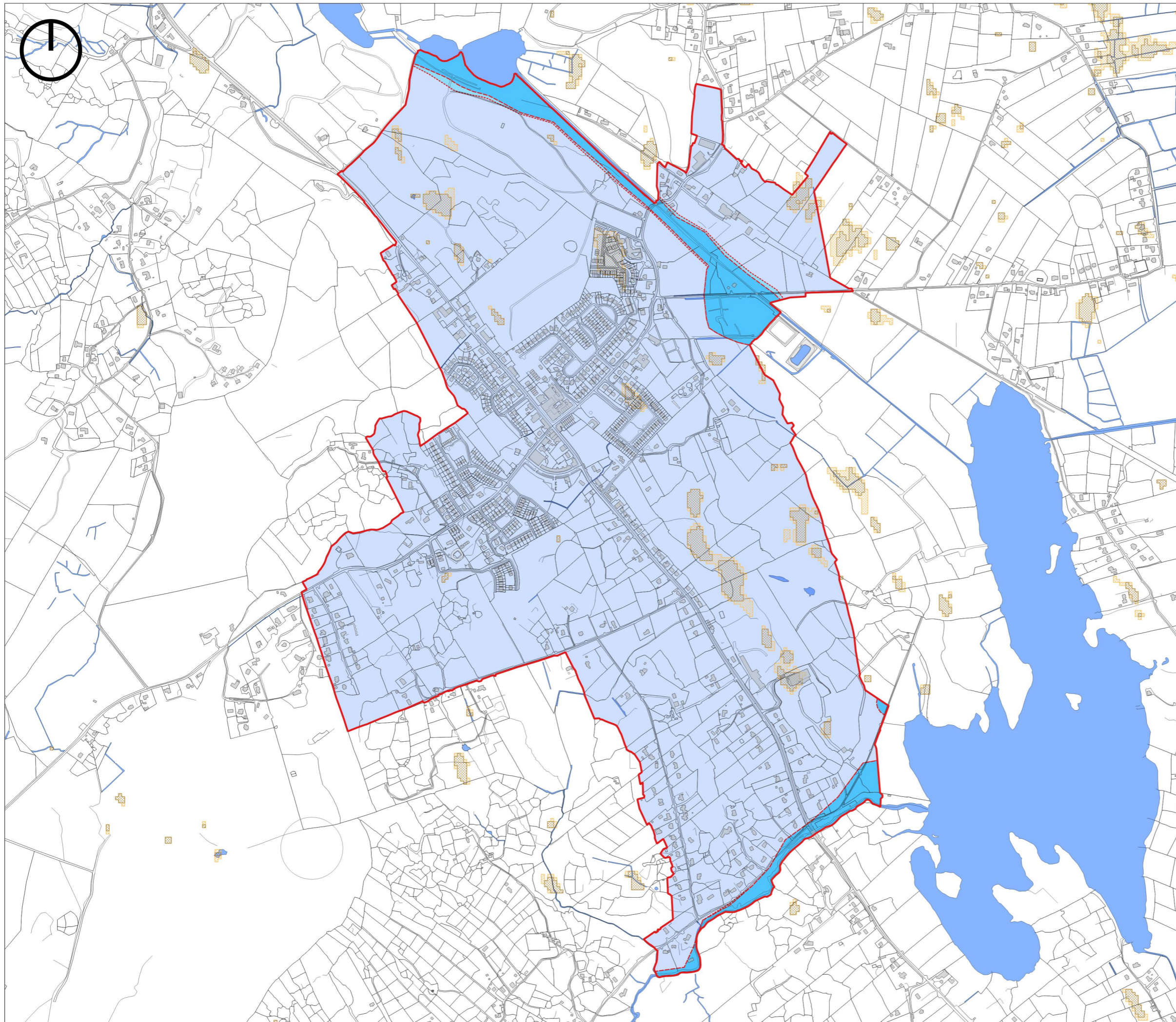
\* The "N59 Maigh Cuilinn Bypass" area shown on the Land Use Zoning map represents the boundary of a permitted development and does not represent a Land Use Zoning Objective

**Galway County Development Plan  
2022-2028**

**Small Growth Town  
Maigh Cuilinn  
Land Use Zoning Map**



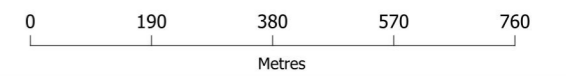
**Comhairle Chontae na Gaillimhe  
Galway County Council**



- 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 Town  
Maigh Cuilinn  
Flood Risk Management**



**Comhairle Chontae na Gaillimhe  
Galway County Council**

## **8.1 Oughterard Small Growth Town**

### **8.2 Town Context**

The town of Oughterard is located approximately 27km north-west of Galway City via the N59 Galway – Clifden Road, which is a National Primary Route. Oughterard is designated as a Small Growth Town in the Galway County Development Plan 2022 – 2028 by virtue of the population of the town and the extensive level of local services, employment and residential stock that it offers to residents. It also serves a large rural catchment area stretching further westwards towards the town of Clifden and eastwards in the direction of the town of Maigh Cuilinn.

The town is built on the banks of the Owenriff River with the Main Street, a linear settlement pattern developing in an easterly direction. Building heights vary along the N59 within the town from bungalow up to two storeys generally. The main street of the town offers inhabitants a wide variety of local services such as convenience type shopping, bank, post office, restaurants and pubs. Other local services such as schools, playing pitches, health centre and playground are all located within short walking distance of the Main Street. These local services also provide employment opportunities in the town. There are also office and industrial uses which provide further and more varied employment prospects.

### **8.3 Sustainable Communities**

#### **8.3.1 Housing**

There is a wide variety of housing developments in and around the town of Oughterard. These house types include a range of terraced and detached housing that are both bungalow and two storeys, located along the N59 arterial route through the town centre. For the most part, these properties do not have front gardens as they typically tend to abut the public footpath that serves the town, however, there are exceptions to

this with some properties along this route having small front garden areas. This part of the town also includes instances of first floor residential accommodation – a ‘living over the shop’ accommodation type.

Suburban type housing developments are located principally to the north and south of the N59. They also vary in design, layout and dwelling type. They include a range of terraced, mid terraced and semi-detached properties. Typically, these dwelling houses have been constructed on rectangular shaped plots with modest front and rear garden areas. The larger housing developments include areas of communal green space within each.

A key purpose of this settlement plan will be to provide additional housing development into the future that conforms to the principles of quality and sustainability in terms of design and layout particularly. The settlement plan and accompanying County Development Plan provides information and guidance pertaining to development for the next six years up to 2028. This information includes details of the optimum future location, type and design of future residential development in and around the town of Oughterard.

