



Comhairle Chontae na Gaillimhe
Galway County Council

Proposed Housing Development at Claremount, Oughterard, Co. Galway

Planning Report

December 2021

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1 INTRODUCTION

1.1 Background

Jennings O'Donovan & Partners Ltd., Consulting Engineers, have prepared this Planning Report ("the report") on behalf of Galway County Council. ("The Applicant") to accompany the application ("the Application") for the proposed ("the Development") submitted to An Bord Pleanála (ABP) for erection of 4 no. single storey, semi-detached, 2 bed dwellings. The proposed works also include for car parking, hard and soft landscaping, site clearance works, roads, footways, public lighting, connections to existing services and all ancillary site development works.

1.2 Background to this Planning Application

This planning application is a resubmission of proposals for residential development on the site, following the refusal of planning permission for a larger scheme on the 12 August 2019 under appeal reference ABP 304339-19. A copy of the order is set out at **Appendix A**.

Galway County Council (GCC) sought planning permission from An Bord Pleanála to undertake a housing scheme of 13 no. units adjacent to the Lough Corrib SAC which is a designated European site. The Lough Corrib SPA is also in proximity to the proposed works. A Natura Impact Statement (NIS) and application under Section 177AE was lodged by the GCC on the basis of the proposed development's likely significant effect on European sites.

Legislative Context

Section 177AE of the Planning and Development act 2000 (as amended) requires that where an appropriate assessment is required in respect of development by a local authority, the authority shall prepare a NIS and the development shall not be carried out unless the Board has approved the development with or without modifications. Section 177V of the Planning and Development Act 2000 (as amended) requires that the appropriate assessment shall include a determination by the Board as to whether or not the proposed development would adversely affect the integrity of a European site and the appropriate assessment shall be carried out by the Board before consent is given for the proposed development.

Planning permission was refused by ABP for the "*Construction of a housing development of 13 no. units, car parking, provision of green space, connection to existing services and all ancillary site development works.*"

There were three reasons for refusal associated with the planning decision:

Reason for Refusal No 1

1. The Board is not satisfied that the Local Authority has demonstrated that the proposal would not adversely affect the integrity of the European Sites, Lough Corrib SAC (Site Code 000297) and Lough Corrib SPA (Site Code 004042), in view of the sites' Conservation Objectives, as this proposal would entail site clearance, excavation and piling operations in proximity to the adjoining tributary of Owenriff River, which forms part of the Lough Corrib SAC, and which contains a population of Freshwater Pearl Mussel downstream of the confluence of these two watercourses. In addition, it is concluded that there is a lack of surveys of mammals, birds, or other aspects of biodiversity along the stream channel where there is potential for local or nearby Otter, Badger and bat presence and usage of the site. In overall conclusion, the Board is not satisfied that the proposed development would not adversely affect the integrity of the above-mentioned European Sites in view of the sites' Conservation Objectives. In such circumstances, the Board is precluded from approving the proposed development.

Reason for Refusal No 2

2. The Ministerial Guidelines, "Sustainable Residential Development In Urban Areas -Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in May 2009, recommends a sequential and co-ordinated approach to residential development, whereby undeveloped lands closest to the core and public transport routes be given preference. Notwithstanding the residential zoning objective for the site within the expired Local Area Plan, it is considered that the site is located in an area which is remote and isolated from the village core and its development would not be in line with the orderly expansion of the settlement. Having regard to the lack of a pedestrian linkage and the excessive walking distance to the centre of Oughterard, the absence of public transport to the village centre and the lack of social and community facilities in the vicinity, it is considered that the proposed development would be excessively car dependent and would, therefore, be contrary to the Ministerial Guidelines and to the proper planning and sustainable development of the area.

Reasons for Refusal No 3

3. The proposed development, by reason of its inadequate qualitative and quantitative provision of communal open space, and the uneven distribution of plot sizes and associated private open spaces, would give rise to a substandard form of development that would conflict with the provisions of the current Development Plan for the area and with the minimum standards recommended in the "Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities" published by the Department of the Environment, Heritage and Local Government in May, 2009. Furthermore, the proposal would constitute a car dominant layout that would militate against an attractive pedestrian environment and would generate additional traffic turning movements at a junction onto a national road where adequate sightlines have not been demonstrated. The proposed development would seriously injure the residential amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

In the intervening period, since the refusal of that application, a revised and much reduced development has been designed for the site. This is detailed in **Section 3** of this Planning Report.

1.3 Screening for Environmental Impact Assessment (EIA)

EIA requirements derive from Council Directive 85/337/EEC (as amended by Directives 97/11/EC, 2003/35/EC and 2009/31/EC) and as codified and replaced by Directive 2011/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment and as amended in turn by Directive 2014/52/EU.

The carrying out of an EIA is mandatory for the types of development listed in Part 1 or Part 2 of Schedule 5 to the Planning and Development Regulations 2001, as amended. The Project comprising 4 no residential units does not meet the thresholds for which the preparation of an EIAR is a mandatory requirement. The legislative requirements that deem whether an EIA is mandatory for a project are outlined in the Planning and Development Regulations 2001-2021.

Additionally, the thresholds listed in Part 2(10) of Schedule 5 in relation to "Infrastructure Projects" are not met as the proposed development will not be:

- (a) Industrial estate development projects, where the area would exceed 15 hectares.
- (b) i. Construction of more than 500 dwelling units.
 - ii. Construction of a carpark providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.
 - iii. Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.

iv. Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

A Screening for EIAR was carried out for the previous planning application for 13 residential dwellings. The findings of that EIA Screening concluded that the nature or characteristics of the proposed development are not considered likely to have significant effects on the environment. The geographic extent of the proposed residential development is small and there will be no impacts during the operational phase.

1.4 Structure of the Planning Report

This report sets out the context for the development by providing the background to the planning application proposals, details of the proposed development and the relevant up-to-date planning policy framework. It then assesses the proposals against the identified policy framework and the key material considerations and sets out the case in support of development.

The Planning Report is set out as follows:

- Section 2 describes the application site and its surroundings
- Section 3 sets out the background to the application
- Section 4 explains the proposed development
- Section 5 summarises the planning policy context
- Section 6 sets out an appraisal of the application proposals
- Section 7 sets out the conclusions

1.5 Accompanying Documents

- Screening for Appropriate Assessment and Natura Impact Statement Report;
- Planning application drawings.

2 SITE AND SURROUNDINGS

2.1 The Application Site

The site area is 0.622 hectares and is located within the settlement boundary of Oughterard. The general site location is identified in **Figure 2.1**. The ITM co-ordinates of the site are 511080, 742882.

Levels fall across the site from south-west to north east by approximately 8.5m over a distance of 100m. There is an existing agricultural gate and access track which traverses the site from the southern boundary to the north of the site where there is a stream that lies immediately to the north.



Figure 2.1: Site Location



Figure 2.2: Aerial Photograph of The Site



Photograph 1: Taken from The Northern Boundary



Photograph 2: Access Track north through the site



Photograph 3: View of The Eastern Area of the site taken from the west



Photograph 4: View of The Eastern Area of the site taken from the west



Photograph 5: Western Site Area taken from the north of the site



Photograph 6: View of the Northern Boundary of the site

2.2 Oughterard

Oughterard is situated near the western shores of Lough Corrib on the N59 approximately 25km north-west of Galway City. The population of the village in the 2016 Census was 1,318. The village has developed historically to the south-east of Owenriff River around Market Square, Main Street and Camp Street. Residential development has occurred in the form of housing estates, one off dwellings and linear development, mostly at a distance from the town core.

2.3 The Surrounding Area

The site is situated just over 1km from Market Square and immediately to the north of Sruchán An Chláir housing estate as shown in photograph 2 and 3. The adjoining residential properties vary in scale and design ranging from bungalows to two storey detached dwellings. The site is bounded to the north, west and east by agricultural lands.

2.4 Accessibility

There is an existing gated access to the site which will be used as access to the development. (see photograph no 2)

3 RELEVANT BACKGROUND

3.1 Introduction

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. The site was zoned for residential development in the Oughterard Local Area Plan, 2006-2012. The zoning of the site is the starting point in establishing the principle of development.

Section 3 of the Galway County Development Plan (GCDP) 2015-2021 deals with Housing Policies and Objectives which have been taken into account in the preparation of this planning application. In particular, section 3.2 of the GCDP which sets out the strategic aims for housing in the borough.

Section 3.2 Strategic Aims

The strategy for achieving quality housing is based on the following strategic aims:

- *Ensure that sufficient land is zoned to meet the projected population in line with the Core Strategy;*
- *Promote mixed housing developments and minimise the extent of further social housing especially where there is a high concentration of social housing in a particular area;*
- *Provide for changing household size and promote an appropriate mix of dwelling types, sizes and tenures to facilitate the creation of balanced communities;*

The current Housing Strategy and Housing Need Demand Assessment 2015-2021 highlights the fact that there is a need for over 513 social units over the plan period 2015-2021. The Draft Housing Strategy And Housing Need Demand Assessment 2022-2028 sets out that the Plan will require the public and private sector to work together to reach the overall target of 300,000 homes by 2030, the breakdown of which is as follows:

- *170,000 homes for the private market;*
- ***90,000 social housing units;***
- *36,000 affordable housing units; and*
- *18,000 cost rental properties.¹*

The Housing Allocations Office within the Housing Unit has also confirmed sufficient demand for housing from Galway County Council housing waiting list in this location. As a result, the Planning Report accompanying this planning application includes details of the structure and justification for the provision of new social housing in this location.

3.2 Planning History

Planning permission was refused by An Bord Pleanála on the 12/08/2019 under planning appeal reference **JP07.304339** for the following development:

“Construction of a housing development of 13 no. units, car parking, provision of green space, connection to existing services and all ancillary site development works.” A copy of the order is set out at **Appendix B**.

¹ <https://consult.galway.ie/en/system/files/materials/17/Chief%20Executive%27s%20Report.pdf>

There were three reasons for refusal associated the planning decision which are reproduced in Table 3.1

Reason for Refusal No. 1

1. The Board is not satisfied that the Local Authority has demonstrated that the proposal would not adversely affect the integrity of the European Sites, Lough Corrib SAC (Site Code 000297) and Lough Corrib SPA (Site Code 004042), in view of the sites' Conservation Objectives, as this proposal would entail site clearance, excavation and piling operations in proximity to the adjoining tributary of Owenriff River, which forms part of the Lough Corrib SAC, and which contains a population of Freshwater Pearl Mussel downstream of the confluence of these two watercourses. In addition, it is concluded that there is a lack of surveys of mammals, birds, or other aspects of biodiversity along the stream channel where there is potential for local or nearby Otter, Badger and bat presence and usage of the site. In overall conclusion, the Board is not satisfied that the proposed development would not adversely affect the integrity of the above-mentioned European Sites in view of the sites' Conservation Objectives. In such circumstances, the Board is precluded from approving the proposed development.

Reason for Refusal No. 2

2. The Ministerial Guidelines, "Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in May 2009, recommends a sequential and co-ordinated approach to residential development, whereby undeveloped lands closest to the core and public transport routes be given preference. Notwithstanding the residential zoning objective for the site within the expired Local Area Plan, it is considered that the site is located in an area which is remote and isolated from the village core and its development would not be in line with the orderly expansion of the settlement. Having regard to the lack of a pedestrian linkage and the excessive walking distance to the centre of Oughterard, the absence of public transport to the village centre and the lack of social and community facilities in the vicinity, it is considered that the proposed development would be excessively car dependent and would, therefore, be contrary to the Ministerial Guidelines and to the proper planning and sustainable development of the area.

Reasons for Refusal No. 3

3. The proposed development, by reason of its inadequate qualitative and quantitative provision of communal open space, and the uneven distribution of plot sizes and associated private open spaces, would give rise to a substandard form of development that would conflict with the provisions of the current Development Plan for the area and with the minimum standards recommended in the "Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities" published by the Department of the Environment, Heritage and Local Government in May, 2009. Furthermore, the proposal would constitute a car dominant layout that would militate against an attractive pedestrian environment and would generate additional traffic turning movements at a junction onto a national road where adequate sightlines have not been demonstrated. The proposed development would seriously injure the residential amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

3.3 Revised Proposal

The revised proposal now before ABP has looked critically at those reasons for refusal under planning appeal reference JP07.304339. The planning application now before ABP comprises

an alternative development to that which was refused under planning appeal reference JP07.304339.

The revised planning application has significantly reduced the scale and density of development on the site. Most significantly, the proposed layout has been amended so that it fully reflects and addresses the reasons for refusal under the previous planning application.

There is reduction in units from 13 to 4 units resulting in a 62% reduction to the overall developable footprint of the development as well as the provision of open space for biodiversity enhancements.

3.4 Addressing Reason for Refusal No 1

The previous planning application for 13 units extended to within 3 metres of the Canrawer stream to the northern boundary. The revised proposal is set back over 45 metres from the stream which runs to the north of the site, where previously it was just 9.3 metres from the nearest house.

There are no structures or trees occurring within the project site that have potential to function as roost sites for bats. There is only one tree occurring within the proposed development footprint. This is a willow tree with no potential to function as a roost site for bats. The habitats occurring within the project site are all representative of habitats of low to local nature conservation value.

It is also noted from the Inspector's Report under appeal reference JP07.304339 report that there was a lack of surveys of mammals, birds, or other aspects of biodiversity along the stream channel where there is potential for local or nearby Otter, Badger and bat presence and usage of the site.

These surveys are provided as part of the revised planning application now before ABP. The provision of a biodiversity management plan for a set aside an area of open space.

The NIS prepared by Doherty Environmental Consulting details the surveys undertaken as part of this Planning Application. This included phase I habitat surveys. Section 2.2 of the NIS sets out details of the surveys. This included aquatic, otter and bat surveys.

