

Volume 2

Small Growth Villages

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

10.1 Introduction

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

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

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

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

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

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

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

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

Table 10.1: Population Allocation 2022-2028

10.2 Strategic Outline

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

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

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

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

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

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

10.3 Document Structure

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

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

10.4 Land Use Zones

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

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

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

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

10.5 Land Use Zoning Matrix for Small Growth Village

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

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

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

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

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

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

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

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

General Notes on Land-Use Zoning Matrix:

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

Notes on Land Use Classes in Land Use Zoning Matrix:

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

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

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

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

Land Use Zoning Policy Objectives for the Small Growth Villages

SGV 1 Residential Development Phasing

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

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

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

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

SGV 2 Residential Infill Development

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

SGV 3**Village Centre**

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

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

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

SGV 4**Village Centre Management**

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

The Management Plans will consider some or all of the following

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

SGV 5**Community Facilities**

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

SGV 6 Business and Enterprise

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

SGV 7 Industrial

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

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

SGV 8 Open Space Recreation and Amenity

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

This will include:

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

SGV 9 Tourism

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

SGV 10**Agriculture**

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

SGV 11**Public Utilities**

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

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

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

SGV 13**Social and Specialist Housing**

Require that a minimum of 10% of all new eligible residential sites are set aside for the development of new social and specialist housing units, unless addressed through suitable alternative arrangements by agreement with the Planning Authority, in accordance with County Galway Housing Strategy and Part V of the Planning and Development Act 2000 (as amended) and any subsequent amendments to the Part V provision to reflect Government policy.

SGV 14**Other Residential Development**

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

SGV 15 Transport Infrastructure

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

SGV 16 Constrained Land Use (CL)

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

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

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

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

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

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

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

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

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

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

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

SGV 17 Flood Risk Areas and Land Use Zones

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

SGV 18 Opportunity Sites

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