



Comhairle Chontae na Gaillimhe  
Galway County Council



# Replacement Dwelling Creggaturough, Craughwell, Co. Galway

## Planning Statement Part 8 Planning Application

January 2021

**Galway County Council**  
Planning Department (Áras an  
Chontae), Prospect Hill,  
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**DOCUMENT APPROVAL**

<b>PROJECT</b>	Replacement Dwelling, Creggatlough, Craughwell, Co. Galway	
<b>CLIENT / JOB NO</b>	Galway County Council	6140
<b>DOCUMENT TITLE</b>	Planning Statement	

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## **1 INTRODUCTION**

### **1.1 BACKGROUND**

Jennings O'Donovan & Partners Ltd., Consulting Engineers, have prepared this Planning Statement ("the Statement") on behalf of Galway County Council. ("The Applicant") to accompany the application ("the Application") for the proposed ("the Development") submitted to Galway County Council ("The Council") under The Planning and Development Act 2000, as amended. Galway County Council are applying for planning permission for the Development under Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 Planning and Development Regulations 2001(as amended) which will comprise:

- *Demolition of existing dwelling and shed and construction of a new dwelling and all necessary site works in the townland of Creggatlough, Craughwell Co Galway.*

### **1.2 Purpose and Structure of the Planning Statement**

This Planning Statement considers the Development in accordance with the principle of Proper Planning and Sustainable Development, having regard to Government, Regional and County-level planning policies and plans including the County Development Plan, together with relevant statutory guidelines.

The Planning Statement is set out as follows:

- **Section 1: Introduction**
- **Section 2: Need for Development**
- **Section 3: The Application Site and Development Description**
- **Section 4: Development Plan Policy Appraisal**
- **Section 5: Analysis of Issues**
- **Section 6: Conclusion**

## **2 NEED FOR THE DEVELOPMENT**

This section outlines the need for the Development proposals and the need to deliver more social housing units across Ireland and in this case, Co Galway.

Section 3.9 of the Galway County Development Plan (GCDP) 2015-2021 deals with Rural Housing Policies and Objectives which have been taken in to account when selecting these single rural housing projects by the Housing Unit of Galway County Council.

The Housing Allocations Office within the Housing Unit has also confirmed sufficient demand for housing from Galway County Council housing waiting list in these locations and lastly the Department of Housing has approved the expenditure towards these projects. Objectives RHO 6 'Replacement Dwellings' and Objective RHO 7 'Renovation of Existing Derelict Dwelling/Semi Ruinous Dwellings' are the most relevant objectives associated with this project.

As a result, the Planning Statement accompanying this planning application includes details of the structure and justification for the demolition and rebuild of these dwellings.

### **2.1 Rebuilding Ireland**

The planning application has been funded by Rebuilding Ireland which is a fund set up by the Government. Rebuilding Ireland's third pillar will focus on improving the viability of housing construction, with the objective of doubling the completion level of additional homes in the next four years to deliver over 25,000 homes on average per annum.

Local Authorities, Approved Housing Bodies, the Housing Agency and the Department of Housing, Planning, Community and Local Government have been advancing a suite of social housing projects, through a range of delivery mechanisms and programmes, and a rich construction pipeline is in place, which will see over 8,430 new social houses being built over the coming years. This represents a major escalation and acceleration in the social housing build programme.

Rebuilding Ireland publication 'An Action Plan for Housing and Homelessness' sets out the Government's ambitious social housing programme to deliver 47,000 new social housing units by 2021, with funding in place of €5.35 billion. Of these 47,000 new social houses that will be delivered for citizens, 26,000 of these will be homes that will be delivered via construction or in some cases through major refurbishment works. The Action Plan for Housing and Homelessness includes a comprehensive Five Pillar approach are the foundations upon which action plan is built. Pillar Two of the Action Plan is to accelerate the provision of social housing.

This Part 8 Planning Application is bringing forward much needed social housing in Galway while reusing previously developed land meeting the objectives of The Rebuilding Ireland Action Plan.

## **3 THE APPLICATION SITE AND DEVELOPMENT DESCRIPTION**

### **3.1 Introduction**

This section of the Planning Statement sets out a brief description of the Development, the site where it is proposed ("the Site") and its surroundings, including relevant planning history.

### **3.2 Site Location and Site Description**

The application site is located to the northeast of Craughwell as shown in **Figure 3.1**. There is an existing single storey dwelling on the site which is a derelict state as shown in photographs. The site comprises an overall area of 0.21 hectares and is located off the L7165 road.