Based upon the information provided in this NIS, it can be concluded that the project will not, alone or in-combination with other plans or projects, result in significant adverse effects to the integrity and conservation status of European Sites in view of their Conservation Objectives and on the basis of best scientific evidence and there is no reasonable scientific doubt as to that conclusion.



Figure 3.1 – Excerpt from The NIS Biodiversity Landscaping

There are opportunities to provide green space and improved landscaping which would enhance the character and appearance of the overall area. **Figure 3.1** shows how the revised proposal has provided a dedicated buffer zone for wildlife. Section 3.8 of The NIS sets out details of the landscape enhancements.

Biodiversity Enhancement

As part of the Development additional native woodland habitat will be provided on site. The existing hedgerow and scrub habitats occurring at the project site will be retained. The principal purpose of the new landscaping to be provided as part of the proposed development will be for biodiversity enhancement through the provision of foraging habitat for invertebrates, bats and birds. The existing hedgerow along the northern boundary of the project site will be augmented with additional woodland planting to the south of the existing hedgerow so that a larger woodland polygon area is provided at the north of the site. A second east to west orientated linear woodland habitat will be provided to the north of the proposed development footprint and this will be connected to the northern boundary woodland habitat via new native hedgerows to be provided along the eastern and western boundary of the project site. The extent of the additional landscape planting, as well as the hedgerows and scrub to be retained, is shown on **Figure 3.1**. The landscape occurring between these woodland features will be managed as semi-natural grassland or scrub habitat. Once established this area of the site will represent an area of semi-natural habitat that will provide suitable habitat for a range of species including bats (and lesser horseshoe bats), birds, non-volant mammals and invertebrates.

3.5 **Addressing Reason for Refusal No 2**

The second reason for refusal deals with the lack of a pedestrian linkage and the excessive walking distance to the centre of Oughterard, the absence of public transport to the village centre and the lack of social and community facilities in the vicinity.

The site is on the edge of the settlement; however, it is still within walking distance to the village core. Galway County Council have received funding from Transport Infrastructure Ireland which includes a new vehicular and pedestrian bridge to cross the Owenriff river at Oughterard. 2 of the 8 stages of this process have been completed, and the third stage will involve in-river environmental works to prepare for the planning application.

3.6 **Addressing Reason for Refusal No 3**

The third reason for refusal cited by ABP relates to the inadequate qualitative and quantitative provision of communal open space, and the uneven distribution of plot sizes and associated private open spaces, would give rise to a substandard form of development that would conflict with the provisions of the current Development Plan for the area and with the minimum standards recommended in the "Sustainable Residential Development in Urban Areas. This reason for refusal has been addressed in paragraphs 3.7 and 3.8 below.

3.7 **Redesign of the Layout**

The area surrounding the site to the south is characterised by an eclectic mix of residential properties ranging from single storey to two storey dwellings abutting the site. The revised planning application with four single story semi-detached units would integrate well within the existing street scene.

This would result in a development which has minimal visual impact, when viewed from adjacent properties to the north of the site. The reduction in units represent an appropriate level of housing in this location, having regard to the character and appearance of the area.

The revised layout will not have a negative effect on residents and adjoining landowners and the proposal assimilates into the streetscape of the adjoining residential properties. An appropriate set back distance of over 11.5m between the existing nearest property to the south and the proposed dwelling units will be achieved.

Table 3.1: Floor Area of Previously Refused Appeal

Floor Area of Proposed Development	Floor Area of Previously Refused Application
302 sqm comprising 4 no semi-detached bungalows	949 sqm comprising 11 (2) bed units and 2 (2) bed units

3.8 **Communal Areas/ Open Space**

The reduction in units and the provision of quality open space has overcome reason for refusal no. 3. The proposed development will provide the opportunity for greater areas of open space

and opportunity for landscaping. This will be for biodiversity enhancement and will be developed in line with the biodiversity management plan.



Figure 3.2: Previously Refused Site Layout



Figure 3.3: Excerpt from The Proposed Site Layout

4 PROPOSED DEVELOPMENT

4.1 Introduction

This planning application now before ABP seeks planning permission for the erection of 4 no residential units.

The full description is as follows:

Construction of 4 no. semi-detached, single storey, 2 bed dwellings. The proposed works also include for car parking, hard and soft landscaping, site clearance works, roads, footways, public lighting, connections to existing services and all ancillary site development works.

4.2 Layout

The development will consist of 4 no semi-detached bungalows. The layout comprises 4 no. 2 bedrooms, Kitchen/dining room, Living Room and a bathroom all single storey as show in **Figure 4.1**. The proposed units are semi-detached, single story dwellings designed with full accessibility for wheelchair users including level access, appropriate door widths and adequate turning space in kitchens and bathrooms.

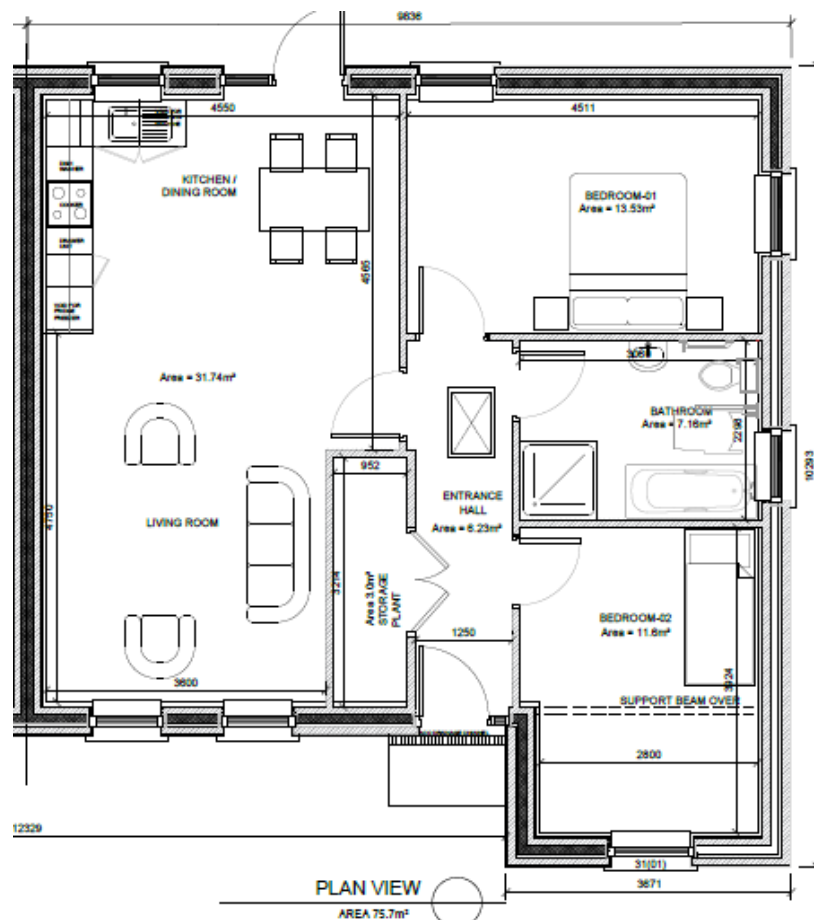


Figure 4.1: Extract from Planning Drawing 6XXX-JOD-XX-ZZ-DR-A-100-1050 D.01

4.3 **Appearance**

The proposed bungalow dwellings will be finished with nap plaster, blue black slates, flush eaves, and vernacular styled triple glazed windows and composite door.

4.4 **House Types**

The design approach adopted for the site was driven by the need to future proof homes driven by the principles set out in the Universal Design Guidelines. The houses have been designed to allow for future extensions for growing families which will increase the sustainability of tenancies.

The design shall encompass the principles of Universal Design for homes in Ireland.² The Definition of Universal Design is *"is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability. An environment (or any building, product, or service in that environment) should be designed to meet the needs of all people who wish to use it. This is not a special requirement, for the benefit of only a minority of the population. It is a fundamental condition of good design. If an environment is accessible, usable, convenient and a pleasure to use, everyone benefits. By considering the diverse needs and abilities of all throughout the design process, universal design creates products, services and environments that meet peoples' needs. Simply put, universal design is good design."*³

These guidelines seek to future proof homes.

"Building for Everyone: A Universal Design Approach" provides comprehensive best practice guidance on how to design, build and manage buildings and spaces so that they can be readily accessed and used by everyone, regardless of age, size ability or disability.

4.5 **Nearly Zero Energy Building Standards**

The Development will be built in accordance with Nearly Zero Energy Buildings in the Energy performance in Buildings Directive (EPBD). NZEB is *"a very high energy performance, as determined in accordance with Annex 1, The nearly zero or very low amount of energy required should be covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby"*. Part L of the Building Regulations defines the requirements in legislation.

For all new builds, NZEB is equivalent to a 25% improvement in energy performance on the 2011 Building Regulations. Key changes to Part L for NZEB compliance include a Maximum Energy Performance Coefficient of 0.3, a Maximum Carbon Performance of 0.35 and a renewable Energy Ratio of 20%.⁴

4.6 **Access and Parking**

Vehicular access to the site is provided by a single access point from the southern boundary which will ensure that the entrance is suitable for both vehicle and pedestrian users. Access to each bungalow retains the level nature for both footpath and driveway, and a minimum of one off road parking spaces are provided for each dwelling.

A turning head for commercial vehicles and refuse wagons is provided. Similarly, the end of the access road to the houses in the centre of the site also provides a potential turning point for

² <http://universaldesign.ie/Built-Environment/Housing/>

³ <http://universaldesign.ie/what-is-universal-design/>

⁴ <https://www.seai.ie/business-and-public-sector/standards/nearly-zero-energy-building-standard/>

vehicles.

4.7 **Landscaping and Visual Impact**

The front gardens will be small to make them easy to maintain whilst retaining an open plan feeling of spaciousness. The materials used for the parking spaces will be finished in tarmac with concrete footpaths. The perimeter fencing for each of the dwellings comprises a 1.8m high concrete post and timber fence to the rear with a low level concrete wall to the front.

The proposed layout drawing shows that native tree planting will be provided as part of the planning application. There is a buffer zone for wildlife to the north of the site adjoining the stream. In terms of visual impact, the development is low profile and can be assimilated in to the landscape.

4.8 **Archaeological Impact Assessment**

An Archaeological Impact Assessment was previously prepared for the planning application site. A copy of that assessment is set out at **Appendix C**.

The Study Area included the overall proposed development site and an area of approx. 500m outside the boundary of the application site.

Section 9 of the report sets out the findings of the report. Paragraph 9.1 concludes that *“There are no previously identified archaeological monuments or features of archaeological potential located within, or in the immediate environs of, the subject development lands. The nearest Recorded Monument is the site of a Copper Mine (GA054-017) located approx. 300m to the southwest of the subject site; there are no records of any archaeological/historical artefacts from the site or environs..... No features of archaeological interest/potential were noted as a result of documentary, cartographic or aerial photographic research undertaken as part of the preparation of this report and no surface features of archaeological potential were noted as a result of the surface reconnaissance survey of the subject development lands.*

Given the above, it is not considered likely that the development, as proposed, will result in any direct impacts occurring to any identified extant features of archaeological interest. Furthermore, given the nature of the site and the general paucity of previously identified sites in the general area, it is considered that there is low potential for the discovery of subsurface archaeological remains within the extent of the subject lands.”

4.9 **Flood Risk Assessment**

As part of the previous planning application, a Flood Risk Assessment Report was completed for the entirety of the site and concluded that the existing site is unlikely to experience flooding up to the 0.1% AEP. The proposed development would not reduce or remove storage capacity from the existing flood plain nor is it likely to increase potential flooding in any other section of the catchment. The completed Flood Risk Assessment is included in **Appendix D** of this report.

4.10 **Foul Drainage**

The drainage systems including all pipe sizes and gradients have been designed using Flow Drainage Design Software. The details of the Flow Outputs for the pipe designs are outlined in **Appendix D** of this report. The pipework to the drainage system has been designed to provide for six times the dry weather flow (DWF) in accordance with the recommendations of the Greater

Dublin Strategic Drainage Study (GDSDS). It is proposed that all pipes will be twin wall. The maximum pipe diameter is to be 150mm, with a maximum and minimum gradient such that all velocities fall within the limits of 0.75 and 2.5m/sec as set out in the “Code of Practice for Wastewater Infrastructure” by Irish Water.

As noted, the foul drainage for the development will be collected in the foul pipe network and will then discharge by gravity to the existing public foul sewer located to the south of the site in the Claremount estate. All of the pipe sizes and gradients are clearly indicated on the associated drawing 6501-JOD-XX-ZZ-DR-T-200-003.

A new wastewater treatment plant was constructed on a green field site adjacent to the original treatment facility in Oughterard. The original wastewater treatment plant was first constructed in the early 1970's and catered for a population equivalent (PE) of 500. The new wastewater treatment plan has increased the current treatment capacity of the plant and facilitates for future growth in population and economic development in the area. The upgraded plant caters for a population equivalent (PE) of 2,400.

Irish Water have previously confirmed the feasibility of connection of both foul and watermain for the much larger development that was submitted for planning previously. A copy of this feasibility of connection from Irish Water is enclosed at **Appendix E**.

4.11 **Storm Drainage**

The storm water drainage system has been designed to cater for the development's hardstanding areas (including roofs, footways, roadways and car parking). The proposed storm network will discharge surface water run-off into the ground through a new soakaway. It is proposed that all storm water generated by the site will gravity flow to the proposed soakaway as shown on Drawing No. 6501-JOD-XX-ZZ-DR-T-200-003.

The storm drainage for the entire development has been designed in accordance with the Greater Dublin Strategic Drainage Study (GDSDS). The details of the pipe designs and are outlined at **Appendix D** of this report.

