

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
Existing Residential & Infill Residential	To protect and improve residential amenities of existing residential areas.	To provide for house improvements alterations, extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity.
Residential Phase 1	To protect, provide and improve residential amenity areas within the lifetime of this plan.	To facilitate for the provision of high quality new residential developments at appropriate densities with layout and design well linked to the 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.
Residential Phase 2	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>
Town Centre/Commercial	<p>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.</p>	<p>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.</p>
Commercial/Mixed Use	<p>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</p>	<p>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</p>

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>
Industrial	<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>
Agriculture	<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>
Business and Enterprise	<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
Community Facilities	To provide for civic, community and educational facilities.	To facilitate the development of necessary community, health, religious educational social and civic infrastructure.
Open Space/Recreation and Amenity	To protect and enhance existing open space and provide for recreational and amenity space.	To facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, playing fields.
Tourism	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.
Public Utility	To maintain lands providing service infrastructure.	To allow for lands to be designated for public utilities such as waste water treatment plants.
Transport Infrastructure	Facilitate the provision and maintenance of essential transportation infrastructure.	To allow for the reservation of lands to facilitate public roads, foot paths, harbours, canals, cycleways, bus stops and landscaping together with any necessary associated works, as appropriate.

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) ¹	O	O	O1	N	N	P	N	N	N	N	O ¹
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 ²	P	P	O	O ²	O ²	P	O ²	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 ¹	P	O	O ¹	N	N	P	O	N	N	N	O ¹

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 ¹	O	O	O ¹	N	N	N	N	N	N	N	O ¹
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 ²)	P	O	O	N	N	N	O	N	N	N	O
Office (100m ² to 1000m ²)	O	P	N	O	O	N	N	N	N	N	N
Office Park (>1000m ²)	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

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

Public, Community and Institutional Uses	C1	C2	R	I	BE	T	CF	OS*	PU	TI	A
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
Open Space, Recreation and Amenity Uses	C1	C2	R	I	BE	T	CF	OS*	PU	TI	A
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

Agricultural Uses	C1	C2	R	I	BE	T	CF	OS*	PU	TI	A
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
General/Services and Infrastructure Uses	C1	C2	R	I	BE	T	CF	OS*	PU	TI	A
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:

- (¹) These uses on Residential lands will be considered subject to Policy Objective SGT 2, or as appropriate.
- Cafe** (²) – This use will be considered where it is ancillary to an overall compatible development to serve the needs of the immediate area.
- Warehousing** (³) – The development or subdivision of stores into less than 700m² shall not normally be permitted in edge-of-centre and out-of-centre locations, in accordance with the Retail Planning Guidelines 2012 (or any updated/superseding document).
- Data Centre** – May be defined as a facility, which has information technology equipment installed and operated, as well as storing and distributing electronic data.
- Zone R: Residential** – Phase 1 is phased for residential development within the lifetime of this Plan; -Phase 2 is generally not developable during the lifetime of this Plan, subject to the provisions and exceptions set out under Policy Objective 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.

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

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.