**Photograph 1: Rear Elevation**



**Photograph 2: Front Elevation of The Existing Dwelling taken from within the site**



**Photographs 3: Photograph taken of the Existing Garage**



**Photographs 4: Photograph taken of public road looking north bound**



**Photographs 5: Photograph taken of public road looking south bound**



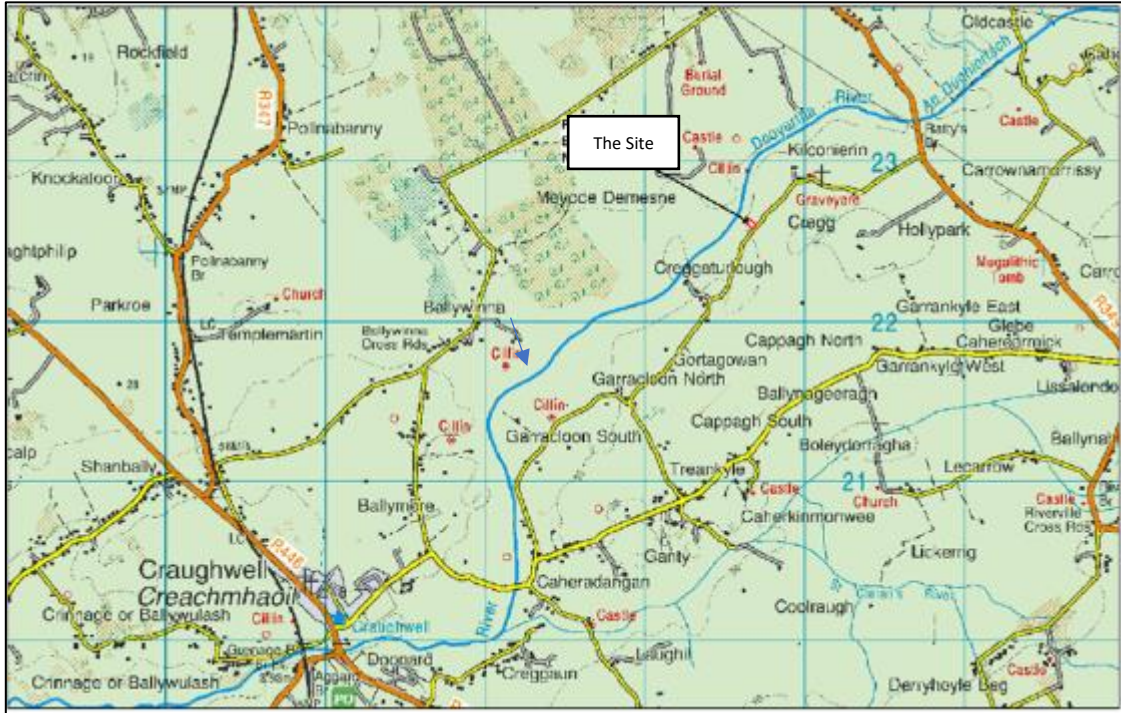


Figure 3.1: Discovery Series Map

### 3.3 Proposed Development

The proposed works will consist of the demolition of the existing house, clearance of the existing site, construction of a new single storey, 2-bedroom, dwelling house and all ancillary site works, including the provision a propose effluent system the details of which are set out in the accompanying site suitability assessment. All surface water generated from the development will be discharged to on-site soakaways.

The existing dwelling was constructed circa 1980. The existing dwelling house has been derelict for a number of years and is not suitable for renovation for the following reasons:

- The building is semi ruinous as a result of extensive fire damage (See Photograph 1 & 2).
- The building is extensively damaged due to the length of time it has been left derelict.
- The fabric of the existing building does not comply with current Building Regulations and some areas of the building will require extensive structural remediation works.
- The layout of the existing dwelling does not comply with current Building Regulations including Part B-Fire Safety and Part M-Disability Access.
- The floor areas and layout of the existing building does not provide Galway County Council with the appropriate accommodation for the housing need of the area.

The proposed development includes the provision sight distances which are 45 metres southbound and 60 metres northbound. Following the completion of a speed survey the sight distances comply with table 13.4 of the DM Standard 20. Further consideration is given to this matter in **Table 4.1**.

### 3.4 Design Approach

The design approach adopted for the site was to provide a single storey two-bedroom dwelling which has a simple plan form. The design approach adopted for the site was driven by the need for providing smaller residential units responding to housing needs in the area. The overall floor area of the proposed dwelling comprises a gross floor area of approximately 70 square metres.