The following parameters form the basis of the design:

- The surface water run-off is calculated using the Modified Rational Method (Wallingford Procedure)

$$Q = 2.78 \times C_v \times C_r \times I \times A$$

Where,	Q	=	rate of run-off, l/s
	C _v	=	Volumetric Run-off Coefficient
	C _r	=	Routing Coefficient
	I	=	Intensity of Rainfall, mm/hr
	A	=	Impermeable Area, hectares

- A design return period of 100 years has been adopted for the sewer network in accordance with good design practice.
- The rainfall intensity is based on rainfall data for Oughterard town

- Soakaway is designed for a 1 in 100-year storm event with an additional capacity allowance of 20% for climate change.
- Minimum self-cleansing velocity of 0.75 m/s
- Q-bar discharge rate shall be equal to the soil infiltration rate
- The Principles of SuDS to be adopted for the surface water drainage

The following impermeability factors were adopted in accordance with good design practice:

- Macadam Roadways = 0.45
- Roof Areas = 0.85
- Concrete Areas = 0.85

The soakaway is proposed to discharge surface water run-off from the site directly into the ground.

The soakaway has been designed according to BRE Digest 365 and TII publications: Design of Soakaways. The soakaway design calculations are included in **Appendix D** of this report.

A class 1 petrol/oil interceptor is required to be installed before the soakaway with a peak flowrate of 15l/s. A Klargestor Full Retention Separator NSFA 015 or similar approved is recommended for the development.

4.12 **SUDS Principles**

The key SuDS principles that influence the planning and design process, enabling SuDS to mimic natural drainage are:

- Storing runoff and releasing it slowly (soakaway)
- Harvesting and using the rain close to where it falls
- Allowing water to soak into the ground (infiltration)
- Slowly transporting (conveying) water on the surface
- Filtering out pollutants
- Allowing sediments to settle out by controlling the flow of the water

The proposed drainage scheme takes into account a number of the above listed principles through the following measures:

- The proposed soakaway stores runoff and release it slowly into the surrounding ground
- Providing public open space green areas allowing rainfall to naturally percolate into the ground
- Strategic placing of gullies to keep road surface gradients as gentle as possible to cater for the slow transporting of water on the surface

- Proposing a class 1 petrol/oil interceptor to remove pollutants from the system

Dry swales and filter drains were considered for the scheme, however, due to the size and of the development and the end use, both options were ruled out.

4.13 Water Main

The water main has been designed in accordance with the Code of Practice for Water Infrastructure. A 50mm PE connection is to be made to the existing water main located in the adjoining Claremount Estate as shown on drawing number 6501-JOD-XX-ZZ-DR-T-200-003.. A 25mm PE connection will be made to each of the proposed dwelling houses according to IW standards.

Hydrants will be positioned within the site such that:

- The distance from the building is not less than 6m or more than 46m,
- The distance from a hydrant to a vehicle access road or hard-standing area for fire appliances is not more than 30m,
- They are provided on the same site as the building or are provided by a sanitary authority on a public roadway adjacent to the site.
- (as per Building Regulations 2006 Technical Guidance Document B)

The hydrants shall be capable of delivering a minimum of 35 litres per second through any single hydrant (as per Water UK – National Guidance Document on the Provision of Water for Fire Fighting), as shown on 6501-JOD-XX-ZZ-DR-T-200-003.

In accordance with Irish Water standards a Water meter, Logging Device (Larson Type) and sluice valves are proposed at the connection into the proposed site. All water mains are to be commissioned and pressure tested to Irish Water Standards. The typical connection details and meter details are shown revision 4 of Irish Water standard details.

5 **LEGISLATIVE AND PLANNING POLICY CONTEXT**

5.1 **Introduction**

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

5.2 **European Planning**

The EU Habitats Directive (92/43/EEC): This Directive deals with the Conservation of Natural Habitats and of Wild Fauna and Flora throughout the European Union. Articles 6(3) and 6(4) require an appropriate assessment of the likely significant effects of a proposed development on its own and in combination with other plans and projects which may have an effect on a European Site (SAC or SPA).

5.2.1 ***Project Ireland 2040 – The National Development Plan 2021-2030***

Project Ireland 2040 National Planning Framework (NPF), which sets the overarching spatial strategy for the next twenty years, includes the National Development Plan, which sets out the ten year investment strategy. The NDP sets out objectives for the delivery of social housing.

*“Over the next 10 years, the focus will be on the delivery of new build social homes, with a target to deliver an average of **10,000 new social homes in the period to 2030**. New build*

social homes will be supplemented by a reduced level of housing acquisitions (200 per annum) and long-term leasing, which will be ended by 2025 as the level of new build social homes increases.”⁵

5.2.2 ***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. This is enshrined in the following policies from The NPF. National Policy Objective 32 seeks to *“target the delivery of 550,000 additional households to 2040.”*

The NPF states that *“The provision by Government of housing supports for those unable to provide for accommodation from within their own resources is a key social policy and it affects a significant proportion of the population. Actions taken by public bodies in relation to social housing can have a considerable impact on the overall housing market and, equally, fiscal or regulatory*

⁵ <https://www.gov.ie/en/publication/774e2-national-development-plan-2021-2030/>

measures in relation to the housing market can have an effect on the availability of social housing...⁶

5.2.3 The Housing For All Programme

The Development will be funded by The Housing for All - a New Housing Plan for Ireland which is a fund set up by the Government. The plan is a multi-annual, multi-billion euro plan which will improve Ireland's housing system and deliver more homes of all types for people with different housing needs. The government's overall objective is that every citizen in the State should have access to good quality homes:

- to purchase or rent at an affordable price
- built to a high standard and in the right place
- offering a high quality of life

The New Housing Plan for Ireland recognises that Ireland's housing system is not meeting the needs of enough people. In the context of social housing:

- *There are not enough houses being built by the State for those who need social housing.*
- *Housing has become increasingly unaffordable for the 'squeezed middle' who would once have expected to be able to purchase their own home.*
- *Too many people are experiencing homelessness or are unable to access appropriate housing.*

Section 2 of the Plan sets out a pathway to eradicating homelessness, increasing social housing delivery and supporting social inclusion. This includes

- *Work towards eradicating Homelessness by 2030.*
- *Increased Housing First Targets to 1,200 tenancies over the next five years.*
- *Deliver 90,000 social homes by 2030.*
- *This includes over 10,000 social housing homes each year over the next five years, with an average of 9,500 of those being new-build social homes.*
- *Continued funding for Local Authorities to acquire additional land for new-build public housing.*
- *Deliver an appropriate range of housing and related support services, in an integrated and sustainable manner, which promote equality of opportunity, individual choice and independent living for people with a disability.*
- *Continued support for social inclusion through the Capital Assistance Scheme (CAS) and other social housing support programmes.*

The New Housing Plan for Ireland makes it clear that:

⁶ <https://www.gov.ie/pdf/?file=https://assets.gov.ie/166/310818095340-Project-Ireland-2040-NPF.pdf#page=1>

“Housing policy must address the needs of socially excluded members of society. The prevalence of homelessness and the restricted options for older persons or people with a disability are among the most pressing issues of our time and we are committing in this policy to taking further action to address needs in these areas.”

Section 2.2 of the Plan states that the Government” is committed to increasing social housing delivery “ The plan states that “Local Authorities **have key role in the delivery of homes** and targets will be set for delivery by them with new Local Authority Housing Delivery Action Plans, setting out how they plan to deliver on the objectives of Housing for All.”⁷

Housing Policy Objective 4: Increase Social Housing Delivery			
No.		Timeline	Lead
4.1	Deliver over 10,000 social housing homes each year to 2030 and increase the stock of available social housing	Ongoing	DHLGH, LAs, AHBs
4.2	Enhance Local Authorities and AHBs to reach delivery of over 9,500 new build homes on average each year	Ongoing	DHLGH, LAs, AHBs
4.3	Increase the use of Public Private Partnerships (PPPs) to deliver social housing	From 2024	DHLGH, LAs, AHBs, NDFA
4.4	End long-term leasing of social housing by Local Authorities and AHBs through phasing out new entrants and focussing on new-build to provide social homes	End 2025	DHLGH
4.5	Support Local Authorities to acquire suitable land to deliver a housing programme, based on existing land banks, the level of social housing to be delivered under Housing for All and Local Authority Housing Delivery Action Plans	Ongoing	DHLGH
4.6	Continue to support households through the HAP and RAS Schemes while levels of social housing stock are increased	Ongoing	DHLGH
4.7	Strengthen the Mortgage to Rent (MTR) Scheme to ensure it supports those who need it	Q4 2021	DHLGH
4.8	Undertake an analytical exercise to examine whether an increase in the level of discretion available to Local Authorities under HAP is required, in order to maintain adequate levels of HAP support	Q4 2021	DHLGH
4.9	Carry out a review of the Rental Accommodation Scheme to consider the role of the Scheme in the private market, taking account of the impact of HAP and AHB participation by end 2022	Q4 2022	DHLGH
4.10	Carry out a review of the structure and operation of CALF to assess whether any refinements to the facility are required to support delivery of social housing by the AHB sector across a wider range of Local Authority areas	Q4 2022	DHLGH
4.11	Review the operation of the Housing Agency Acquisitions Fund	Q1 2022	DHLGH

Figure 5.1: Excerpt from the Housing for All Plan Housing Policy Objective: Increase Social Housing Delivery

5.2.4 Projected Housing Output

Housing output projections to 2030 are set out in **Figure 5.2** which shows there is a requirement

⁷ <https://www.gov.ie/en/publication/ef5ec-housing-for-all-a-new-housing-plan-for-ireland/>

to building approximately 9,000 new build social homes per annum from 2022 up to 2030. This Planning Application will bring forward much needed social housing in Galway where there is a pressing need to deliver social housing units. There is a duty on local authorities to deliver more affordable and social housing under The Housing For All Plan.

Tenure	2022	2023	2024	2025	2026	2027	2028	2029	2030
Social homes	9,000	9,100	9,300	10,000	10,200	10,200	10,200	10,200	10,200
Affordable & Cost Rental homes	4,100	5,500	6,400	6,400	6,100	6,300	6,400	6,300	6,300
Private Rental and Private Ownership homes	11,500	14,400	17,750	18,200	19,800	20,400	21,500	23,000	24,000
Total Homes	24,600	29,000	33,450	34,600	36,100	36,900	38,100	39,500	40,500

Figure 5.2: Projected Housing Output (New Build) 2022 – 2030

5.2.5 The Regional Spatial and Economic Strategy for The North West Region 2020-2032

The Regional Spatial and Economic Strategy for The North West Region acknowledges that housing continues to “*present a significant challenge for Ireland, both in terms of meeting the current demand, as well as a growing concern around the affordability of housing.....*”

Section 7.6 of the plan sets out that there is a “*projected total regional requirement to provide housing for between 160,000 and 180,000 additional people to 2040....*”⁸

RPO 7.17:

Ensure that the housing delivered meets the needs of the community in terms of social, affordable, private and sheltered in both urban and rural areas.

RPO 7.18

Support the development of housing to meet the population targets in this strategy using as wide a variety of funding mechanisms as possible including regeneration funds, Part V, direct public funding and Public/Private Partnerships.

RPO 7.19

Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time

5.2.6 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*

⁸ <https://www.nwra.ie/pdfs/NWRA-RSES-2020-2032.pdf>

competitive advantages in a sustainable and environmentally sensitive manner”.

5.2.7 Social housing need

The Settlement Hierarchy for Co. Galway designates Oughterard under the “other towns and villages (<1500)” category. It is stated these villages “...have strong settlement structures and have the potential to support additional growth, offering an alternative living option for those people who do not wish to reside in the larger key towns and do not meet the housing need requirements for the rural area...”

A new local area plan for Oughterard is yet to be commenced. Under the previous Local Area Plan, the appeal site is zoned “residential” and the northern boundary of the site was also the Local Area Plan boundary. An extract from The Oughterard Local Area Plan 2006-2012 is provided in **Figure 5.3** shows the site in context. Table 5.1 sets out the most relevant planning policies from The GCDP.