### **8.3.2 Education**

In terms of education, Scoil Naomh Pól is a co-educational secondary school. The school is located on the western side of the Carrowmanagh Road – a short distance from the primary school, as such it acts as a feeder school.

The national school Scoil Chuimín & Caitríona is located on the eastern side of Carrowmanagh Road, which is north of the N59 Galway Clifden Road

### **8.3.3 Community Facilities**

Oughterard is well served by community facilities. These facilities range from full size sports pitches of varying types to a children’s playground and include other facilities such as creche, primary school, secondary school, church and graveyard, medical



facilities including dentist and optician, Garda Station, Credit Union, Post Office, bank shops, butcher, hair dresser, builders yard and nursing home.

The town has a wide and varied selection of community uses. It also exhibits good examples of building reuse, for example a former school building is now used as a community hall and the former courthouse building in the town is now used as a library serving the local community. The town is fortunate to have a locally based resource centre which offers a variety of supports and services to the local community.

Walks and trails are also a valued community facility within and around Oughterard Town. Oughterard GAA Club is located towards the eastern end of the town to the north of the N59. These grounds comprise of playing pitches and a club house with a walking track around the perimeter of the site. Corribdale Park, a fitness and recreation park for the local community is located adjacent to the GAA grounds. It includes a secure playground area for smaller children. Oughterard Rugby Club is located towards the western end of the town, which is also a much-valued community facility to local residents.

### **8.3.4 Environment and Heritage**

The origins of the town of Oughterard are based on the intersection of the fertile, limestone based farmland to the south and east of the town. The more rugged and bare Conamara landscape begins to the north and west of Oughterard. The development of the town at this intersection was also influenced with the presence low level river crossing point which is a typical geographical feature that tends to influence settlement location. The road network serving the town was significantly improved in the early 19th century. Today the town still exhibits a range of buildings that were developed for administrative purposes. Examples of these include the courthouse and the two church buildings in the town. The street pattern and architectural variety of buildings, both designed and vernacular creates a streetscape which reflects its history. Future development should reflect and respect its established character in terms of plot size, height, material and density. The existing Architectural Conservation Area in

Oughterard will be retained and proposed development within the lifetime of this plan will be required to respect the architectural qualities of this ACA. There are a number of protected structures in the town, namely O’Fatharta Restauran/Halloran’s, Kilcummin Parish Church

The Former Courthouse building, the road Bridge over the Owenriff river and the Church of the Immaculate Conception.

Oughterard also has a number of Recorded Monuments and there are two Natura 2000 sites-Lough Corrib SAC and Lough Corrib SPA and National Heritage Areas.

### **8.3.5 Employment, Economic and Tourism Development**

Oughterard is an attractive place to visit and holiday. As such the tourism industry makes a significant contribution to the town’s economy. The town has evolved as a place for tourists to visit given its accessibility from Galway City via the N59 and the location of the town at the gateway to the Conamara Region. The town also benefits from an attractive landscape in close proximity to Lough Corrib. Both of these features make Oughterard an attractive place to visit and spend time. It offers a wide variety of attractions and therefore appeals to a wider range of visitors. The proximity of Lough Corrib to Oughterard provides a welcome economic boost to the area as this water body offers both locals and visitors to the area a range of water-based activities, which include boat trips and angling.

Pubs, shops, restaurants and venues providing overnight accommodation are just some of the beneficiaries of the tourist industry in Oughterard. A range of much needed employment options are therefore provided for people to avail of locally. However, much of the tourism based economic development and employment generated is seasonal and the summer season in this part of County Galway can be short lived.

Other employment sources in the town of Oughterard include office/service type employment along with some industrial employment. However, the town could support

a larger employment base locally in favour of residents commuting to Galway City each day. There is employment potential within the settlement plan area, in particular the Town Centre, Business and Enterprise and Industrial zonings. Further employment opportunities and diversification will be encouraged where appropriate.

The site of the former Oughterard Train Station, located towards the southern periphery of the settlement plan area has a zoning designation of business and enterprise. The existing train station building remains on site and it currently is actively in use as a carpet factory. The original train station is a nineteenth century building. It forms part of the Register of Protected Structures of the County Development Plan.

### **8.3.6 Town Centre/Retail**

Oughterard enjoys a reasonably busy Town Centre. Some of the commercial buildings within the town centre zoning area are set within large developable plots which offer the potential to transform the provision of town centre and retail services in Oughterard over the lifetime of this plan. The town centre offers a variety of commercial services to local residents and visitors to the area. There is also a good range of pubs, cafés and restaurants to cater for people's needs.

The Owenriff River runs parallel to the Main Street in the town. Positioned north of the Main Street the areas of land that are prone to flooding have been zoned as Open Space/Recreation and Amenity. However, where flooding is not an issue, some town centre zoned plots stretch northwards to the banks of this watercourse. This offers the potential for the re-development of these town centre plots and tailoring the orientation of new development towards the local attractiveness of the Owenriff River.

The Town Centre zoning abuts and includes areas that are used for existing residential purposes and community facilities. As such the town centre not only provides those in the area with commercial shopping services but also professional services and local facilities. All of these uses in such close proximity to each other ensure a busy and thriving town centre atmosphere.

## **8.4 Services and Infrastructure**

### **8.4.1 Water Services**

Oughterard receives its water supply from the Oughterard Town Supply Scheme. All of the lands identified for development potential are served by public water supply.

### **8.4.2 Wastewater Disposal**

Oughterard is partly serviced by a public wastewater treatment plant. All of the lands identified for development potential are served by public wastewater services.

### **8.4.3 Transportation and Movement**

The National Primary Route the N59 is the main route that traverses the town in an east-west direction. There have been various realignment works carried out on the N59 which make Oughterard more accessible from Galway City. The town is also served by a number of bus services from Galway and westbound towards and beyond Clifden SGT. The town is served with public lighting and footpaths to accommodate ease of pedestrian movement. There are also walking trails which attract visitors to the town and surrounding area. Residential development in this settlement plan encourages sustainable transport links to the main shopping streets and community facilities such as the schools and sports playing pitches in the area. This approach to land use zoning and a sequential approach to development thereof should encourage and promote a reduction in reliance on the private car.

Oughterard is served with public transport bus services that provide connections to Galway City and Clifden. The bus stop is located within the town centre which is accessible to the surrounding residential areas within the plan area.