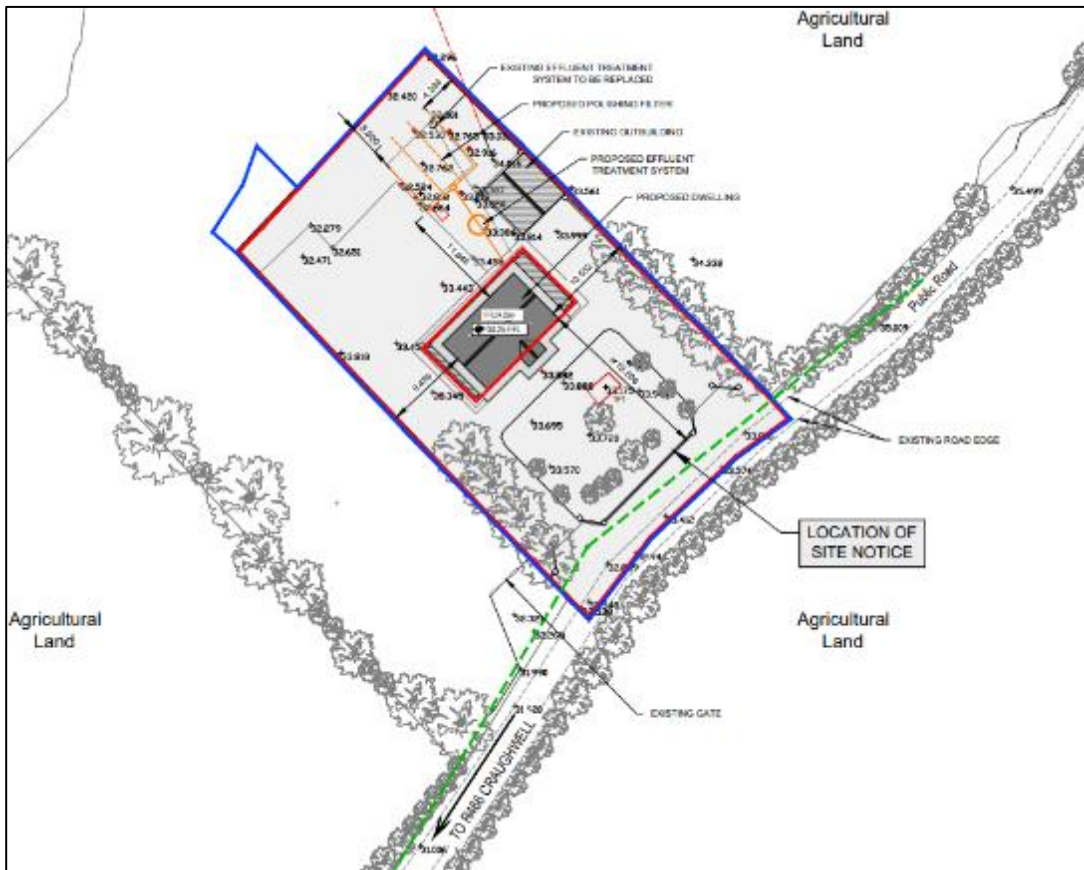


Figure 3.2: Extract taken site layout drawing



**Figure 3.3: Extract from the Planning Application Drawings**

### **3.5 Screening for Appropriate Assessment**

A Screening for Appropriate Assessment (AA) has been prepared as part of the planning application. This AA Screening examined the likely significant effects of the Proposed Development, either alone or in-combination with other projects or plans on European sites, that were situated within a zone of influence (Zol), or a distance that has a potential source-pathway-receptor (SPR), both direct and indirect, with the Proposed Development. There are sixteen (16) European Sites within 15km of the Proposed Development.

Where a European Site is located greater than 15km downstream of the Proposed Development and where a hydrological link exists these sites will also be included. However, European sites hydrologically connected to the proposed works that are located outside the 15km buffer and are located within coastal zones are excluded as they are outside the zone of influence (Zol) for impacts to cause significant effects.

There are no European Sites located outside the 15km buffer that are considered to be within the Zol of the Proposed Development.

1. Inner Galway Bay SPA
2. Rahasane
3. Turlough SPA
4. Lough Rea SPA
5. Creganna Marsh
6. Slieve Aughty Mountains SPA
7. Galway Bay Complex SAC
8. Rahasane Turlough SAC
9. Lough Rea SAC
10. Peterswell Turlough SAC

11. Sonnagh Bog SAC
12. Ardrahan Grassland SAC
13. Castletaylor Complex SAC
14. Kiltiernan Turlough SAC
15. Lough Fingall Complex SAC
16. Lough Corrib SAC
17. Monivea Bog

The conclusion of the accompanying Screening for Appropriate Assessment sets out that there are not likely to be significant effects on any European Site as a result of the proposed works at the site. Therefore, an Appropriate Assessment is not required.

### 3.6 Flood Risk

A desktop review of the Office of Public Works (OPW) website and the CFRAM study were accessed (June 25, 2020) to determine flood areas within and near the Proposed Development. There is no available data on the OPW Flood maps website for the Proposed Development site (**Figure 3.4**).

However, the Galway County Council GIS mapping, **Figure 3.5** highlights that the adjacent field along the Rafor River is located within Flood Zone A (more frequent than 1 in 100 yr) and Flood Zone B (1 in 100 yr to 1 in 1000 yr).

It was noted during our site visit on the 30<sup>th</sup> of October 2020 that the Rafor River was in flood and had burst its banks into adjacent lands. **Figure 3.4** identifies the flood level within the adjacent field from the rear boundary wall of the property and visually highlights the level difference between the site and the adjacent lands where the Flood Zones are located.



**Figure 3.4: Flood Picture October 2020**



**Figure 3.5: Flood Zones from Galway County GIS**

The proposed development is not located within either Flood Zone A or B and the proposed finished floor level of the house is approximately 1.83m above the existing ground level at the rear boundary wall. The development is therefore classified as being located in Flood Zone C.

The type of development is identified as “Highly Vulnerable” by the Planning System and Flood Risk Management Guidelines.

The Planning System and Flood Risk Management Guidelines identify that highly vulnerable developments are appropriate in Flood Zone C and there is no requirement to apply the justification test.

### 3.7 Landscape and Visual Impact

Landscape sensitivity is a measure of the ability of the landscape to accommodate change or intervention without suffering unacceptable effects to its character and values. Sensitivity ratings are derived from a combination of landscape values and landscape character. An assessment of the landscape of County Galway has been carried out indicating landscape character rating, landscape value rating and landscape sensitivity rating.

The Galway County Development Plan has categorised sensitivity under five categories:

- Class 1 – Low sensitivity
- Class 2 – Moderate sensitivity
- Class 3 – High sensitivity
- Class 4 – Special
- Class 5 – Unique Based on the assessment of the landscape and the establishment of sensitivity ratings for various areas of the County, the Planning Authority shall implement the following policies and objectives.