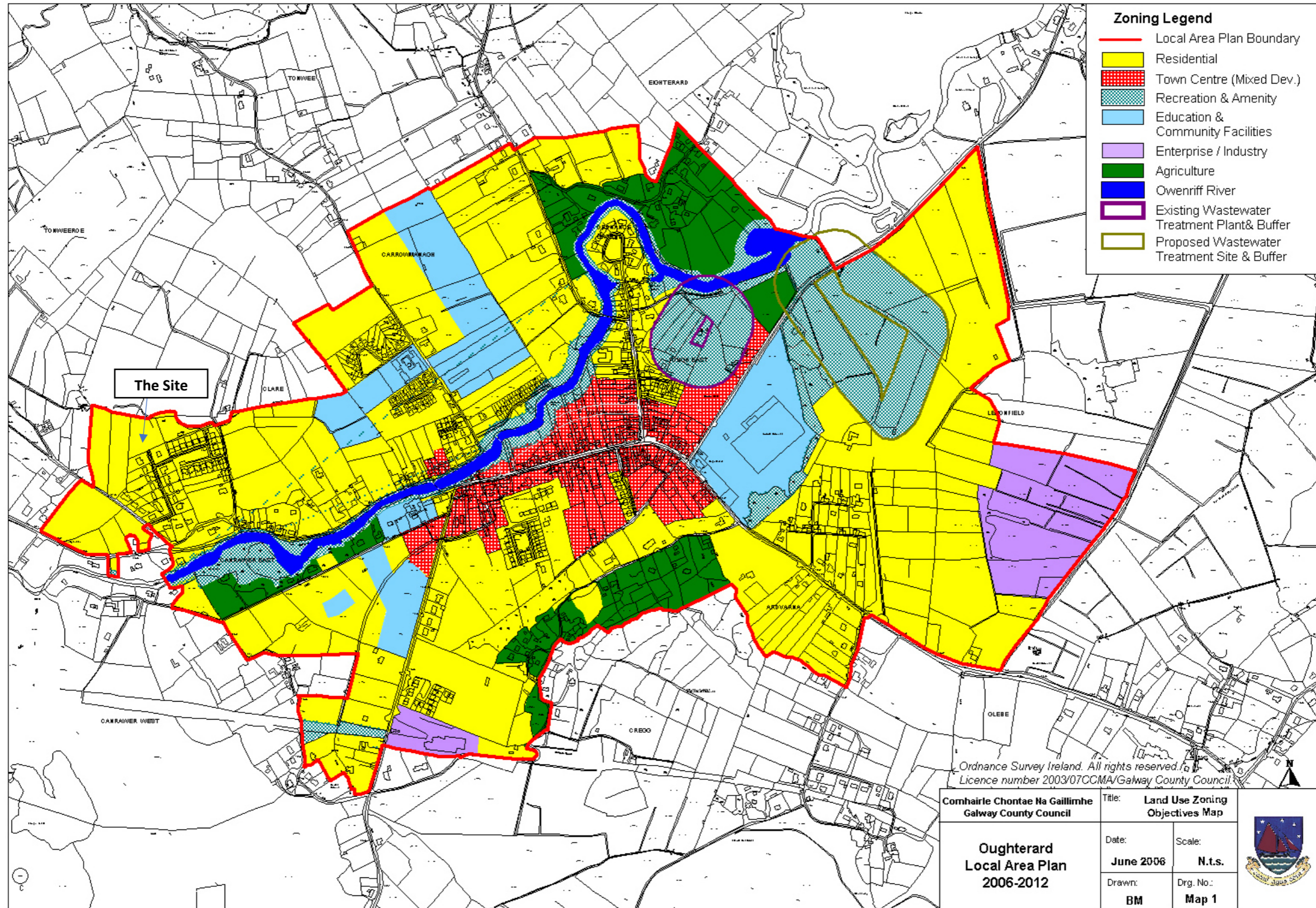


Figure 5.1: Overall Spatial Strategy Map showing the general site location

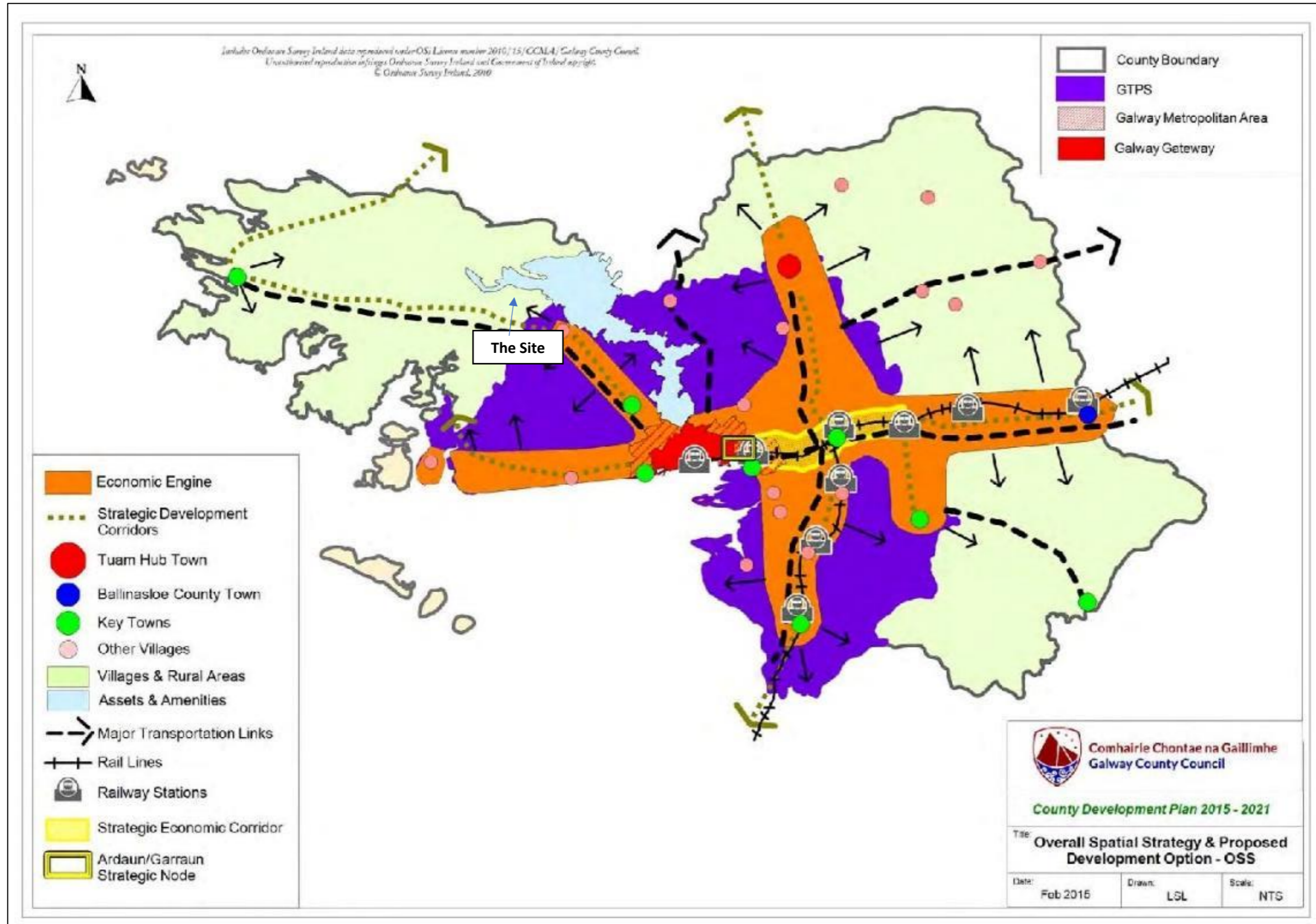
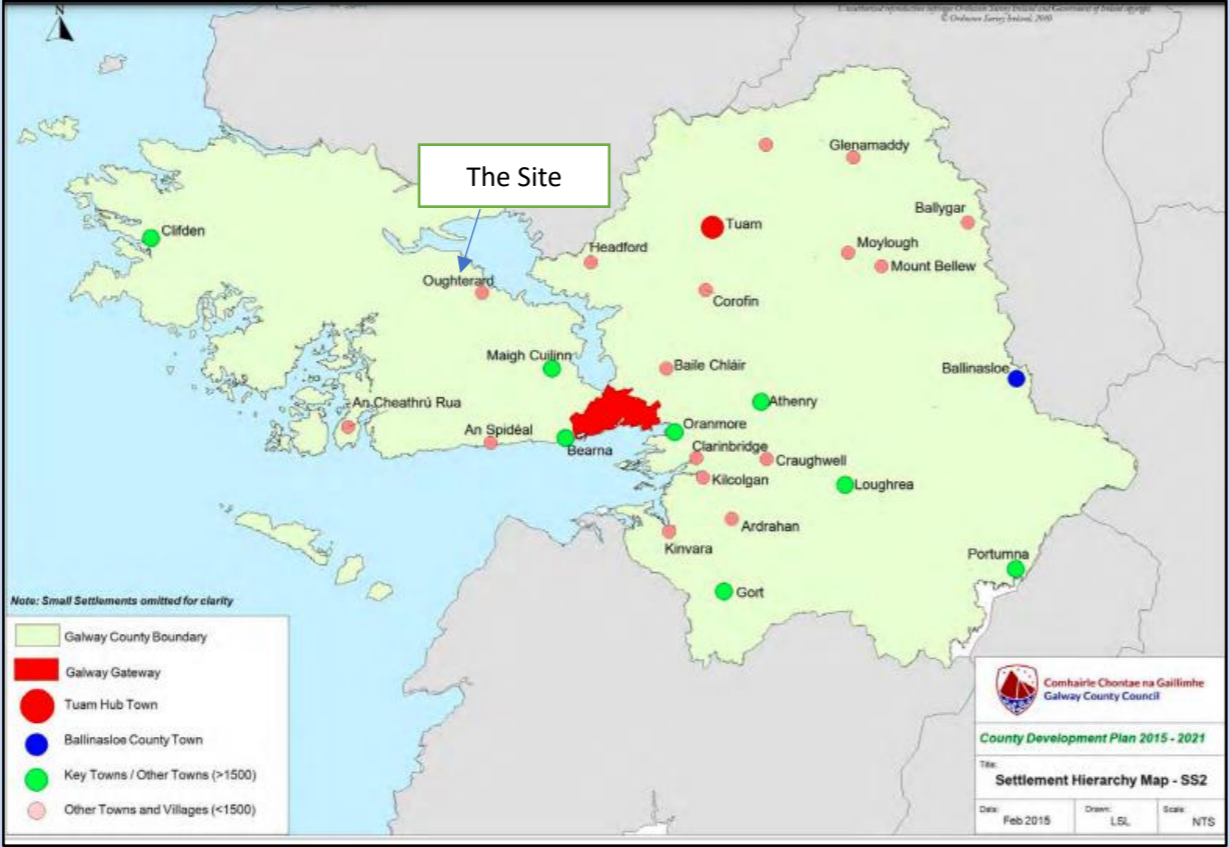


Figure 5.2: Overall Spatial Strategy Map showing the general site location

5.3 **County Development Plan Assessment**

Table 5.1: Relevant Planning Policies from The Galway County Development Plan

Policy Topic	Policy Details	Development Policy Accordance
<p>Chapter 2 Spatial Strategy of the County</p>	<p><i>This chapter sets out the overarching Spatial Strategy of the County, references the development options considered for the growth and details the preferred development option chosen. It details the Core Strategy, including the statutorily required Map and Core Strategy Table and sets out the application of regional population targets to the Core Strategy and the settlement hierarchy determined as part of the Spatial Strategy. Finally, it also outlines the policies and objectives in relation to the Core and Settlement Strategy for the County.</i></p> <p><i>Oughterard is defined as “Other Village” in the Core Strategy. Other villages are defined as having a “population of less than 1,500 persons and provide a more limited range of services to smaller hinterlands than the key towns. Service provision often includes a range of retail and educational services but limited financial, health and community services.”</i></p> <p><i>Paragraph 2.6.6 states “The villages in this tier of the hierarchy include Headford, Mountbellew, Baile Chláir, Ballygar, An Cheathrú Rua, Dunmore, Glenamaddy, Craughwell, Corofin, Moylough, Kinvara, Clarinbridge, An Spidéal, Ardrahan and Kilcolgan. They have strong settlement structures and have the potential to support additional growth, offering an alternative living option for those people who do not wish to reside in the larger key towns and do not meet the housing need requirements for the rural area. The wastewater treatment facilities in some of these towns/villages require investment and therefore it is considered that their inclusion at this level in the hierarchy will provide a plan-led approach to securing this investment in the future.”</i></p> 	<p>Chapter 2 provides the Core Strategy for the County. The planning application site is located within an area defined as other village in the GCDP. The Development will be situated within development limits of Oughterard in the now expired Oughterard Local Area Plan.</p>

Policy Topic	Policy Details	Development Policy Accordance
<p>Chapter 3 Urban & Rural Housing</p>	<p><i>Section 3.2 of the plan sets out strategic aims which include:</i></p> <p><i>The strategy for achieving quality housing is based on the following strategic aims:</i></p> <ul style="list-style-type: none"> • <i>Ensure that sufficient land is zoned to meet the projected population in line with the Core Strategy;</i> • <i>Promote mixed housing developments and minimise the extent of further social housing especially where there is a high concentration of social housing in a particular area;</i> • <i>Promote residential densities to ensure the efficient use of land at appropriate locations. The efficient use of lands for residential purposes shall not compromise the need for social inclusion and shall provide for an appropriate mix of housing types;</i> • <i>Support the implementation of the Council’s Housing Strategy and Traveller Accommodation Programme;</i> • <i>Provide for changing housing needs and promote the provision of social and specialist housing and housing for groups with particular needs;</i> • <i>Promote the consolidation of existing built-up areas by facilitating good quality appropriate infill development, whilst protecting essential amenities; and</i> • <i>Support and maintain the rural population.</i> <p>Section 3.2.2 Voluntary Housing, Social Housing and Co-Operative Sector</p> <p><i>Voluntary bodies and housing associations have a major role to play in developing social and specialist housing in the County. Approved-non-profit housing bodies/voluntary housing bodies are established by a voluntary management board..... Galway County Council will strive to be the lead provider of social housing which will provide quality housing for the citizens of our County who qualify and that we recognise the need for the state to ensure adequate resources are afforded to the Council to ensure that social housing need is delivered without applicants being on the housing list for extended periods.</i></p> <p>3.3 Housing Location/Design and Density in Urban Areas</p> <p>3.3.1 Introduction</p> <p><i>The Core Strategy contained in Chapter 2 of this plan recognises the importance of the larger and smaller town and village structures within the County. The DoEHLG’s Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) outlines sustainable approaches to the development of urban areas. Appropriate locations for new residential development schemes are:</i></p> <ul style="list-style-type: none"> • <i>Large towns: populations of 5,000 or more people;</i> • <i>Small towns and villages: population ranging from 2,000 to 5,000 persons;</i> • <i>Towns and villages; population ranging from 400 to 2000 persons.</i> <p><i>In accordance with the Guidelines, areas suitable for residential development are identified in urban areas. There are a number of villages within the County that do not have Local Area Plans and therefore it is important that the County Development Plan addresses the main facets of urban housing/design.</i></p> <p>3.3.3 Housing Types/Design Mix</p> <p><i>As outlined in Chapter 2 of the plan, average household size is continuing to decline, therefore there will be a greater requirement for units to serve smaller family units. The Housing Strategy 2015-2021 identified decline in the average household size and an increase in older persons, dependant and single parent household population. The Core Strategy assesses a household size of 2.4 and 2.6 as per the Regional Planning Guidelines.</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. The Development meets the strategic aims of Chapter 3 in so far as it provided much need social housing in an area which was previously zoned for residential development in the now expired local area plan. The density of development is low having regard to adjoining properties to the south of the site. The development although small scale will make a meaningful contribution to social housing in Oughterard.</p>