## 8.5 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 Oughterard and it is in accordance with the guidelines and circular referenced above.

### Land Use Zoning Policy Objectives for Oughterard (Oughterard Small Growth Town-OSGT)

#### **OSGT 1                      Sustainable Town Centre**

Promote the development of Oughterard, 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. The town centre and associated main street shall remain the primary focus for retail and service activity within these plan areas.

#### **OSGT 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 Oughterard 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.

### **OSGT 3                      Community Facilities and Services**

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

### **OSGT 4                      Business and Enterprise**

To facilitate the expansion of business and enterprise uses in the plan area of Oughterard where appropriate and in accordance with the proper planning and development of the area.

Promote additional business and enterprises uses on the former train station site in Oughterard in accordance with the proper planning and development of the area.

### **OSGT 5                      Industrial**

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

### **OSGT 6                      Tourism Development**

- a) Promote and facilitate the further development of Oughterard as a key tourist destination for the benefit of the town and its surrounding areas.
- b) To support and facilitate in co-operation with relevant bodies and landowners, the provision of tourism amenity routes around the town.
- c) Encourage and assist the development of the sustainable tourism potential within Oughterard in a manner that respects, builds on, protects and enhances the cultural, built, architectural, archaeological and heritage significance of the town including natural heritage and biodiversity, and its local amenities in particular with the local fishing tourism market which is unique for Oughterard.

**OSGT 7                      Public Infrastructure**

Support and encourage infrastructural development and improvement works that benefit Oughterard as an SGT and the wider Region.

**OSGT 8                      Pedestrian and Cycle Network**

Encourage and support the development of a series of pedestrian and cycle routes linking the residential areas to the town centre and local community services, where feasible.

**OSGT 9                      Opportunity Site**

To promote and encourage the appropriate development of the opportunity site identified in this plan to positively contribute to the vitality and character of Oughterard.

**OSGT 10                    Inappropriate Development on Flood Zones**

Where a development/land use is proposed within any area subject to this objective the development proposal will need to be accompanied by a detailed hydrological assessment and robust SUDS design which demonstrates the capacity to withstand potential flood events to maintain water quality and avoid potential effects to ecological features.

- Any development proposals should be considered with caution and will be required to comply with The Planning System and Flood Risk Management Guidelines for Planning Authorities/Circular PL2/2014 & the associated Development Management Justification Test.
- Climate Change should be duly considered in any development proposal.
- Protect the riparian zones of watercourse systems throughout the plan area through a general 10 metre protection buffer from rivers within the plan area as measured from the near river bank, (this distance may be increased and decreased on a site by site basis, as appropriate).
- Any development proposals submitted for this site will require a detailed ecological report(s), carried out by suitably qualified personnel for the purposes of informing Appropriate Assessment Screening by Galway County Council, the competent authority.

- The relevant lands will be outlined and flagged with a symbol on the land use zoning map and on the GIS system of Galway County Council so that staff and the public are aware of the special conditions/constraints attached.

## OPT-OU1 – Former Corrib House Hotel, Oughterard

### Description

**Area:** Approx 0.29HA

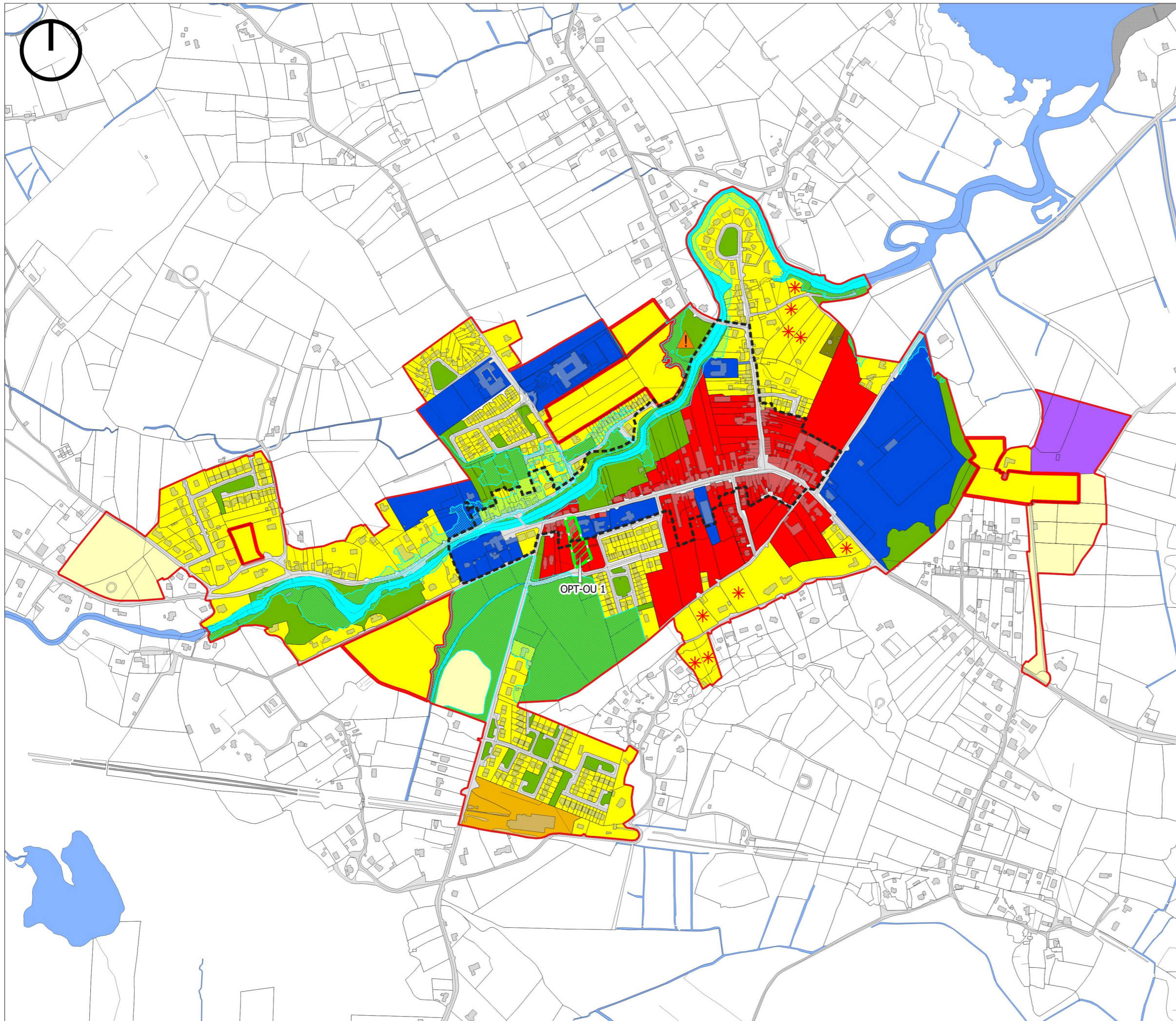
**Zoning:** Town Centre

**Current Land Use:** Vacant Hotel Site

**Opportunity:** This is a brownfield site in the centre of Oughterard. The site is located on the south side of the main street towards the western end of the town. The site is large and rectangular shape. It contains the former Corrib House Hotel which is now derelict. An opportunity presents itself here for a mixed-use development that could contribute to this part of the town centre, which currently has a number of vacant buildings clustered together.