Figure 3.6 shows that the development is located in Class 1 which is of low sensitivity. The site is also located within landscape character area '3 East Central Galway [Athenry, Ballinasloe to Portumna]

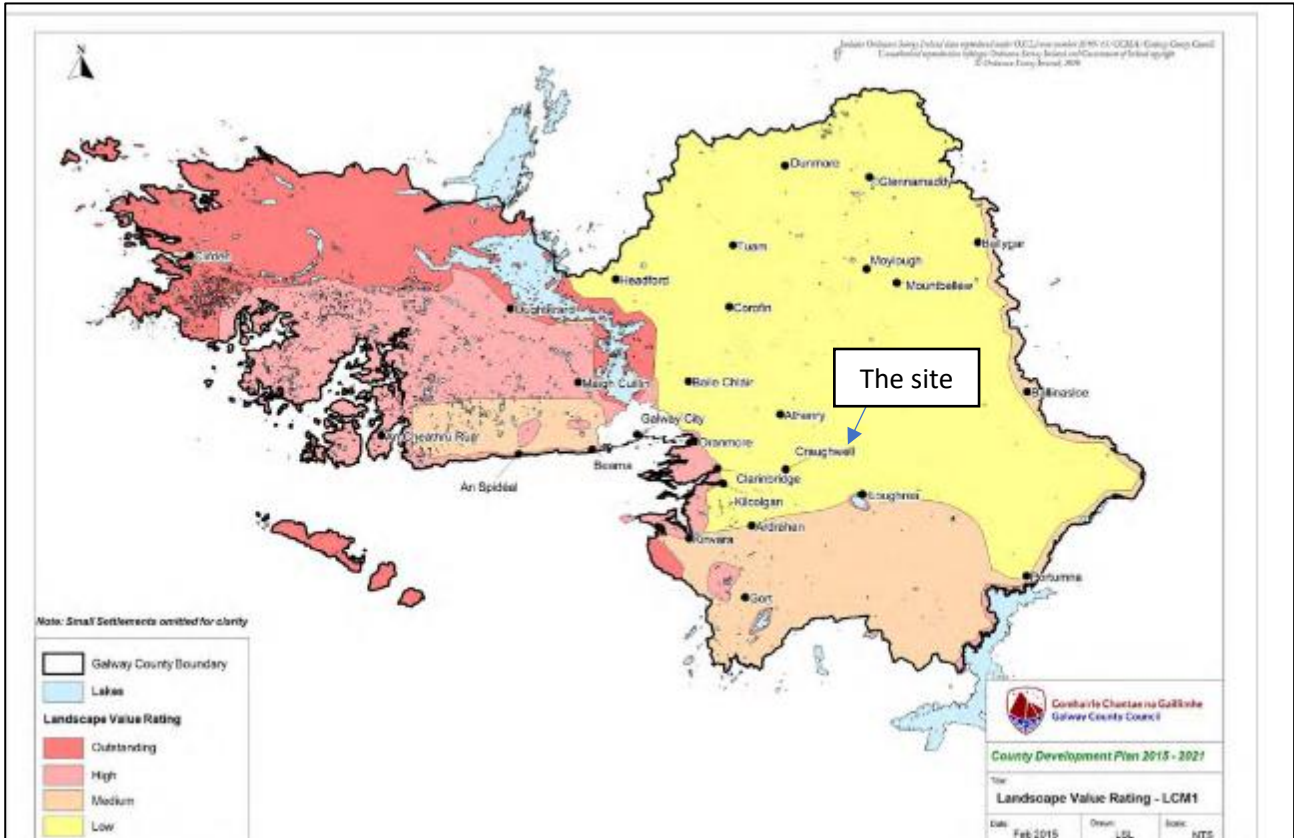


Figure 3.6: Extract from the Galway County Development Plan 2015-2021

## 4 **PLANNING POLICY CONTEXT**

### 4.1 **Introduction**

This section provides an assessment of the Development against the relevant planning policies.

#### 4.1.1 **The National Planning Framework**

In 2018 the Department of Housing Planning and Local Government published the finalised National Planning Framework (NPF) under Project Ireland 2040, the overarching policy and planning framework for social, economic and cultural development in Ireland.

The NPF together with the National Development Plan sets the context for each of Ireland's three regional assemblies to develop their Regional Spatial and Economic Strategies taking account of and co-ordinating local authority County and City Development Plans in a manner that will ensure national, regional and local plans align.

The NPF highlights the importance of providing social housing for those unable to provide accommodation within their own resources. There is a plethora of planning policies in the NPF which seek to facilitate the provision of social housing across Ireland.

National Policy Objective 19 seeks to ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e., within the commuter catchment of cities and large towns and centres of employment, and elsewhere:

- *In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.*
- *In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.*

#### 4.1.2 **The Galway County Development Plan 2015-2021**

The Galway County Development Plan 2015-2021 was adopted on the 26th January 2015. The Galway County Development Plan 2015-2021 sets out a vision for the County which is to *“enhance the quality of life of the people of Galway and maintain the County as a uniquely attractive place in which to live, work, invest and visit, harnessing the potential of the County’s competitive advantages in a sustainable and environmentally sensitive manner”*.

Section 1.9 of The GCDP 2015-2021 sets out that *„ the principle of sustainable development is a major component of the plan which is reflected throughout the policies and objectives in the document, with sustainable development described as a pattern of resource use that aims to meet human needs while respecting the environment, so that these needs can be met not only in the present, but in the indefinite future. Key considerations in the plan which underpin the principle of sustainable development are the protection of the natural environment, the conservation of natural resources, promoting renewable energy, reducing reliance on fossil fuels, encouraging reduction in travel demand, facilitating environmentally friendly patterns of development, energy efficiency and high quality designs.*

The site is located outside the settlement of Creggatlough which is an area defined as ‘Rural Areas Under Strong Urban Pressure’ as shown in **Figure 4.1**.