Policy Topic	Policy Details	Development Policy Accordance
	<p><i>The mix of house types proposed in an area should therefore be influenced by a range of factors including:</i></p> <ul style="list-style-type: none"> • <i>Consideration of the nature of the existing housing stock and existing social mix in the area;</i> • <i>The desirability of providing for mixed communities;</i> • <i>Provision of a range of housing types and tenures to meet demand;</i> • <i>The need to provide a choice of housing, suitable to all age groups and persons.</i> <p><i>It is important when developing a scheme for a particular area that the end result is a neighbourhood with a good mix of unit types. Mixed communities can be created by providing a range of unit types and tenures.</i></p> <p>3.3.5 Public and Private Open Space</p> <p><i>Open space is one of the key elements in defining the quality of a residential environment. It provides passive as well as active amenity and can have important ecological and environmental aspects. The provision of open space to serve new residential developments should be on a hierarchical basis varying in size from large regional parks to passive recreation spaces close to people’s homes. The quality of the open space will take precedence over quantity in open space provision. In order to facilitate community interaction and create a sense of place, public open space must be designed and treated as important nodes that perform a specific function in the creation of sustainable communities, regardless of scale and type. They should be overlooked and if feasible, have a south facing aspect. The Council will not consider incidental spaces left over after the site layout has been designed, as suitable to meeting open space requirements. The requirements for provision of private, semi-private and communal open spaces for houses and apartments are outlined in Chapter 13 (Development Management Standards and Guidelines).</i></p> <p>Objective UHO 3 – Special Needs <i>Facilitate the provision of suitable accommodation for those with special needs through existing and new Local Authority and voluntary housing as well as the upgrade of existing residences.</i></p> <p>Objective UHO 4 – Homelessness <i>Facilitate the provision of suitable accommodation for the homeless and for those in need of emergency accommodation.</i></p> <p>Objective UHO 10 – Sequential Development <i>Endeavour to promote the orderly and phased development of residential development in accordance with the principles of the sequential approach and as set out in the Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) Guidelines 2009 (or as updated). This shall include a positive presumption in favour of the sequential development of suitably serviced Residential (Phase 1) lands in zoned towns and villages. In un-zoned towns and villages, the presumption shall be in favour of sequential development emanating from the town/village core outwards, subject to compliance with the principles of proper planning and sustainable development and the County Development Plan. This objective will not refer to single house build. Regarding the phasing of undeveloped residential zoned land, development on Residential – Phase 2 lands will normally only be considered where 50% of the lands in Residential Phase 1 are committed to development.</i></p>	<p>The Development provides ample open space as part of the planning application.</p> <p>The Development meets the objectives of policies UH03 and UH04 by providing much need social housing designed to universal standards.</p> <p>The development was zoned for residential development in the now expired OLAP 2012-2016. This is a material consideration in the determination of the planning application.</p>
<p>Chapter 8 Climate Change and Flooding</p>	<p>Policy FL 1 – Flood Risk Management Guidelines</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>The planning application is not located within a Flood Zone. There is no potential for flooding to occur at the Proposed Development site.</p>

Policy Topic	Policy Details	Development Policy Accordance
<p>Chapter 9 Heritage, Landscape & Environmental Management</p>	<p>Policy GH 1 – Conserve, protect and enhance the special character of the County as defined by its natural heritage and biodiversity, its built environment, landscape and cultural, social and sporting heritage.</p> <p>Policy GH 2 – Ensure that heritage protection is an integral part of coherent policies on economic and social development and of urban and rural planning.</p> <p>Policy GH 3 – Implement the legislative provisions of the Planning and Development Act, 2000 (as amended), which offers protection to the architectural, archaeological and natural heritage.</p> <p>Policy GH 4 – Engage with all relevant stakeholders (and in particular local communities) in matters relating to the protection of natural, built and cultural heritage.</p>	<p>An Archaeological Impact Assessment was previously prepared for the planning application site. The report concluded that the Development will not result in any direct impacts occurring to any identified extant features of archaeological interest. Furthermore, given the nature of the site and the general paucity of previously identified sites in the general area, it is considered that there is low potential for the discovery of subsurface archaeological remains within the extent of the subject lands.</p> <p>Based upon the information provided in this NIS, it can be concluded that the project will not, alone or in-combination with other plans or projects, result in significant adverse effects to the integrity and conservation status of European Sites in view of their Conservation Objectives and on the basis of best scientific evidence and there is no reasonable scientific doubt as to that conclusion.</p>
<p>Chapter 13 Development Management Standards and Guidelines</p>	<p>DM Standard 2: Multiple Housing Schemes (Urban Areas)</p> <p>DM Standard 6: Assimilation of Development into Landscape</p> <p>DM Standard 8: Landscaping</p> <p>DM Standard 20: Sight Distances Required for Access onto National, Regional & Local Roads</p> <p>DM Standard 21: Building Lines</p> <p>DM Standard 22: Parking Standards</p> <p>DM Standard 27: Surface Water Drainage and Flooding</p> <p>DM 29: Effluent Treatment Plants</p>	<p>The planning application complies with the relevant development management standards set out in chapter 13 of the GCDP,</p>

6 PLANNING APPRAISAL AND CONCLUSION

6.1 Introduction

The following key issues need to be considered when assessing this planning application:

- *Principle of development*
- *Housing Need*
- *Environmental considerations including Nature Conservation*
- *Sustainability and accessibility of the site*
- *Impact on Residential Amenity*
- *Overall compliance with planning policy*

The proposals are assessed against each of these issues in turn below

6.2 Principle of Development

The site was zoned for residential development in the now expired Oughterard Local Area Plan 2006-2012. Although the local area plan has expired, it is still a material consideration in the determination of the planning application.

6.3 Housing Need

The Housing Team at GCC have commented on the previous application and accepted that it is difficult to find suitable housing sites. The Housing Team are fully in support of the planning application. What is of importance is that the planning application site will provide much needed social housing units in a town where there is pressing need. The application site lies within the Connemara Central Area where there is 247 households currently on the social housing list. Figure 6.1 provides an overview map showing the site in context. Of the 247 households 47 have been on the waiting list between 11-15 years.⁹ (see figure 6.2)

What is also of importance is that there a pressing need for social housing units in the county with a need in Oughterard. **Figure 6.2** shows that there is an identified need for smaller units and bungalows and this planning application would address a specific housing need.

⁹ <https://www.galway.ie/en/services/housing/demand/> (Accessed on 01 12 2021)

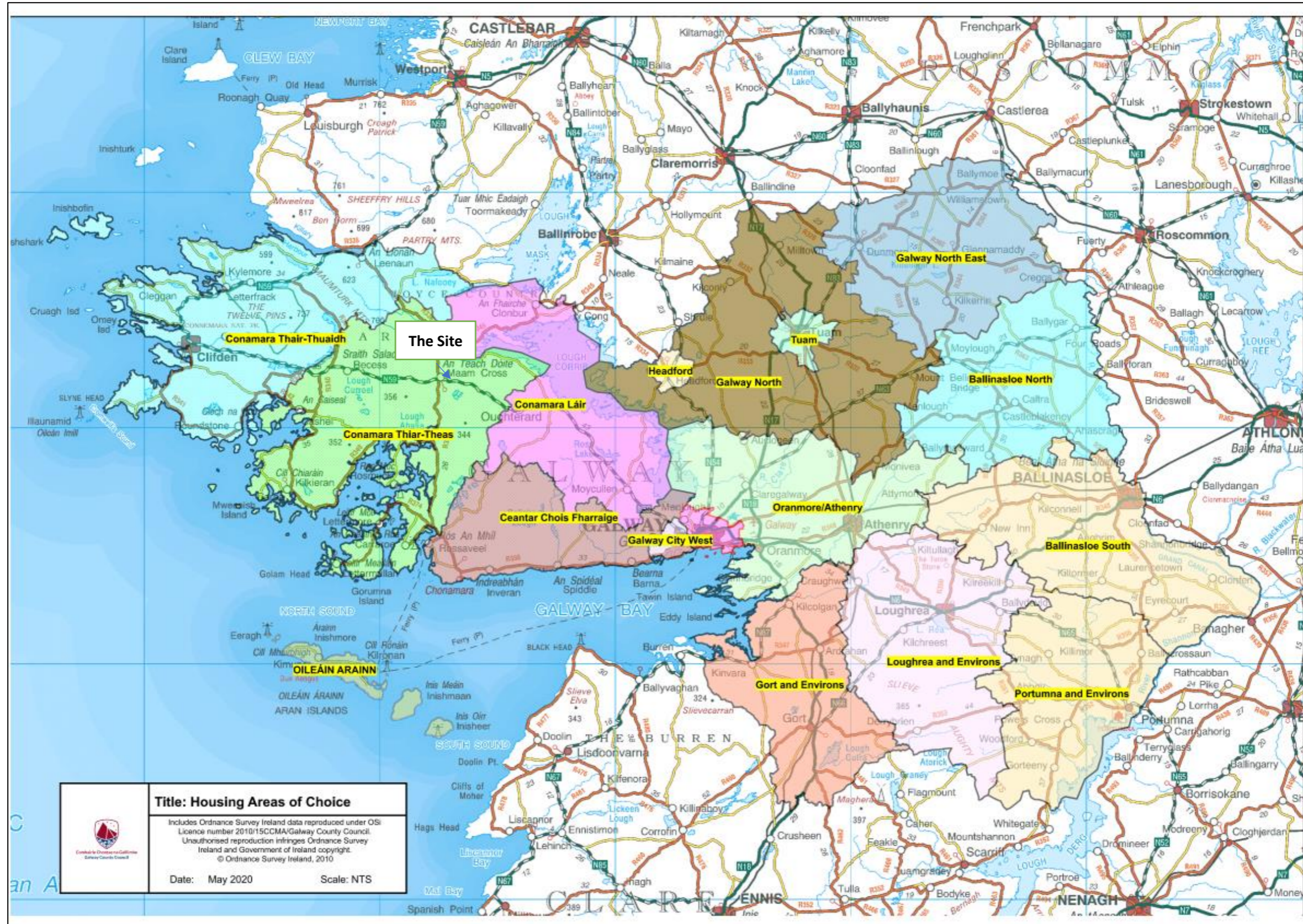


Figure 6.1: Housing Areas of Choice

APPROVED HOUSEHOLDS BY AREA OF CHOICE & PROPERTY SIZE							
AREA OF CHOICE	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
	1	0	0	0	0	0	1
Athenry-Oranmore	460	271	163	36	8	1	939
Ballinasloe North	101	48	31	14	1	0	195
Ballinasloe South	153	122	64	30	4	2	375
Connemara Central	125	77	36	9	0	0	247
Connemara Islands	9	4	1	0	0	0	14
Connemara North-West	58	28	46	3	1	0	136
Connemara South-East	47	36	20	6	0	0	109
Connemara South-West	45	33	17	2	1	0	98
Galway City East	2	0	0	0	0	0	2
Galway City West	1	0	2	0	0	0	3
Galway North	23	17	20	6	0	0	66
Galway North-East	42	25	24	6	0	0	97
Gort and Environs	130	60	46	10	2	0	248
Headford	63	36	28	9	0	0	136
Loughrea and Environs	148	88	35	13	7	0	291
Portumna and Environs	48	23	22	3	0	0	96
Tuam	217	128	107	27	4	2	485
Total	1673	996	662	174	28	5	3538

APPROVED HOUSEHOLDS BY AGE RANGE & PROPERTY SIZE							
Age Range	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
18 ~ 27	6	5	2	0	0	0	13
28 ~ 37	18	21	12	0	0	0	51
38 ~ 47	23	22	13	5	0	0	63
48 ~ 57	32	17	4	3	0	0	56
58 ~ 65	24	8	4	1	0	0	37
65+	22	4	1	0	0	0	27
Total	125	77	36	9	0	0	247

Figure 6.2: Excerpt from Galway County Council Website showing Social Housing Demand

6.4 Environmental considerations including Nature Conservation

The application site contains habitats of varying ecological value, including those of low ecological value. Overall, the Survey confirms that, assuming all loss is adequately mitigated, the development could result in a net gain in biodiversity. This would be in accordance with Policy **NHB1** of the GCDP. The NIS prepared by Doherty Environmental Consultants has concluded that the project will not, alone or in-combination with other plans or projects, result in significant adverse effects to the integrity and conservation status of European Sites in view of their Conservation Objectives and on the basis of best scientific evidence and there is no reasonable scientific doubt as to that conclusion

6.5 Sustainability and accessibility of the site

The planning application is located within the settlement boundary of Oughterard. The site is on the edge of the settlement; however, it is still within walking distance to the village core. Galway County Council have received funding from Transport Infrastructure Ireland which includes a new vehicular and pedestrian bridge to cross the Owenriff river at Oughterard. 2 of the 8 stages of this process have been completed, and the third stage will involve in-river environmental works to prepare for the planning application.

6.6 Impact on Residential Amenity

The proposed development respects the scale and character of the adjoining residential properties to the southern boundary. The layout of the revised proposal achieves a set-back of over 11.5 metres from the nearest adjoining residential properties to the south of the application site.

6.7 Overall Compliance with Planning Policy

The application proposals will help to meet the objectives set out in the Housing For All Plan by providing much needed social housing.

Furthermore the principle of development should be acceptable as the site was zone for residential development in the Oughterard Local Area Plan.

The proposals meet the development management policy requirements as set out in Table 5.1 above and in particular comply with the provisions of the county development plan.