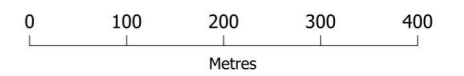




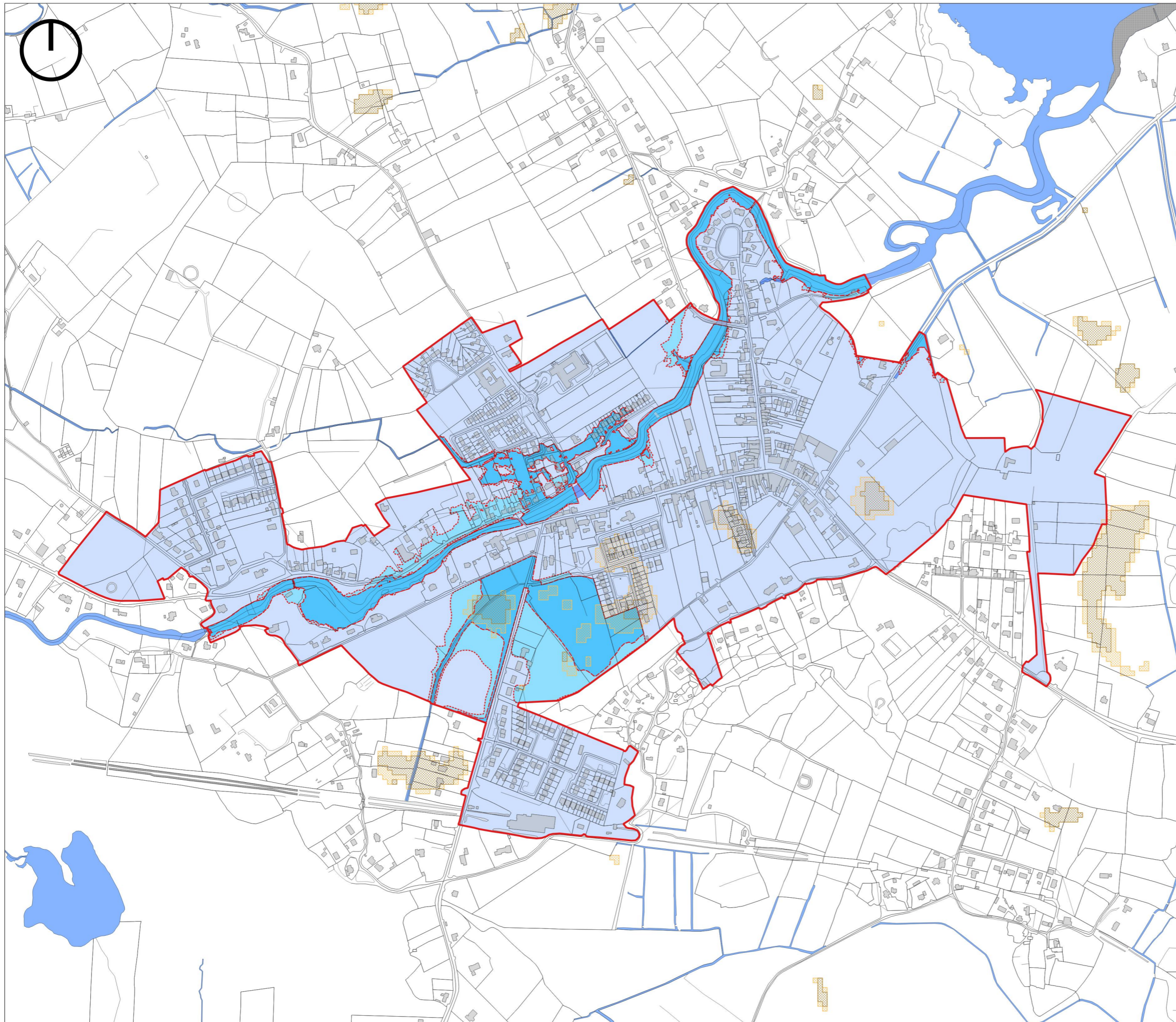
-  Settlement Boundary
-  R - Residential Existing
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-  CF - Community Facilities
-  PU - Public Utility
-  OS - Open Space/Recreation & Amenity
-  TI - Transport Infrastructure
-  Water/Rivers/Streams
-  Constrained Land Use
-  Architectural Conservation Area
-  Opportunity Site
-  See Policy Objective FL 18 Inappropriate Development on Flood Zones in Volume 1 Written Statement Chapter 14






**Galway County Development Plan  
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**Small Growth Town  
Oughterard  
Land Use Zoning Map**



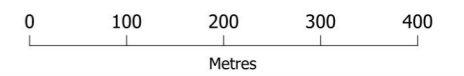
**Comhairle Chontae na Gaillimhe  
Galway County Council**



-  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 Town  
Oughterard  
Flood Risk Management**



**Comhairle Chontae na Gaillimhe  
Galway County Council**

## **9.1 Portumna Small Growth Town**

## **9.2 Town Context**

Portumna is located approximately 68 kilometres south east of Galway City, 31 kilometres south of Ballinasloe and 24 kilometres west of Birr. The town straddles the county boundary with County Tipperary and it is recognised as the principle urban setting in south-east County Galway serving an extensive rural hinterland on either side of the county divide. Portumna is served by the National Secondary Road, the N65 which acts as the main vehicular gateway to the town.

Portumna is bounded by the River Shannon to the east, Lough Derg to the south and the attractive Portumna Forest Park to the south-west which encompasses an area of approximately 600 hectares. The topography and natural features of the area have influenced the pattern and form of development in the town over the years. The town as a whole is attractive and inviting as a place to live and for visitors to the Lough Derg area.

