**RH 2    Rural Housing Zone 2 (Rural Area Under Strong Urban Pressure-GCTPS-Outside Rural Metropolitan Area Zone 1)**

**It is policy objective to facilitate rural housing in this rural area under strong urban pressure subject to the following criteria:**

**1(a). Those applicants with long standing demonstrable economic and/or social Rural Links\* to the area through existing and immediate family ties seeking to develop their first home on the existing family farm holding. Consideration shall be given to special circumstances where a landowner has no immediate family and wishes to accommodate a niece or nephew on family lands.**

**Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.**

**OR**

**1(b). Those applicants who have no family lands, or access to family lands, but who wish to build their first home within the community in which they have long standing demonstrable economic and or social Rural links\* and where they have spent a substantial, continuous part of their lives i.e. have grown up in the area, schooled in the area or have spent a substantial, continuous part of their lives in the area and have or have had, immediate family connections in the area e.g. son or daughter of longstanding residents of the area.**

**Having established a Substantiated Rural Housing Need\*, such persons making an application on a site within an 8km. radius of their original family home will be accommodated, subject to normal development management.**

**To have lived in the area for a continuous ten years or more is to be recognised as a substantial, continuous part of life and also as the minimum period required to be deemed longstanding residents of the area.**

**Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.**

**OR**

**1(c). Those applicants who can satisfy to the Planning Authority that they are functionally dependent in relation to demonstrable economic need on the immediate rural areas in which they are seeking to develop a single house as their principal family Residence in the countryside. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.**

**OR**

**1(d). Those applicants who lived for substantial periods of their lives in the rural area, then moved away and who now wish to return and build their first house as their permanent residence, in this local area. Documentary evidence shall be submitted to the Planning Authority to illustrate their links to the area in order to justify the proposed development and it will be assessed on a case by case basis.**

**OR**

**1(e). Where applicants can supply, legal witness or land registry or folio details that demonstrate that the lands on which they are seeking to build their first home, as their permanent residence, in the area have been in family ownership for a period of 20 years or more, their eligibility will be considered. Where this has been established to the satisfaction of the Planning Authority, additional intrinsic links will not have to be demonstrated.**

**OR**

**1.(f) In cases where all sites on the family lands are in a designated area, family members will be considered subject to the requirements of the Habitat’s Directive and normal planning considerations**

**OR**

**1(g) Rural families who have long standing ties with the area but who now find themselves subsumed into Rural Villages. They have no possibility of finding a site within the particular Rural Village. Rural Village dwellers who satisfy the requirements for Rural Housing Need as outlined in RH2 will not be considered as Urban Generated and will have their Housing Need upheld.**

**2. 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.**

**Definitions applied above:**

**\*Rural Links:**

**For the purpose of the above is defined as a person who has strong demonstrable economic or social links to the rural area and wishes to build a dwelling generally within an 8km radius of where the applicant has lived for a substantial continuous part of their life. To have lived in the area for a continuous ten years or more is to be recognised as a substantial, continuous part of life and also as the minimum period required to be deemed longstanding residents of the area.**

**\*Substantiated Rural Housing Need:**

**Is defined as supportive evidence for a person to live in this particular area and who does not or has not ever owned a house/received planning permission for a single rural house or built a house (except in exceptional circumstances) in the area concerned and has a strong demonstrable economic or social need for a dwelling for their own permanent occupation. In addition, the applicants will also have to demonstrate their rural links as outlined above.**

**\*Urban generated housing demand Rural Village Dwellers**

**Urban generated housing is defined as housing in rural locations sought by people living and working in urban areas, including second homes. There are many rural families who have long standing ties with the area but who now find themselves subsumed into Rural Villages. They have no possibility of finding a site within the particular Rural Village. Rural Village dwellers who satisfy the requirements for Rural Housing Need as outlined in RH2 will not be considered as Urban Generated and will have their Housing Need upheld.**

**\*Urban Fringe:**

**Urban Fringe of Gort, Loughrea, Athenry and Tuam. Applicants in the urban fringe will be requested to establish a Substantiated Rural Housing Need as per RH2.**