The provision of new housing of a high quality and good design with appropriate parking and amenity space. As set out above the revised proposals have also been shown not to give rise to concerns with regard to noise impacts on the future residents of the properties or adjoining residential properties

It is therefore concluded that the proposals are fully compliant with the Development Plan and that planning permission should now be granted for the proposals in accordance with paragraph 14 of the NPPF. It is suggested that a grant of permission is also consistent with the National Planning Framework and The Housing for All Plan's encouragement to Local Authorities to boost the supply of new housing and to treat applications for new housing development in the context of the presumption in favour of sustainable development.

6.8 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'*.

The planning application proposals must be viewed in the context of promoting the social and environmental objectives of the county development plan. The planning authority need to acknowledge that there must be a balance between managing development of the town and environmental and social considerations. The development strikes an appropriate balance between both.

6.9 **Conclusion**

The planning application will meet an identified social housing need where there is an pressing need to deliver such housing. The proposal meets the objectives of the Government's Housing for All Plan.

It is considered that the reasons for refusal under the previous planning application have been addressed as set out in section 3 of this report. This has been achieved by significantly reducing the overall footprint and number of units.

The planning application is designed to Universal Design Guidelines and will be built to Nearly Zero Building Standards.

The planning application will provide ample open space and biodiversity enhancements as part of the planning application.

The Natura Impact Statement (NIS) prepared as part of the planning application concludes that the project will not, alone or in-combination with other plans or projects, result in significant adverse effects to the integrity and conservation status of European Sites in view of their Conservation Objectives and on the basis of best scientific evidence and there is no reasonable scientific doubt as to that conclusion.

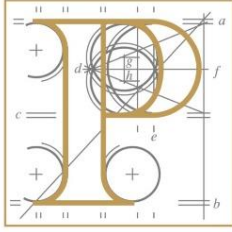
The planning application is located within the settlement boundary of Oughterard. The site is on the edge of the settlement; however, it is still within walking distance to the village core. Galway County Council have received funding from Transport Infrastructure Ireland which includes a new vehicular and pedestrian bridge to cross the Owenriff river at Oughterard. 2 of the 8 stages of this process have been completed, and the third stage will involve in-river environmental works to prepare for the planning application.

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.

Planning permission should be granted for this development for all the reasons outlined above.

APPENDIX A:

APPEAL DECISION APB ORDER



An
Bord
Pleanála

Board Order ABP-304339-19

Planning and Development Acts, 2000 to 2019

Planning Authority: Galway County Council

Application by Galway County Council for approval under section 177AE of the Planning and Development Act 2000, as amended, in accordance with plans and particulars, including a Natura impact statement, lodged with An Bord Pleanála on the 29th day of April, 2019.

Proposed Development: Construction of a housing development of 13 number units, comprising of nine number single-storey two-bed dwellings, four number two-storey two-bed dwellings, car parking, provision of green space, connection to existing services and all ancillary site development works at Claremount, Oughterard, County Galway.

Decision

Refuse to Approve the above proposed development based on the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

The Board agreed with and adopted the screening assessment and conclusion carried out in the Inspector's report that the Lough Corrib Special Area of Conservation (site code: 000297) and the Lough Corrib Special Protection Area (site code: 004042) are the European sites for which there is a likelihood of significant effects.

The Board considered the Natura Impact Statement and all other relevant submissions and carried out an Appropriate Assessment of the implications of the proposal for the Lough Corrib Special Area of Conservation (site code: 000297) and the Lough Corrib Special Protection Area (site code: 004042) in view of the sites' Conservation Objectives.

In completing the assessment, the Board considered, in particular,

- (i) the likely direct and indirect impacts arising from the proposal both individually or in combination with other plans or projects,
- (ii) the mitigation measures which are included as part of the current proposal,
- (iii) the Conservation Objectives for these European Sites, and
- (iv) the views of the Department of Culture, Heritage and the Gaeltacht.

In completing the Appropriate Assessment, the Board accepted and adopted the Appropriate Assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the integrity of the aforementioned European Sites, having regard to the sites' Conservation Objectives.

1. The Board is not satisfied that the local authority has demonstrated that the proposed development would not adversely affect the integrity of the European Sites, the Lough Corrib Special Area of Conservation (site code: 000297) and the Lough Corrib Special Protection Area (site code: 004042), in view of the sites' Conservation Objectives, as the proposed development would entail site clearance, excavation and piling operations in proximity to the adjoining tributary of the Owenriff River, which forms part of the Lough Corrib Special Area of Conservation (site code: 000297), and which contains a population of Freshwater Pearl Mussel downstream of the confluence of these two watercourses. In addition, it is concluded that there is a lack of surveys of mammals, birds or other aspects of biodiversity along the stream channel where there is potential for local or nearby otter, badger and bat presence and usage of the site. In overall conclusion, the Board is not satisfied that the proposed development would not adversely affect the integrity of the above-mentioned European Sites in view of the sites' Conservation Objectives. In such circumstances, the Board is precluded from approving the proposed development.

2. The Ministerial Guidelines "Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in May 2009 recommends a sequential and co-ordinated approach to residential development, whereby undeveloped lands closest to the core and public transport routes be given preference. Notwithstanding the residential zoning objective for the site within the expired local area plan, it is considered that the site is located in an area which is remote and isolated from the village core and its development would not be in line with the orderly expansion of the settlement. Having regard to the lack of a pedestrian linkage and the excessive walking distance to the centre of Oughterard, the absence of public transport to the village centre and the lack of social and community facilities in the vicinity, it is considered that the proposed development would be excessively car dependent and would, therefore, be contrary to the Ministerial Guidelines and to the proper planning and sustainable development of the area.

APPENDIX B:

EXTRACTS FROM HOUSING FOR ALL



Figure 10:
Pathway to Eradicating Homelessness, Increasing Social
Housing Delivery and Supporting Social Inclusion

2 Pathway to Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion

- Work towards eradicating Homelessness by 2030.
- Increased *Housing First* Targets to 1,200 tenancies over the next five years.
- Deliver 90,000 social homes by 2030. This includes over 10,000 social housing homes each year over the next five years, with an average of 9,500 of those being new-build social homes.
- End long-term leasing through phasing out new entrants to the current leasing arrangements and focussing on new-build to provide social homes.
- Continued funding for Local Authorities to acquire additional land for new-build public housing.
- Enhanced role for Approved Housing Bodies in social housing provision.
- Strengthened *Mortgage to Rent* scheme to ensure that it meets the needs of those in long-term mortgage arrears.
- Improvements in the quality and quantity of Traveller-Specific Accommodation.
- Increasing the housing options available to older people to facilitate ageing in place, with dignity and independence.
- Deliver an appropriate range of housing and related support services, in an integrated and sustainable manner, which promote equality of opportunity, individual choice and independent living for people with a disability.
- Continued support for social inclusion through the Capital Assistance Scheme (CAS) and other social housing support programmes.



Housing policy must address the needs of socially excluded members of society. The prevalence of homelessness and the restricted options for older persons or people with a disability are among the most pressing issues of our time and we are committing in this policy to taking further action to address needs in these areas. We will increase the protections available across all tenures to ensure that those with the most pressing housing needs are supported, whilst providing the right temporary and long-term supports to ensure that people have a secure home. We will support continued implementation of the current *National Traveller and Roma Inclusion Strategy 2017-2021*, and actions to be identified in the successor to that strategy.

The actions in this Pathway will also contribute towards State efforts to meet Sustainable Development Goals relating to ending poverty, including Target 1.5⁶: “By 2030 build the resilience of the poor and those in vulnerable situations and reduce their exposure and vulnerability to climate-related extreme events and other economic, social and environmental shocks and disasters”, as well as other Goals where housing has a role.

2.1 Eradicate Homelessness

Reducing and preventing homelessness remains a top priority for the Government. Recognising the particular challenges of homelessness, for families and for individuals, the Government will focus its efforts on reducing the number of homeless families and individuals and work with Local Authorities, Non-Government Organisations (NGOs), Approved Housing Bodies (AHBs) and

the HSE, to support people experiencing homelessness into long-term sustainable accommodation. Underpinning all elements is the criticality of inter-agency supports to address the complex combination of social, health and economic needs of homeless persons and those at risk of homelessness, in addition to their specific housing need.

Housing for All recognises that many households experiencing homelessness have additional support needs and includes specific measures to address these needs. These include measures to engage with and support rough sleepers into sustainable accommodation, the continued expansion of the *Housing First* model, a focus on the construction and acquisition of one-bed homes, and, importantly, ensuring provision of the necessary health and mental health supports required to assist homeless people with complex needs.

The Government will establish a new National Homeless Action Committee. This will be a cross-governmental and inter-agency oversight group to ensure better coherence and coordination of homeless related services in delivering policy measures and actions. The work of the group will be informed by **Housing for All** and will oversee the implementation of the interagency elements.

The Government is committed to a housing-led approach as the primary response to all forms of homelessness. It includes the prevention of loss of existing housing. It also incorporates the provision of adequate support to

people in their homes according to their needs and the provision of high levels of additional social housing.

There will be an emphasis on the development of emergency accommodation through Local Authority or AHB owned facilities for those who are homeless. Such developments will include the acquisition of existing properties for conversion, and land or sites to develop purpose-built facilities, using the capital funding streams available to Local Authorities and AHBs. Looking to the future, such facilities in the ownership of Local Authorities and AHBs have the scope in time to be repurposed to support social housing delivery.

People who are rough sleeping are at the sharp end of homelessness. Street Outreach Services, which will persistently engage with people who are rough sleeping, will be expanded nationwide into urban areas where rough sleeping is a concern.

The availability of social housing is one of the key factors in addressing homelessness and the availability of one-bed homes for individuals that are homeless needs to be addressed. Local Authorities will set out delivery targets, including targets for one-bed homes, in their new Housing Delivery Action Plans (see section 2.2.2) which ***Housing for All*** mandates them to prepare and which will be available by December 2021.

2.1.1 Support the Lisbon Declaration on Combatting Homelessness

On 21 June 2021, the Minister for Housing, Local Government and Heritage, with the support of the Government, signed the 'Lisbon Declaration on the European Platform on Combatting Homelessness'. The Declaration commits all signatories, Ireland included, to working towards the ending of homelessness by 2030. This will now be an important national strategic goal. In ***Housing for All*** we are reaffirming the commitments made through the Declaration.

In signing the Declaration, Ireland has agreed to promote the prevention of homelessness, access to permanent housing and the provision of enabling support services to those who are homeless. We have confirmed that we will welcome the involvement of all relevant stakeholders in the design and implementation of policy measures. We are committed to supporting our policy measures with adequate funding and to sharing our good practices in combatting homelessness. A new European Platform on Combatting Homelessness has been established. Ireland will actively participate in this structure. We will collaborate with other EU Member States, the European institutions as well as international organisations that support homeless persons, in working towards a shared goal of eradicating homelessness.

2.1.2 Expand *Housing First*

Housing First is a housing-led approach that enables people with a history of rough sleeping or long-term use of emergency accommodation, and with complex needs, to obtain permanent secure accommodation, with the provision of intensive supports to help them to maintain their tenancies. The *Housing First* National Implementation Plan 2018-2021 was designed to provide this response, and contains tenancy targets for each Local Authority, with an overall national target of 663 tenancies to be delivered by the end of 2021. Local Authorities are on schedule to achieve this target.

An updated National Implementation Plan will be published by year end. It will extend the programme and expand *Housing First* targets, with an aim to achieve 1,200 new *Housing First* tenancies over the next five years. This will involve an average of 240 tenancies per annum, with the specific targets for each region to be set out in the new national plan, based on analysis currently underway involving all key stakeholders. The implementation of these plans is a joint initiative of the Department of Housing, Local Government and Heritage (DHLGH), the Department of Health, the HSE and Local Authorities, in conjunction with NGO partners.

Housing for All recognises that prisoners and other persons convicted before the courts frequently present as homeless with high and complex support needs and that homelessness poses a significant risk for many post release. The updated National Implementation Plan will build upon the existing Dublin-based pilot scheme aimed at those from the criminal justice system by expanding the scheme nationally.

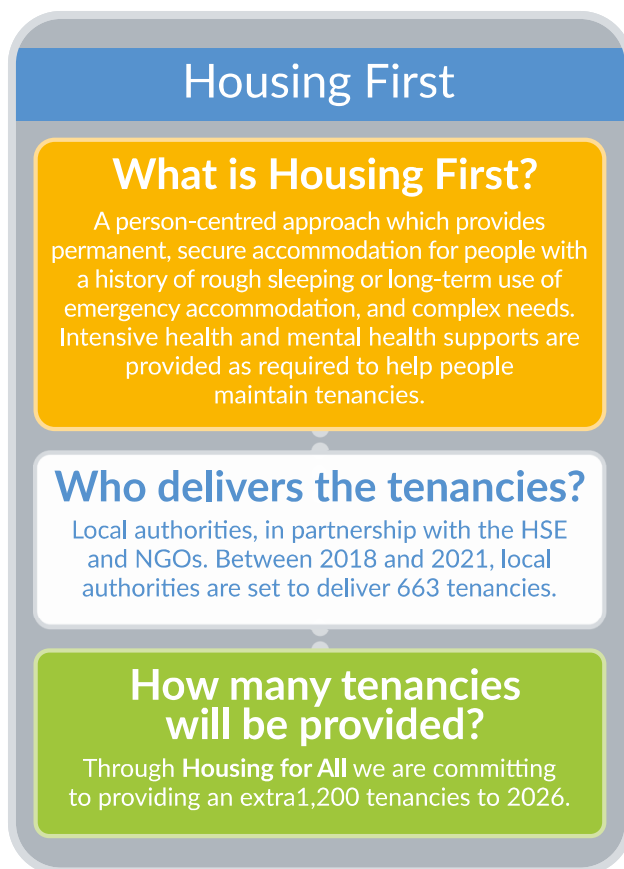


Figure 11:
Housing First

2.1.3 Support the health needs of people who are homeless

Suitable housing conditions are a key social determinant of health. Collaborative delivery of housing and health supports will ensure that no person is excluded from either housing or health support and that health support will be an integral component of settlement and a person's return to independent living.