## **9.3 Sustainable Communities**

### **9.3.1 Housing**

Portumna is delineated by two parallel, intersecting roads; St. Brendan's Street/ Clonfert Avenue and Abbey Street intersected by St. Brigid's Avenue/ St. Patrick's Street and this area has been the focal point for the Town, playing a pivotal role in the administrative, commercial, cultural, recreational, residential and community functions of the Town. These streets are wide in proportion to the building elevation heights giving the town a spacious feel. The domestic and commercial buildings themselves are, in most part, of a simple vernacular style, counter pointed by the neoclassical architecture of the public buildings.

The town core of Portumna is high density in layout and has developed in a sustainable manner overtime radiating out in all directions from the main streets. A number of housing estates have development to the north, east and west of the town core with some infill housing in the town centre and within the development boundary. The existing housing building stock in the town core comprises a mix of traditional housing stock with a good mix of new infill developments.

### **9.3.2 Education**

In terms of education, Portumna Community School is a co-education secondary school and St Brendan's National School in Portumna is also co-educational.

### **9.3.3 Community Facilities**

The town of Portumna has some well-developed community and recreation facilities, including schools, a library, a children's playground, church and graveyard, medical facilities, Garda station, bank, post office and a number of sporting facilities which are dispersed around the town.

Social clubs/groups that cater for both young and older persons include the Bridge club, Portumna Players Drama Group, Na Calai Community Development Project, An Gairdin Environmental Group, Portumna Town FC, Portumna GAA, Portumna Rugby Football Club and Portumna Golf Club. The town hall has recently been renovated and is centrally located in Clonfert Avenue, behind the Court House.

The River Shannon and Lough Derg are the base for leisure related activities and the woodlands associated with Portumna Forest Park are utilised for a variety of outdoor pursuits.

St Brigid' Catholic Church (old), situated on Saint Bridget's Avenue is a former church that retains its Gothic Revival architectural character and many of its original features. The adjoining buildings consists of a former convent, a graveyard with a mausoleum

that forms part of an important group of religious structures in this area. This Church was converted to a parish hall and is currently vacant and disused.

There are two supermarkets in Portumna in addition to a number of smaller shops with petrol stations, a good choice of restaurants and cafes as well as a large section of pubs serving food. There is a good mix of tourist accommodation in Portumna with a selection of apartment blocks, cottages, BnB's and a Glamping Village in the Town Centre. The Shannon Oaks Hotel to the west of the town centre was damaged in a fire in 2011 and has been derelict/ vacant since.

### **9.3.4 Environment and Heritage**

The natural, built and cultural heritage in Portumna contribute to its character and local distinctiveness. The townscape of Portumna is an important part of the areas visual amenity and the protection and enhancement of the townscape, streetscapes and historic street patterns need to be considered with respect to the future conservation and development of the town.

The designation of the historic town centre as an Architectural Conservation Area and the associated management of both individual buildings and the public realm in that area will significantly enhance the quality of the local environment within Portumna. The principal significance of the designated Architectural Conservation Area lies in the combination of its street pattern, plot sizes and architectural coherence. The vast majority of buildings span the late 18th to late 19th centuries and share many characteristics. Surviving traditional shopfronts are important features. Having regard to its size Portumna contains a generous number of buildings of national or regional significance. There are a number of protected structures located within Portumna plan area, examples include Williams Foodstore and Bakery on Abbey Street and the former Courthouse building on Clonfert Avenue. Portumna also has a rich archaeological heritage, with a number of recorded monuments, providing evidence of early settlement in the area.

In terms of natural heritage, Portumna has a considerable number of designated sites that traverse the Plan area and the key feature in Portumna is the River Shannon and Lough Derg which are two Special Areas of Conservation, namely the River Shannon Callows SAC and Lough Derg, North – East Shore SAC. Furthermore, there are also two Special Protection Areas that traverse the plan area, namely the Middle Shannon Callows SPA and Lough Derg (Shannon) SPA. The proposed Shannon Callows Natural Heritage Area and the proposed Lough Derg Natural Heritage Area both traverse the plan area to the south.

### **9.3.5 Employment and Economic Development**

Large scale employment uses are focussed in the west and north area of the plan on Industrial, and Enterprise zonings. The Plan identifies undeveloped industrial zoned lands (I) to cater for industrial development along with the availability of Business/Enterprise (BE) lands which can facilitate a variety of enterprise and business type uses.

The town centre area remains the primary target for the location of new retail development, with opportunities to develop this sector in a consolidated and sequential manner. The development of any future retail and non-retail services in the town needs to be carefully planned, designed and managed in order to protect and enhance the town's unique character while promoting the economic vitality of the town centre and providing a strong base for employment opportunities.

The Hub in Portumna is an information space that directs visitors to the various places of tourist interest in Portumna such as The Workhouse, local eateries and businesses. It also provides people with vital information on upcoming education courses and job opportunities. The office also serves the wider towns and villages surrounding Portumna. There are office spaces in the Hub with opportunities for business and start up entrepreneurs to avail of desk space within the Hub and presents an opportunity for businesses to showcase their products and services.

A significant industry and large employer, Green Isle Foods is located in the town along with a number of other employers. New employment creation could also be generated by smaller and medium sized local enterprises / service providers. The promotion of economic development and employment creation will be appropriately guided to ensure the protection of residential amenities, built and natural heritage, landscape and streetscape, character of the town and the vitality and viability of the town centre.

### **9.3.6 Town Centre /Retail**

Portumna Town serves a local urban population and extensive rural catchment. The policy objective for retail in Portumna Town Centre is to support the vitality and viability of the town and to ensure it provides an appropriate range of retail and non-retail functions to serve the needs of the community and respective catchment areas.

Historically, the Town Centre have been the focal point of the Town, playing a pivotal role in the administrative, commercial, cultural and recreational functioning of the Town. The area has a distinctive character and accommodates a number of buildings of architectural merit. The Town Centre has a distinct street frontage and core for urban activity where residential, commercial and community functions can take place side by side.

Portumna has a mix of both convenience and comparison shopping with a large Supervalu Supermarket towards to the east of the town centre with ample off street parking as well as a good number of restaurants and ample provision of medical services, bars and business services dispersed throughout the identified retail core. However, the retail core of Portumna town has a significant surplus of vacant retail space within the identified retail core. The retail focal point is split between the town core and the Aldi retail complex westwards of the centre which has the benefit of good connectivity via a new footpath to the town centre.