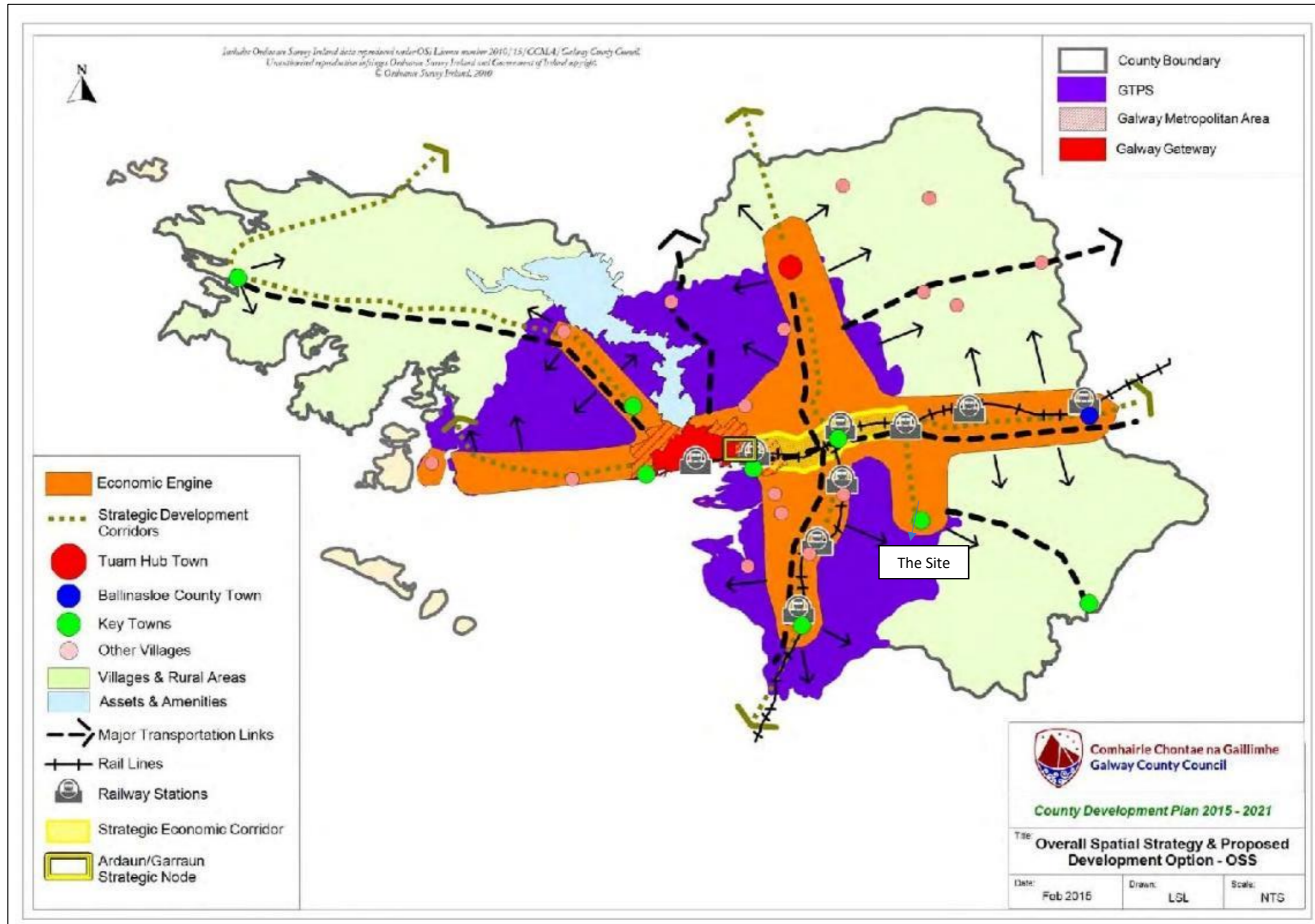


Figure 4.1: Overall Spatial Strategy Map

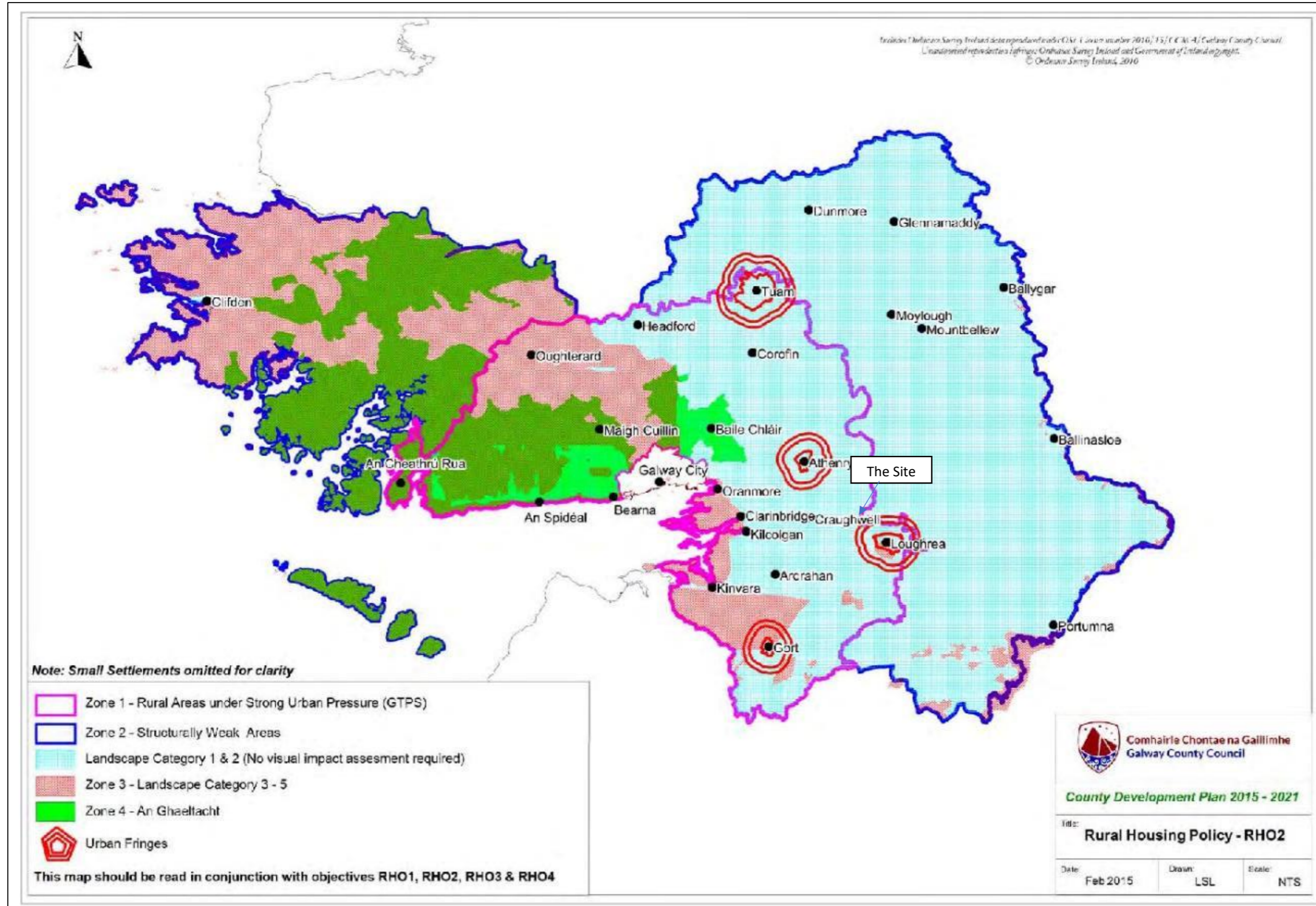


Figure 4.2: Rural Housing Policy Map



## 4.2 County Development Plan Assessment

**Table 4.1: Relevant Planning Policies from The Galway County Development Plan**

Policy Topic	Policy Details	Development Policy Accordance
<p><b>Chapter 2</b> <b>Spatial Strategy of the County</b></p>	<p><b>Development Strategy Objectives</b></p> <p><b>DS 7 – Flood Risk Management and Assessment</b></p> <p><i>Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines 2009 (or any updated/superseding document) the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available.</i></p> <p><b>DS 10 – Impacts of Developments on Protected Sites</b></p> <p><i>Have regard to any impacts of development on or near existing and proposed Natural Heritage Areas, Special Protection Areas and Special Areas of Conservation, Nature Reserves, Ramsar Sites, Wildfowl Sanctuaries, Salmonoid Waters, refuges for flora and fauna, Conamara National Park, shellfish waters, freshwater pearl mussel catchments and any other designated sites including future designations.</i></p>	<p>Chapter 2 provides the Core Strategy for the County.</p> <p>The planning application complies with the broad thrust of the planning policy objectives in Chapter 2. In particular development strategy objectives DS7 and DS10.</p>
<p><b>Chapter 3</b> <b>Urban &amp; Rural Housing</b></p>	<p><i>Section 3.7 refers to Single Housing in the Countryside and has regard to the distinction between urban and rural generated housing and the requirement for sustainable rural housing</i></p> <p><b>Rural Housing Policies</b></p> <p><b>Policy RHO 1 - Management of New Single Houses in the Countryside</b></p> <p><i>It is a policy of the Council to facilitate the management of new single houses in the countryside in accordance with the Rural Housing Zones 1, 2, 3 and 4 and to support the sustainable re-use of existing housing stock within the County.</i></p>	<p>This chapter outlines the different types of housing that are required for the changing needs of individuals, with objectives that ensure that the provision of social and specialist housing for individuals/groups is addressed.</p> <p>The site is located within a rural area which is located in Zone 1: Rural Area Under Strong Urban Pressure.</p>

Policy Topic	Policy Details	Development Policy Accordance