The Government is committed to maintaining and consolidating the enhanced health service supports for homeless persons which were put in place in 2020 and 2021 in response to the pandemic. As part of the public health response to Covid-19, access to health services for people who are homeless was significantly enhanced, initially in the HSE Winter Plan and subsequently extended to cover all of 2021, with additional expenditure of €11m.

Under **Housing for All**, we will build on the co-operation and co-ordination and actions already in place and developed in minimising the impact of Covid-19 on homeless persons. These include:

- individual health care plans;
- tailored drug and alcohol treatment services; and
- mental health supports, especially for rough sleepers.

In addition, long-term funding of €4m is being provided in 2021 to provide further improvements in health services, including mental health, integrated care plans and *Housing First*.

The *Inclusion Health Model* is central to meeting the complex health needs of homeless persons. It provides a model of care that delivers integrated care for people who are homeless in primary and acute settings, in line with Sláintecare.

It is recognised that Traveller and Roma communities are represented amongst the homeless population. We will support continued implementation of the current *National Traveller and Roma Inclusion Strategy 2017-2021*, and actions to be identified in the successor to that strategy.

The Programme for Government details a number of commitments to improve health outcomes for people who are homeless. The National Drugs Strategy identifies people who are homeless as at high-risk of drug and alcohol addiction. Consistent with these, a key commitment is for the Department of Health and the HSE to work with the DHLGH to assess and commit dedicated multi-annual funding and resources to deliver the required health and mental health supports.

The Government is also committed to working collaboratively to provide enhanced and improved supports to those who require access to healthcare and addiction treatment services. An example of this is the commitment by the DHLGH to provide capital funding to Dublin Simon Community to construct a new 100 bed Medical Treatment and Recovery Facility at Ushers Island. Once constructed, a suite of core and complementary services will be delivered to respond to the need for healthcare, treatment and recovery services for homeless individuals. The Department of Health and HSE have committed to provide funding towards the ongoing operational costs of the facility.

This new facility will help to meet the Programme for Government commitment to increase the number of residential treatment beds for those stabilising, detoxing, and/or seeking drug-free services.

2.1.4 Prevent and address Family, Child and Youth Homelessness

Family homelessness has seen an appreciable reduction since 2019, but still remains a key challenge. The overriding objective is to provide homes to those households at risk of or experiencing homelessness through the various social housing supports available. In the first instance, it is critical that targeted prevention and early intervention services are provided to families and children who are at risk of homelessness. For those families and children in emergency accommodation it is critical that appropriate supports are provided in order to secure pathways out of homelessness. One notable issue that is evident concerns the length of time that some families (many with support needs requiring a multi-agency approach) spend in emergency accommodation. We will

work with Local Authorities and NGOs to identify families experiencing long-term homelessness that have complex support needs. Those that do will be provided with enhanced tenancy sustainment supports to help them exit homelessness and maintain their homes.

These further interventions will work in tandem with the continued provision of Homeless HAP. We will also build on the child and family supports and co-ordination provided through Tusla, and Children and Young People’s Services Committees (CYPSC) and through targeted initiatives, such as that provided through the National Childcare Scheme which supports homeless households with children to access childcare services. The DHLGH will work on a cross-departmental and agency basis and with Local Authorities and NGOs.

Supporting young people at risk of becoming homeless through strategic interventions can help avoid a cycle of longer-term homelessness. A Youth Homelessness Strategy is being prepared to be launched in early 2022.

Housing Policy Objective 3: Work towards Ending Homelessness by 2030

No.	Timeline	Lead	
3.1	Actively participate through the newly established European Platform on Combatting Homelessness to advance the Lisbon Declaration on Combatting Homelessness signed in June 2021	Ongoing	DHLGH
3.2	Establish the National Homeless Action Committee	Q4 2021	DHLGH, DoH, DCEDIY, DSP, DoJ, DoE, LAs, HSE, Tusla
3.3	Publish a new <i>Housing First</i> National Implementation Plan	Q4 2021	DHLGH, DoH, HSE, LAs
3.4	Target 1,200 new <i>Housing First</i> tenancies from 2022 to 2026	2022 to 2026	DHLGH, DoH, HSE, LAs

3.5	<i>Housing First</i> will be underpinned by the delivery of additional one-bed social housing homes	Q4 2021 and ongoing	DHLGH
3.6	Provide capital funding to develop further supported emergency accommodation for families and individuals experiencing homelessness	Q4 2021 and ongoing	DHLGH
3.7	Prepare and publish guidelines with standards for the development and refurbishment of emergency accommodation	Q2 2022	DHLGH
3.8	Issue guidance to Local Authorities on their Homeless Action Plans prepared under section 37 of the Housing (Miscellaneous Provisions) Act 2009; this guidance will link directly with, and be informed by, Housing for All and reflect current policy and actions	Q4 2021	DHLGH
3.9	Support the Dublin Region Homeless Executive (DRHE) to pilot a scheme to convert Local Authority and AHB owned emergency accommodation facilities to own-door permanent social housing tenancies	Q2 2022	DHLGH
3.10	Maintain Covid-19 public health measures for people who are homeless and consolidate improvements in health care delivery	Ongoing	DoH, HSE
3.11	Continue to increase access to health supports and protections for homeless individuals, with an individual health care plan to be provided for all homeless individuals that need one and improved access to mental health services	Ongoing	DoH, HSE
3.12	Finalise a model of health care for people experiencing homelessness, including a health / vulnerability assessment tool to assist in determining suitability for <i>Housing First</i> and level of support needed	Q2 2022	DoH, HSE
3.13	Strengthen integrated care pathways for people who are homeless with chronic health needs based on an inclusion health model, to achieve better health outcomes and to reduce the incidence of premature death	Ongoing	DoH, HSE
3.14	Expand the case management approach for homeless people living with drug or alcohol addiction and enhance treatment options	Q2 2022	DoH, HSE
3.15	Develop a Youth Homelessness Strategy	Q1 2022	DHLGH, DCEDIY, Tusla, LAs
3.16	Enhance family support and prevention and early intervention services for children and their families through a multiagency and coordinated response, and disseminate innovative practice	Ongoing	DCEDIY, Tusla, DHLGH, LAs
3.17	Expand Street Outreach Services to engage with rough sleepers in other key urban areas outside Dublin	Q4 2021 and ongoing	DHLGH, LAs
3.18	Identify and provide enhanced tenancy sustainment supports to families experiencing long-term homelessness to help them exit from homelessness and maintain their homes	Ongoing	DHLGH, LAs, DCEDIY, Tusla

2.2 Increase Social Housing Delivery

The Government is committed to increasing social housing delivery and will work with our delivery partners to ensure that housing is available to the most vulnerable in society. Local Authorities have a key role in the delivery of homes and targets will be set for delivery by them with new Local Authority Housing Delivery Actions Plans, setting out how they plan to deliver on the objectives of *Housing for All*.

We will roll out the largest house building programme in the history of the State by getting Local Authorities and AHBs back building at scale. Long-term leasing will be ended through phasing out new entrants with a renewed emphasis on building, not buying, social houses.

2.2.1 Deliver More Social Homes

Social housing is provided to meet the needs of low-income families across the country and is a key enabler of people moving out of homelessness. While immediate supports are available through the HAP, the Government plans to rapidly increase the numbers of houses owned by Local Authorities and Approved Housing bodies so that the most vulnerable in society will have access to a home.

The Government plans to deliver more than 90,000 social homes to 2030, with a range of delivery mechanisms being employed to get families and individuals housed as quickly as possible.

The focus of the social housing programme will be to increase the number of new-build homes, with a target to reach delivery of more than 9,500 new-build homes on average each year for the next five years to 2026.

The Government plans to deliver this through greater investment than ever before. Through the National Development Plan, the Government will fund new social homes, which will be delivered over the next five years to meet the needs of thousands of households across Ireland.

Approved Housing Bodies (AHBs) have been significant partners in social housing delivery and have played a key role in increasing the level of new social housing in recent years. Under *Housing for All*, AHBs will have a central role, with a multi-annual focus for AHBs set out in new Local Authority Delivery Action Plans (see 2.2.2 below). Increased funding will be made available to AHBs through increases in the budget available for the Capital Advance Leasing Facility (CALF), the DHLGH will review the structure and operation of CALF to assess whether any refinements to the facility are required to support delivery of social housing by the AHB sector across a wider range of Local Authority areas. Recognising the track record of AHBs in Estate Management, we will support increased strategic partnerships between Local Authorities and AHBs to

increase the role of AHBs in providing housing management services, including through Public Private Partnership (PPP) housing developments.

Building on the successful model of social housing PPPs introduced in recent years, which is delivering in the region of 1,500 social homes across three bundles nationally between 2020 and 2024, we will increase their use to deliver social housing. The PPP model provides a delivery structure whereby social housing homes remain in State ownership throughout. The PPPs will be focussed in cities, in particular Dublin, to support the acceleration of delivery from current levels to the levels required under **Housing for All**. The PPPs will be delivered in partnership with the National Development Finance Agency and experienced tenancy management service providers such as the Approved Housing Bodies, who will provide the required management services for the PPP developments over the operating period.

In addition to the existing acquisitions under the Housing Agency Acquisitions Fund, the Government will fund Local Authorities and AHBs to acquire 200 existing properties each year to provide Local Authorities with the flexibility to provide specific housing solutions aligned with local need, which are otherwise challenging to deliver for location specific, cost, timing or design reasons.

The Government will phase out the use of current leasing models by 2025 through phasing out new entrants to the current leasing arrangements for long-

term delivery and enhanced leasing, in favour of delivery models which ensure long-term ownership of social housing homes. This will be achieved by a shift towards new-build social homes on an unprecedented scale financed by an historic capital commitment. The DHLGH will retain flexibility for Local Authorities to use short term rental availability agreements (RAS-Type) in order to accommodate people on the waiting list in the most appropriate way possible, an annual projection of 200 homes over the course of the Plan is envisaged.

The LDA will assume responsibility for the National Asset Residential Property Services DAC (NARPS) from NAMA, to provide a certain and secure base for the associated social housing which is leased to Local Authorities.

The Government will support Local Authorities to acquire additional land to deliver a housing programme, adding to their existing land banks, in line with the level of social housing to be delivered under **Housing for All** and Local Authority Housing Delivery Action Plans.

The *Mortgage to Rent* (MTR) scheme assists those in mortgage arrears and who are at risk of losing their homes. It is targeted at supporting households in mortgage arrears who have had their mortgage position deemed unsustainable by their lender under the Mortgage Arrears Resolution Process (MARP), and who agree to the voluntary surrender of their home and qualify for social housing support. The property in question must also meet certain eligibility criteria. AHBs are an integral

part of the MTR scheme and their participation in the scheme has enabled and continues to enable a significant number of borrowers to remain in their homes as social housing tenants.

The Government will also strengthen the MTR Scheme to ensure that it is helping those that need it, with delivery of an average of 1,000 solutions every year. The principal improvements to the scheme are:

- An increase in the positive equity limit to better align the limits with the range of house prices across the regions;
- Updated purchase price thresholds for properties under the MTR scheme to align them with the Department's acquisition thresholds for social housing generally;
- Additional flexibility in terms of bedroom numbers for borrowers aged 65 and over or where the borrower or one of the joint borrowers or dependents has a disability and the property has had to be adapted to their needs, or the property is specifically suitable to their need without adaptations; and
- Continued oversight to ensure that properties meet private rental standards.

Given the current supply challenges, it will be necessary to continue to provide social housing in parallel via the private rental market for now to ensure that those who are most vulnerable in society can access support immediately. As new-build supply of social housing ramps up, there will be a reducing reliance on the Housing Assistance Payment (HAP) and the Rental Accommodation Scheme (RAS).

The State will continue to support the over 60,000 households currently in Housing Assistance Payment (HAP) supported tenancies and to provide funding to support households on social housing waiting lists to secure a HAP supported tenancy, while we increase the levels of housing stock managed by Local Authorities and AHBs.

In addition to the provision of continued support, and in order to safeguard the ability of Local Authorities to assist households source and retain accommodation in the private rented sector under the HAP scheme, the Department will analyse the need to amend the level of discretion available to Local Authorities under the scheme. This analysis will take into account the upward rent pressure seen in recent years in the rental market and the increased use of discretionary powers by Local Authorities to exceed HAP limits, with a view to ensuring adequate levels of support continue to be provided in specific areas and for specific household types. The State will also continue to support existing and new tenancies under the Rental Accommodation Scheme (RAS).

Housing Policy Objective 4: Increase Social Housing Delivery

No.		Timeline	Lead
4.1	Deliver over 10,000 social housing homes each year to 2030 and increase the stock of available social housing	Ongoing	DHLGH, LAs, AHBs
4.2	Enhance Local Authorities and AHBs to reach delivery of over 9,500 new build homes on average each year	Ongoing	DHLGH, LAs, AHBs
4.3	Increase the use of Public Private Partnerships (PPPs) to deliver social housing	From 2024	DHLGH, LAs, AHBs, NDFA
4.4	End long-term leasing of social housing by Local Authorities and AHBs through phasing out new entrants and focussing on new-build to provide social homes	End 2025	DHLGH
4.5	Support Local Authorities to acquire suitable land to deliver a housing programme, based on existing land banks, the level of social housing to be delivered under <i>Housing for All</i> and Local Authority Housing Delivery Action Plans	Ongoing	DHLGH
4.6	Continue to support households through the HAP and RAS Schemes while levels of social housing stock are increased	Ongoing	DHLGH
4.7	Strengthen the Mortgage to Rent (MTR) Scheme to ensure it supports those who need it	Q4 2021	DHLGH
4.8	Undertake an analytical exercise to examine whether an increase in the level of discretion available to Local Authorities under HAP is required, in order to maintain adequate levels of HAP support	Q4 2021	DHLGH
4.9	Carry out a review of the Rental Accommodation Scheme to consider the role of the Scheme in the private market, taking account of the impact of HAP and AHB participation by end 2022	Q4 2022	DHLGH
4.10	Carry out a review of the structure and operation of CALF to assess whether any refinements to the facility are required to support delivery of social housing by the AHB sector across a wider range of Local Authority areas	Q4 2022	DHLGH
4.11	Review the operation of the Housing Agency Acquisitions Fund	Q1 2022	DHLGH

2.2.2 New Local Authority Housing Delivery Action Plans

The Government will ensure that the ambition of **Housing for All** is translated into clear, target driven Local Authority delivery action plans. Local Authorities will be provided with multi-annual targets for social housing delivery over the lifetime of the Plan.