### 9.3.7 Tourism

Tourism is an important industry in the local economy and it is acknowledged as a catalyst for a considerable amount of commercial activity in the town. Portumna has a significant number of tourist attractions focused around its picturesque location beside the River Shannon and adjacent to Portumna Forest Park. The town subsequently has a rich natural and built heritage by virtue of its advantageous geographical setting. These characteristics and amenities simultaneously act as valuable recreational assets for the town and greatly enhance its overall appeal.

Portumna has grown from a small accommodation provider to being a town with a large choice of accommodation types. The town also has a good selection of café, restaurants and shops. Its outdoor pursuit provision encompasses sea based and land based activities, including, walking, angling, cycling, swimming, sailing/boating, canoeing and golf. Tourism provides employment of both a seasonal and permanent nature in Portumna and a lot of work has been done through local and national investment to promote this industry in the area.

Lough Derg and the River Shannon are key assets to Portumna town and surrounding area. The Lakelands and Inland Waterways area occupies much of central Ireland including the principal waterways or the Shannon and Erne catchments, together with a 30 mile corridor on either side. Key lakes include Upper and Lower Lough Erne, the Cavan and Monaghan Lakelands, Westmeath Lakes, Lough Allen, Lough Key, Lough Ree and Lough Derg.

Nationally, the 'Hidden Heartlands' marketing campaign by Failte Ireland and Discover Ireland encompasses a number of counties including Galway. Ireland's Hidden Heartlands including the River Shannon and Portumna places greater emphasis on the inherent beauty of the inland countryside, where activity and relaxation co-exist with the rural communities and their lifestyles. It provides linkages between key destinations and attractions, showcasing scenery and unique culture, providing easy access to walking and cycling routes.



Places of interest in and around Portumna include its Castle, Abbey, the historic Workhouse and Forest Park, the River Shannon and Lough Derg Lakelands. Portumna Castle is an important seventeenth century house and the ground floor heritage museum and gardens are now open to the public. The priory is also a notable building of interest. The Irish Workhouse Centre in Portumna affords the public a real insight into life in Ireland in the latter part of the 19th Century and early stages of the 20th Century as all seven workhouse buildings are intact and also open to the public.

Portumna Forest Park contains four looped trails which are dual use for both cycling and walking including the Forest Friendly Trail (1.4km), The Woodland Trail (2km), the Rinmaher and Bonaveen trails are longer loops (10 km each approximately), extending to the outer areas of the Park. Bike rental is also available in the town. Hymany way, a charming walking trail from Portumna arches onwards to Ballinasloe before terminating at Ballygar. The trail traverses beautiful terrain and watercourses, including the biodiversity, habitats and birdlife of the Shannon River.

Portumna Golf Club is idyllically situated within the tranquil environs of Portumna Forest Park. Portumna Quay which is accessed by Church Road is a popular bathing and picnic area especially during the summer months. Furthermore, Waterways Ireland identified tourism opportunities in respect to harbour developments in the town. The plan aims to work with key stakeholders to promote and develop the 'tourist attractiveness' of the town, through the development of a marketing and tourist strategy for the Town.

## **9.4 Services and Infrastructure**

### **9.4.1 Water Services**

Portumna town and surrounding rural area receives its water supply from Lough Derg. The abstracted water is treated prior to consumption at the local treatment plant.

## **9.4.2 Wastewater Disposal**

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

## **9.4.3 Transportation Infrastructure and Movement**

Portumna is served by a good network of public road that converge in the town including the N65 national secondary road, the R352 Scarriff road, the R355 Ballinasloe road and the heavily trafficked local road the L-4313-0.

Public transport in Portumna is limited to bus services, consisting predominantly of local and private services which play a vital role in connecting Portumna and its environs to Galway City, Loughrea and Birr.

The walking network in Portumna is comprised of existing footpaths adjoining public roads and there are a number of amenity pedestrian and cycling loops within the nearby forest. Portumna Forest Park contains four looped trails which are dual use for both cycling and walking including two short and two longer walks each approximately 10 km, extending to the outer areas of the Park.

## **9.5 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 Portumna and it is in accordance with the guidelines and circular referenced above.

## Land use Zoning Policy Objectives for Portumna (Portumna Small Growth Town – PSGT)

### **PSGT 1 Sustainable Town Centre**

Promote the development of Portumna, 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. The town centre and associated main street shall remain the primary focus for retail and service activity within these plan areas.

### **PSGT 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 Portumna 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.

### **PSGT 3 Community Facilities and Services**

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

### **PSGT 4 Business & Enterprise**

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

### **PSGT 5 Industrial**

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

#### **PSGT 6                      Tourism Development**

- a) Promote and facilitate the further development of Portumna as a key tourist destination for the benefit of the town and its surrounding areas.
- b) Encourage the appropriate redevelopment of the Hotel Site (Former Shannon Oaks Hotel).
- c) To support and facilitate in co-operation with relevant bodies and landowners, the provision of tourism amenity routes around the town.
- d) Encourage and assist the development of the sustainable tourism potential within Portumna in a manner that respects, builds on, protects and enhances the cultural, built, architectural, archaeological and heritage significance of the town including natural heritage and biodiversity, and its local amenities.

#### **PSGT 7                      Public Infrastructure**

Support and encourage infrastructural development and improvement works that benefit Portumna as an SGT and the wider Region.

#### **PSGT 8                      Pedestrian and Cycle Network**

Encourage and support the development of a series of pedestrian and cycle routes linking the residential areas to the town centre and local community services, where feasible.

#### **PSGT 9                      Opportunity Sites**

Encourage the appropriate redevelopment of the Opportunity Sites identified in the plan and the refurbishment and reuse of the historical residential and retail element of the character of Portumna which will contribute to the vitality and character of Portumna.