	<p><b>Policy RHO 2 - Adherence to the Statutory Guidelines &amp; County Development Plan</b></p> <p><i>It is a policy of the Council to ensure that future housing in rural areas complies with the Sustainable Rural Housing Guidelines for Planning Authorities 2005 (DOEHLG), the Core/Settlement Strategies for County Galway, Rural Housing Objectives and the Development Management Standards and Guidelines of this plan.</i></p> <p><b>Objective RHO 1 - Rural Housing Zone 1 (Rural Area Under Strong Urban Pressure-GTPS)</b></p> <p><i>It is an objective of the Council to facilitate Rural Housing in the open countryside subject to the following criteria:</i></p> <p><i>1.(a) Those applicants with Rural Links* to the area through long standing existing and immediate family ties seeking to develop their first home on existing family farm holdings. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case-by-case basis.</i></p> <p><b>Rural Housing Objectives Objective RHO 6 - Replacement Dwelling</b></p> <p><i>It is an objective of the Council that the refurbishment of existing habitable dwelling houses would be encouraged, as a more sustainable option than the demolition and construction of a new dwelling house, unless a conclusive case for demolition based on technical evidence is made for the Planning Authority's consideration on a case-by-case basis. It will be a requirement that any new dwelling house be designed in accordance with Galway County Council's Design Guidelines for Rural Housing in the countryside. Applicants, who require the demolition of an existing dwelling house shall be accommodated without the requirement to establish a Housing Need or proof of residence and will not be subject to an enurement clause.</i></p>	<p>The site is located within an area designated as 'Rural Areas Under Strong Urban Pressure' in the GCDP (Zone 1)</p> <p>The planning application seeks to demolish the existing dwelling on site and construct a new dwelling which would meet the planning policy objectives set out in Chapter 3.</p> <p>The existing dwelling is in a state of dereliction and would cost a considerable amount to refurbish the existing dwelling.</p> <p>The planning application meets the criteria of RHO 6 as this is a planning application for a replacement dwelling which has been designed in accordance with the Galway County Council's Design Guidelines for Rural Housing. In this scenario housing need is not a requirement. Although there is a preference to refurbishment, the existing dwelling has significant fire damage as shown in Photographs 1 &amp; 2. There are significant defects with the existing structure which require its demolition.</p>

Policy Topic	Policy Details	Development Policy Accordance
	<p><b>Objective RHO 9 - Design Guidelines</b></p> <p><i>It is an objective of the Council to have regard to Galway County Council's Design Guidelines for the Single Rural House with specific reference to the following:</i></p> <p><i>a) It is an objective to encourage new dwelling house design that respects the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape;</i></p> <p><i>b) It is an objective to promote sustainable approaches to dwelling house design and encouraging proposals to be energy efficient in their design and layout;</i></p> <p><i>c) It is an objective to require the appropriate landscaping and screen planting of proposed developments by using predominately indigenous/local species and groupings.</i></p> <p><b>Objective RHO 12 - Waste Water Treatment Associated with Development in Un-Serviced Areas</b></p> <p><i>Permit development in un-serviced areas only where it is demonstrated to the satisfaction of the Planning Authority that the proposed wastewater treatment system is in accordance with the Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses EPA (2009)/ EPA Wastewater Treatment Manuals – Treatment Systems for Small Communities, Business, Leisure Centres and Hotels (1999) (or any superseding documents) and subject to complying with the provisions and objectives of the EU Water Framework Directive.</i></p>	<p>The design of the proposed dwelling has adhered to the design principles set out in the rural housing guidelines. The design of the dwelling means that it can be assimilated into landscape without negatively affecting the landscape setting. The footprint of the proposed dwelling will be smaller than the existing dwelling. In terms of scale the proposed dwelling will be 5.5 metres to eaves, comparable to the existing dwelling.</p> <p>The planning application provides Effluent Treatment System in accordance with the EPA Guidelines. Further consideration is given to wastewater treatment in the site suitability report which accompanies this planning application.</p>
<p><b>Chapter 8 Climate Change and Flooding</b></p>	<p><b>Policy FL 1 – Flood Risk Management Guidelines</b></p> <p><i>It is the policy of Galway County Council to support, in co-operation with the OPW, the implementation of the EU Flood Risk Directive (2007/60/EC), the Flood Risk Regulations (SI No. 122 of 2010) and the DEHLG/OPW publication The Planning System and Flood Risk Management Guidelines (2009) (and any updated/superseding legislation or policy guidance). Galway County Council will also take account of the Shannon International and Western Catchment Flood Risk Assessment and Management Studies.</i></p> <p><b>Objective FL 4 – Flood Risk Assessment for Planning Applications and CFRAMS</b></p> <p><i>Site-specific Flood Risk Assessment (FRA) is</i></p>	<p>The Office of Public Works (OPW) website and the CFRAM study were accessed (June 25, 2020) to determine flood areas within and near the Proposed Development. There is no potential for flooding to occur at the Proposed Development site.</p>

Policy Topic	Policy Details	Development Policy Accordance
	<p><i>required for all planning applications in areas at risk of flooding, even for developments appropriate to the particular flood zone. The detail of these site-specific FRAs will depend on the level of risk and scale of development. A detailed site-specific FRA should quantify the risks, the effects of selected mitigation and the management of any residual risks.</i></p> <p><i>The Council shall have regard to the results of any CFRAM Studies in the assessment of planning applications.</i></p>	

Policy Topic	Policy Details	Development Policy Accordance
<p><b>Chapter 13 Development Management Standards and Guidelines</b></p>	<p><b><i>DM Standard 1: Qualitative Assessment</i></b></p> <p><b><i>DM Standard 5: Rural Housing</i></b></p> <p><b><i>DM Standard 6: Assimilation of Development into Landscape</i></b></p> <p><b><i>DM Standard 7: Site Size for Single Houses using Individual On-Site Wastewater Treatment Systems</i></b></p> <p><b><i>DM Standard 8: Landscaping</i></b></p> <p><b><i>DM Standard 18: Access to National and Other Restricted Roads for Residential Developments</i></b></p> <p><b><i>DM Standard 20: Sight Distances Required for Access onto National, Regional &amp; Local Roads</i></b></p> <p><b><i>DM Standard 21: Building Lines</i></b></p> <p><b><i>DM Standard 22: Parking Standards</i></b></p> <p><b><i>DM Standard 27: Surface Water Drainage and Flooding</i></b></p> <p><b><i>DM 29: Effluent Treatment Plants</i></b></p>	<p>The planning application proposals meets all the relevant development management guidelines set out in Chapter 13 of the GCDP. In particular:</p> <ul style="list-style-type: none"> <li>• The planning application makes the best of use of land by reusing previously developed land rather than a greenfield site.</li> <li>• The design of the dwelling is low profile and of modest scale.</li> <li>• The proposal can be assimilated into the landscape. If anything, it will improve the appearance of the site where currently there exists a single dwelling which is in a state dereliction.</li> <li>• A speed survey was carried out in October 2020; the site distances comply with table 13.4 of the DM Standard 20.</li> <li>• The result of the speed survey provided an 85<sup>th</sup> percentile speed of 44.40km/h north bound, and 42.03 km/h south bound, which corresponds with an achievable site distance of 45 metres southbound and 60 metres north bound.</li> </ul>