## OPT-PU1 Portumna - Mill Building to the east of Town Centre area

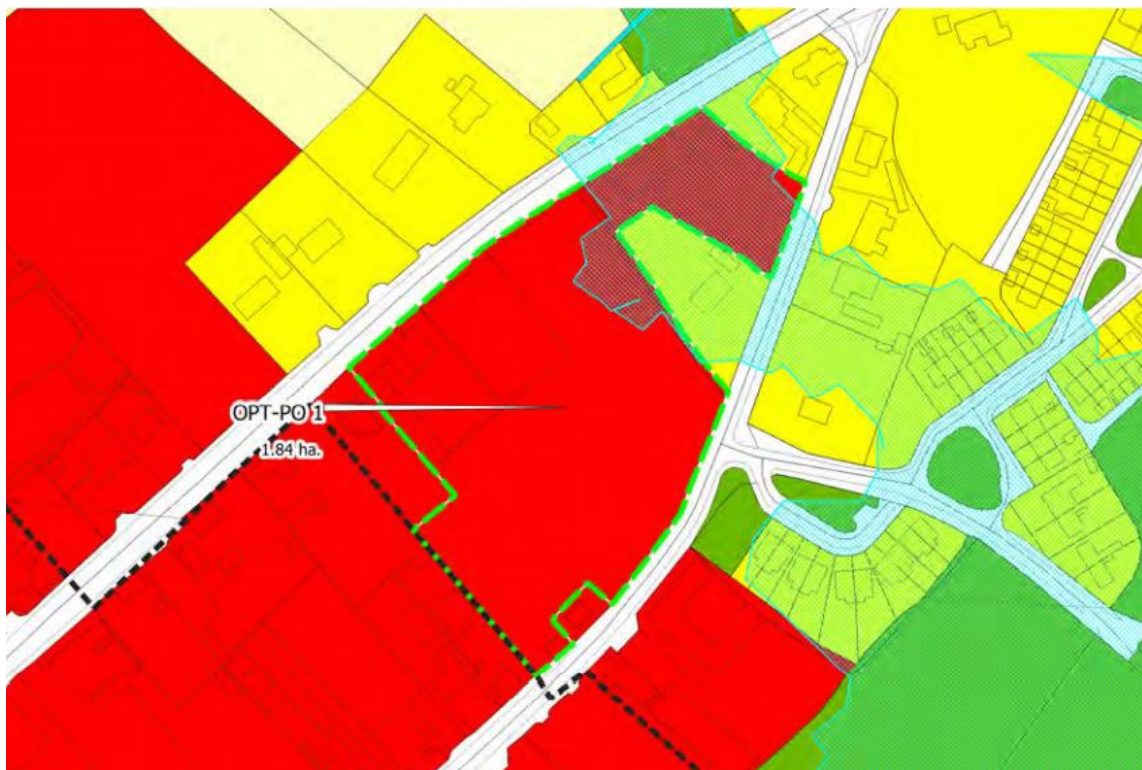
**Brief Description:** Large fairly level field to the east of Town Centre lands with large disused and unsightly warehouses to north-western part of plot. There is a derelict dwelling with an overgrown plait to both the eastern and the south-western corner of the field. Mix of low stone wall /sod and clay ditch with trees along northern roadside boundary as well as some palisade fencing along roadside boundary of cottage to east of site.

**Area:** The site area measures circa 1.84

**Zoning:** The site is zoned Town Centre.

**Current Land-Use:** The predominant use of this site is fallow agricultural land with disused buildings and two derelict /disused dwellings.

**Opportunity:** To provide for a mix of uses capable of accommodating tourism, residential, commercial or a mixed-use development. The overall development proposal for the site may include a detailed design statement.



**OPT – PU2 Portumna – Saint Bridget’s Church (old) and adjoining convent property and grounds, St. Bridge’s Avenue.**

**Brief Description:** Freestanding T-plan Gothic Revival Roman Catholic church, built c.1825, with three-bay nave and wide single-bay transepts with gabled porches to east sides. Three-bay wide, one-bay deep and two-storey porch to front, topped by square-plan tower drum.

**Area:** The site area measures circa 0.58ha.

**Zoning:** The site is zoned Community facilities.

**Current Land-Use:** Roman Catholic church converted to parish hall which is currently disused and vacant. Former convent to west disused also.

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



## **OPT – PU3- Portumna - Abbey Street, Shannon Road - Derelict dwellings and Warehouse.**

**Brief Description:** Property 1 on Abbey Street, Shannon Road is an end-of-terrace three-bay two-storey house, built c.1880, with attic and having shopfront to front (north) elevation and two-storey addition to rear. Range of outbuildings to yard to south, forming road boundary.

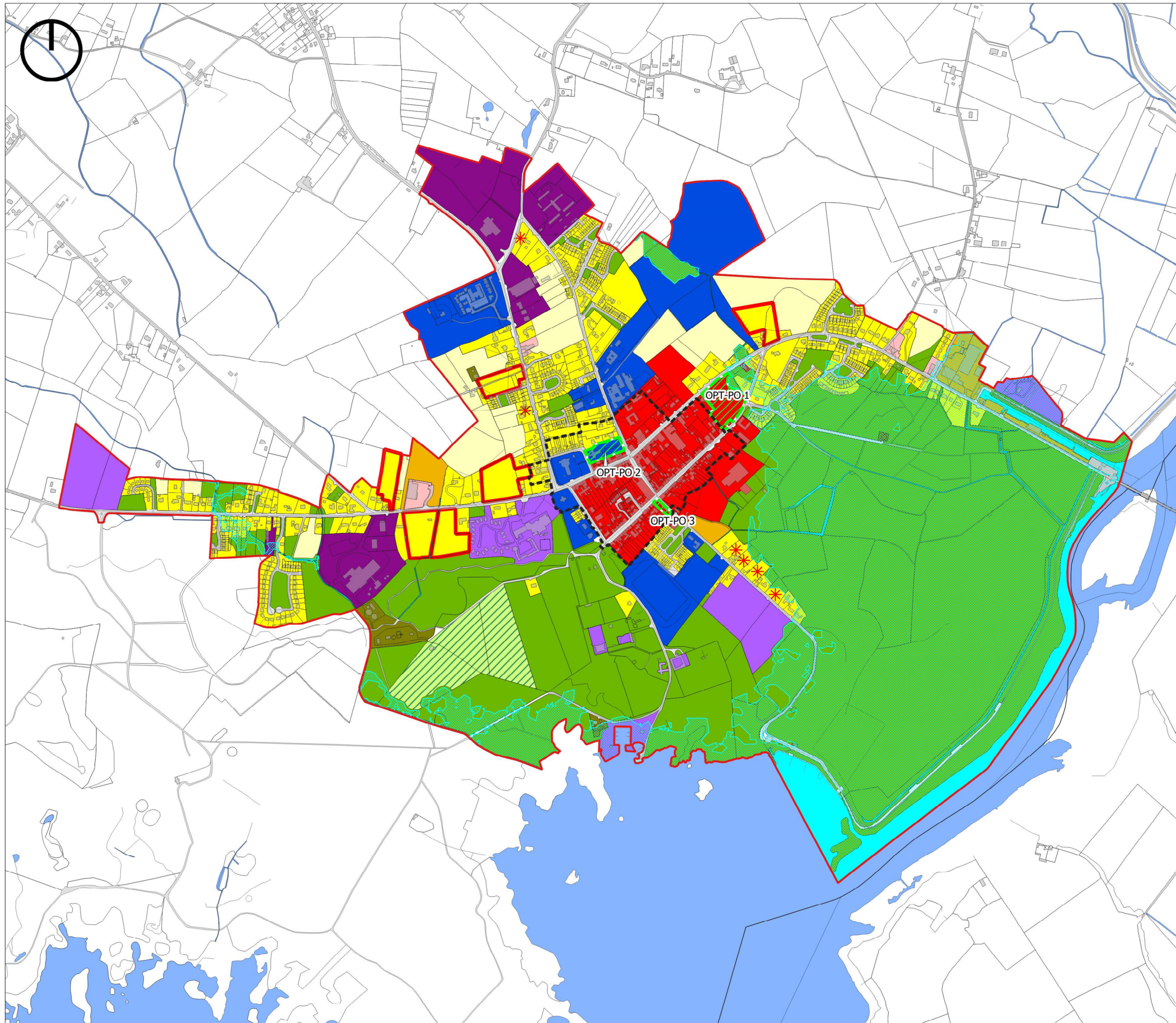
**Area:** The site area measures circa 0.12hectares.