### **4.3 Supplementary Planning Guidance**

The planning application has also had regard to ‘*The Design Guidelines for the Single Rural House*’ produced by Galway County Council in the overall design of the new dwelling. The proposed dwelling has had regard to the following criteria:

#### **1. Location**

The proposed dwelling is situated in an area which is an area defined as Rural Areas Under Strong Pressure in the GCDP. The proposed development seeks to demolish the existing unprepossessing dwelling with a replacement dwelling. The proposal will retain the natural boundary features which including mature vegetation and trees which surround the site. The orientation and height of the building is traditional in nature and in keeping with the prevailing character of the area.

#### **2. Siting**

The siting of the proposed dwelling will be located on the footprint of the existing dwelling. The scale and massing of the proposed house is similar to the existing to the existing bungalow on site.

#### **3. Landscape Design**

The site located with an area in the county development plan which is of low sensitivity and can accommodate change without any negative impacts on the surrounding area. The proposal will if anything enhance the appearance of the surrounding landscape.

#### **4. House Design**

The proposed house is modest in scale and is comparable in overall footprint and height to the existing dwelling on the site.

#### **5. Detailed Design**

The design of the proposed is well proportioned of simple plan form using traditional materials which are vernacular. In particular the use of traditional material such as local stone and traditional finishes.

## 5 **ANALYSIS OF ISSUES**

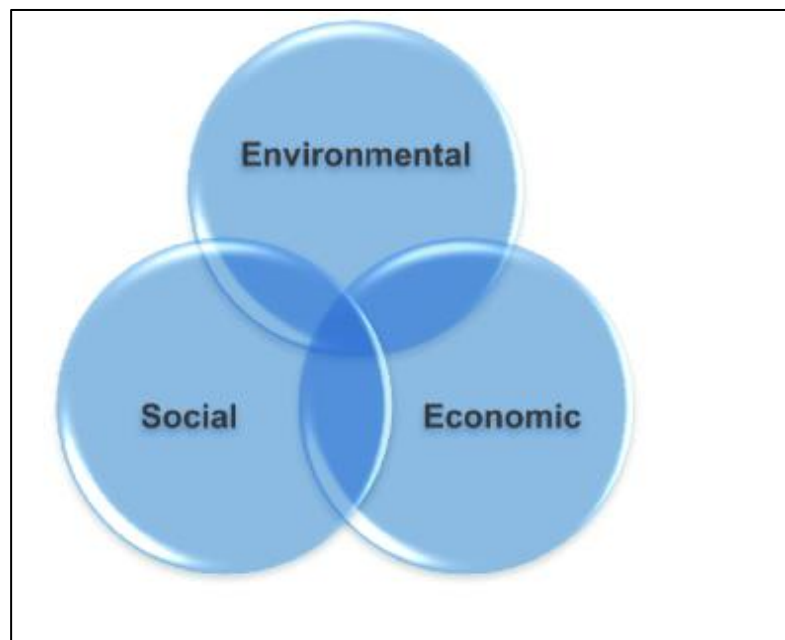
### 5.1 **Principle of Development**

There is an existing dwelling on site which is in a state of disrepair/dereliction. The principle of residential development on the site is acceptable having regard to those specific planning policies relating to rural housing as set out in Table 4.1 above.

The overall footprint of the proposed dwelling will be 70 square metres thus creating more openness on the site. As well as this the existing garage on site will be demolished thus creating more openness on the site.

The Development could not be a better example of sustainable development, enshrined in the National Planning Framework. There are three facets to sustainable development which are economic, social, and environmental. The Development meets each of the three facets of sustainable development. The Bruntland Report on sustainable development set out a definition of sustainable development:

*“Sustainable Development is development which meets the needs of the present without compromising the ability of future generations to meet their own needs.”*



**Figure 5.1: The Three Facets to Sustainable Development**

### 5.2 **Land Use and Nature Conservation**

An AA screening was carried out as part of the planning application and forms part of the planning application submission. The AA Screening concluded that there will be no significant effects on the any European Sites as a result of the development.

### 5.3 **Summary / Planning Balance**

All planning applications have to be determined upon their individual merits with due consideration given to the overall planning balance of a scheme. While many development proposals will encompass both positive and negative aspects that require consideration, planning weight should air on the side of a *'presumption in favour of development unless material considerations indicate otherwise'*.

## 6 **CONCLUSION**

In accordance with The Planning and Development Act 2000, as amended, this Planning Statement has assessed the Application against the provisions of the GCDP, and relevant material considerations. Planning permission should be granted for this Part 8 development for all the reasons outlined above.

Based on an assessment of the Development's compliance with the relevant policies of the County Development Plan, and compliance with the relevant regional planning policies and relevant guidance, it is concluded that the Development fully accords with the National Planning Policy, Regional Planning Policy and the County Development Plan hierarchy when read as a whole.