**Zoning:** The site is zoned Town Centre.

**Current Land-Use:** Vacant – previous use as residential and retail.

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

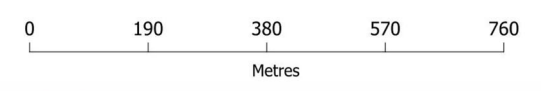




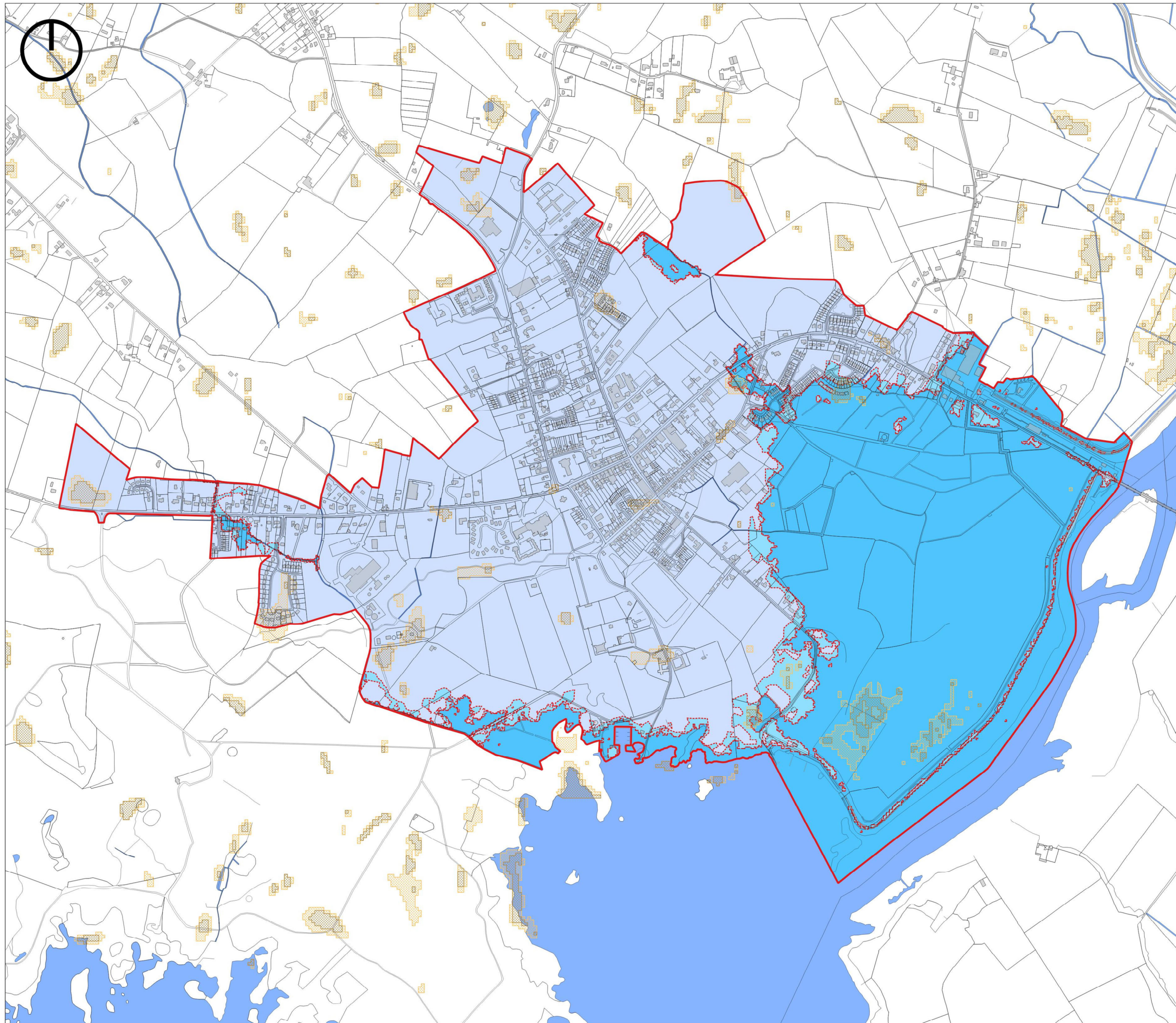
- Settlement Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- \* R - Residential Infill
- C1 - Town Centre
- C2 - Commercial/Mixed Use
- BE - Business & Enterprise
- T - Tourism
- I - Industrial
- CF - Community Facilities
- PU - Public Utility
- OS - Open Space/Recreation & Amenity
- A - Agriculture
- TI - Transport Infrastructure
- Water/Rivers/Streams
- Constrained Land Use
- Architectural Conservation Area
- Opportunity Site

**Galway County Development Plan  
2022-2028**

**Small Growth Town  
Portumna  
Land Use Zoning Map**



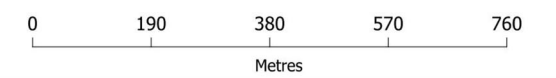




- Settlement Boundary
- Indicative Flood Zone A
- Indicative Flood Zone B
- Indicative Flood Zone C
- PFRA Pluvial Indicative
- PFRA Pluvial Extreme
- Water

**Galway County Development Plan  
2022-2028**

**Small Growth Town  
Portumna  
Flood Risk Management**



**Comhairle Chontae na Gaillimhe  
Galway County Council**

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