Housing for All outlines the enhanced level of resources that will be made available by the Government to deliver social housing. Based on all of the information available, including the resources made available under the Plan, information available from the Housing Need and Demand Assessment (HNDA) Tool and the annual Summary of Social Housing Assessments (SSHA), housing targets will be prepared and issued to Local Authorities following the publication of **Housing for All**.

No later than December 2021, Local Authorities will develop and submit to the Minister their Housing Delivery Action Plans covering the next five years. The HNDA Framework and associated tools and data repository are available to inform this work. These Action Plans will be consistent with the relevant adopted Development Plan for that area and any associated environmental assessments. The Plans will set out details on how and when Local Authorities will deliver their housing targets, including the delivery of affordable homes, in the following areas:

- The alignment of the Housing Delivery Action Plan with the National Planning Framework, in particular compact growth objectives;
 - An outline of locations where housing will be delivered (e.g. towns, villages, urban areas, rural areas, etc.) and the planned numbers of homes to be delivered in each area and by year;
 - Details of existing land holdings and land acquisition required to deliver the targets in the Plan;
 - An outline of planned delivery streams used to meet the targets, including the role of the Approved Housing Bodies / LDA or other partners with a focus on delivery through new build;
 - An assessment of housing types and sizes, in accordance with local need, including
 - the adequate proportion of 1-, 2-, 3- and 4- bedroom homes aligned with those needs
 - the provision of housing for people with a disability and
 - the provision of Age Friendly Housing
- and;
- Targets for the use of vacant properties as social housing through Buy and Renew, Construction and Repair and Leasing schemes.

In recognition of the proportion of new housing required across all tenures in the Dublin region, the Dublin Housing Delivery Group (DHDG) has been set up to coordinate and drive delivery of social and affordable housing in the region. The DHDG is led by the four Dublin Local Authority Chief Executives,

who will prepare the Housing Delivery Action Plans for the four Dublin Local Authorities, with support from the DHLGH and Housing Delivery Coordination Office (HDCO). The DHDG will furnish quarterly reports to the Minister setting out progress against the Action Plans.

Housing Policy Objective 4: Increase Social Housing Delivery

No.		Timeline	Lead
4.12	Local Authorities will prepare Housing Delivery Action Plans to include social and affordable housing delivery	December 2021	LAs

2.3 Reform the Social Housing System

Social housing performs a key function in society, ensuring that households, who do not have sufficient resources to meet their housing needs, are provided with social housing supports. The DHLGH is tasked with ensuring that there is a framework for providing housing supports that are flexible and responsive to people’s current and future needs. It is a priority to ensure that the system efficiently delivers social housing supports that are fair, sustainable, and prioritise those most in need.

The social housing waiting list stood at 89,872 households in 2013, rising to 91,600 in 2016 but declining to 61,880 in 2020. The Government plans to reach delivery of an average of over 10,000 social housing homes every year for the next five years and we will continue to

build social housing right out to 2030. Given the current supply challenges, it will be necessary to continue to provide social housing via the private rental market for now to ensure that those who are most vulnerable in society can access support immediately. As new-build supply of social housing ramps up, there will be a reducing reliance on the Housing Assistance Payment (HAP) and the Rental Accommodation Scheme (RAS).

Given the waiting lists for social housing, it is appropriate that ongoing review and reform takes place to ensure that social housing supports are targeted appropriately and managed efficiently. There is also a need to ensure that the interests of current tenants in social housing are protected and that a fair and equitable system is in place to respond to their needs.

2.3.1 Reform Differential Rents

Local Authority tenants pay a differential rent, which is set by reference to household income. There are 32 differential rent schemes in operation across 31 Local Authorities, which means that Local Authority tenants in different areas on similar incomes do not pay the same rents. This can lead to unfairness. For example, in 2018, the median rent paid by tenants in Dún Laoghaire-Rathdown was 63% higher than their counterparts in nearby South Dublin, and the median rent paid by tenants in Carlow was 13% higher than tenants in the neighbouring county of Laois. We will reform the differential rents system and will introduce a national scheme that will standardise differential rents across the country to ensure fairness. Proposals are currently in development regarding the type of model to be adopted. Support will be provided by the Money Advice and Budgeting Service (MABS) where necessary.

2.3.2 Reform Tenant Purchase Scheme

Local Authority tenants can seek to purchase the property they live in if they meet the criteria set out in the Tenant (Incremental) Purchase Scheme 2016. The Government will maintain the right of social housing tenants to purchase their own home and change income eligibility to allow older tenants to buy their homes if they have the means. It will also be required that tenants have been in situ for 10 years. The maximum discount will be reduced to a maximum of 25%. This will

ensure that we strike a balance between enabling tenants to purchase their homes and replenishment of the social housing stock to make homes available for those on the waiting list.

2.3.3 Roll Out of Choice Based Letting for Social Housing

Choice Based Letting (CBL) is a method whereby available social housing stock is let by being openly advertised by Local Authorities to persons on the social housing waiting list. This allows qualified applicants to 'register an interest' in available homes. While many housing authorities have adopted CBL, it is not yet in operation in all Local Authorities. The DHLGH is working with the Local Authority sector, through the Local Government Management Association (LGMA) and the County and City Managers Association (CCMA) to progress this and funding has been made available in 2021 to encourage Local Authorities to adopt this method of letting. The Department will continue to work with Local Authorities who do not yet have CBL to progress the standardisation of the CBL systems in place across Local Authorities.

2.3.4 Review & Reform Income Eligibility for Social Housing

The Social Housing Assessment Regulations 2011 prescribe maximum net income limits for eligibility for social housing supports in each Local Authority area. Different income bands exist in different areas, with income being defined and assessed according to a standard Household Means Policy (HMP). The thresholds for the three bands are currently set at €35,000 (Band 1), €30,000 (Band 2) and €25,000 (Band 3).

As part of the review, the efficiency of the banding model and its application to Local Authorities will be considered. Equivalisation as between singles and families will also be considered. The review will also have regard to new initiatives being brought forward in terms of affordability and Cost Rental detailed in Pathway 1 and will be completed when the impacts of these parallel initiatives have been considered.

2.3.5 Examine Regulation of Social Housing

Current social housing tenants have existing rights under the Housing Acts 1966-2019 and the provisions of the Housing (Standards for Rented Houses) Regulations 2019 apply to all Local Authority dwellings. While social housing is regulated under the above Acts, private rental tenancies are regulated under Residential Tenancies legislation and the private sector benefits from a Rental Sector Regulator, which is the Residential Tenancies Board (RTB). It is intended to establish a Commission on Housing later this year and the Commission will be tasked with examining whether the social housing sector requires independent regulation and to make recommendations to the Minister.

Housing Policy Objective 5:

Reform the Social Housing System and support Social Housing Tenants

No.		Timeline	Lead
5.1	Reform the differential rents system and introduce a national scheme, which will standardise differential rents across the country to ensure fairness	Q1 2022	DHLGH
5.2	Review the Tenant Purchase Scheme and bring forward changes through legislation	Q4 2021	DHLGH
5.3	Roll out Choice Based Letting (CBL) across all Local Authorities	Ongoing	DHLGH
5.4	Review income eligibility for social housing	Q4 2021	DHLGH
5.5	Task the Commission on Housing to examine the potential for independent regulation of the social housing sector	Q4 2021	DHLGH

2.4 Support Social Inclusion

The core aims of our social inclusion policy are to:

- Increase the housing options available to older people to facilitate ageing in place with dignity and independence;
- Deliver an appropriate range of housing and related support services, in an integrated and sustainable manner, which promote equality of opportunity, individual choice and independent living for people with a disability;
- Provide high quality Traveller-specific accommodation solutions;
- Provide accommodation for and integration into the community of Programme Refugees and those granted status under the International Protection Process; and
- Support inclusion through the Capital Assistance Scheme (CAS) and other housing supports.

2.4.1 Expand the Housing Options for Older Persons

Under *Housing for All*, we will increase the housing options available to older people to facilitate ageing in place with dignity and independence, including policies and operational supports for older people considering right-sizing to smaller housing homes. We will be informed in this regard by the work of the national *Implementation Group on the Housing Options for our Ageing Population Policy Statement*⁷ and its reports.

With the assistance and co-operation of the Department of Health and HSE, the Government will work to ensure that older people are supported to stay in their homes and communities for as long as possible, fulfilling the Programme for Government vision of an age friendly Ireland in which older people can live long and healthy lives, participate in their communities and have a range of housing options and health supports to make this possible.

It is imperative that we plan for our ageing population. Local Authority Housing Delivery Action Plans (see section 2.2.2) will set out how dedicated social housing provision appropriate to the needs of older people will be delivered, matching the scale and extent of housing need for older people identified. This will focus specifically on delivery of housing appropriately sized and located for older people (drawing on a GIS mapping tool being designed) and working with the existing network of Age Friendly Technical Advisors.

Local Authorities must also consider the needs of older people in the wider planning process. In this regard, the new HNDA Framework, published in April 2021, specifically requires consideration of the housing needs of older people. The evidence considered in the HNDA is then used when making Local Authority Housing Strategies as part of the Development Plan process, thereby ensuring that the planning process fully considers how to provide for the housing needs of the ageing population.

⁷<https://www.gov.ie/en/publication/cg22c1-housing-options-for-our-ageing-population-policy-statement/>

We must also work to deliver housing for older people in line with Age Friendly and Universal Design principles. The Age Friendly Homes website⁸, a joint initiative of the DHLGH, DoH, the Housing Agency and Age Friendly Ireland, provides a central hub for resources, guidance and information on the provision of homes for older people – from Local Authorities and AHBs to architects, other construction professionals and the wider public. This website will be further developed to encourage those involved in the provision of homes for older people to think more closely about the needs of our citizens as we grow older.

We will review the existing grant programmes to assist older people to live independently. Among the options older people may wish to consider, are possibilities of adapting homes in

versatile ways to suit future needs, while also supporting efficient use of existing stock across the State. These innovative forms of housing redesign and re-organisation not only provide financial benefits but can also provide a sense of security and community for the older homeowners. We will support pilot schemes in this regard.

As the work of the Implementation Group on Housing Options for Our Ageing Population Policy statement reaches its conclusion, we will work with all of the stakeholders, and particularly the Department of Health and the Age Friendly Ireland Shared Service, to develop a new co-operation and co-ordination framework, nationally and locally, and implement Housing Options for Our Ageing Population actions and the new actions set out here.



Housing Policy Objective 6:

Increase and improve housing options for Older People

No.		Timeline	Lead
6.1	Continue to support the development of the Age Friendly Homes portal and website, which promotes awareness of age friendly housing	Ongoing	DHLGH, DoH, Age Friendly Ireland, Housing Agency
6.2	Local Authority Housing Delivery Action Plans will set out how dedicated social housing provision appropriate to the needs of older people will be delivered matching the scale and extent of housing need for older people identified	Q4 2021	LAs
6.3	Local Authorities will consider the housing needs of older people through the Housing Need and Demand Assessment Framework and feed that into their Housing Strategies as part of their Development Plan process	Ongoing	LAs
6.4	Review the range of housing grants for the suitable adaptation of existing housing	Q4 2021	DHLGH
6.5	Continue delivery of the Age Friendly housing and public realm training modules to cross sectoral stakeholders to promote greater awareness and foster knowledge transfer across the sector	Ongoing	DHLGH, DoH, Age Friendly Ireland
6.6	Support pilots of innovative forms of housing redesign/ reorganisation to deliver additional rental accommodation supply along with support for older homeowners	Ongoing	DHLGH
6.7	Implement the actions under the Housing Options for our Ageing Population Policy Statement, having regard to the Reports of the National Implementation Group	Ongoing	DHLGH, DoH

APPENDIX C:

ARCHAEOLOGICAL IMPACT ASSESSMENT

PROPOSED RESIDENTIAL DEVELOPMENT

CLAREMOUNT, OUGHTERARD COUNTY GALWAY

ARCHAEOLOGICAL IMPACT ASSESSMENT REPORT

MARTIN E. BYRNE, MA, Dip. EIA Mgmt., MIAI.

**Report Commissioned by
HEALY PARTNERS ARCHITECTS
The Mill,
Glenworth Street
Limerick
For
GALWAY COUNTY COUNCIL**

JANUARY 2019

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PROPOSED RESIDENTIAL DEVELOPMENT

CLAREMOUNT, OUGHTERARD, COUNTY GALWAY

ARCHAEOLOGICAL IMPACT ASSESSMENT REPORT

MARTIN E. BYRNE MA, Dip. EIA Mgmt, MIAI

BYRNE MULLINS & ASSOCIATES
ARCHAEOLOGICAL & HISTORICAL HERITAGE CONSULTANTS

1. INTRODUCTION

Galway County Council proposes the construction of a new residential development at Claremount, Oughterard, Co. Galway.

Byrne Mullins & Associates, Archaeological & Historical Heritage Consultants, have been commissioned by Healy Partners, Architects, The Mill, Glenworth Street, Limerick to prepare an Archaeological Impact Assessment Report with respect to the proposals, and this forms the basis of this report.

1.1 Definition of Archaeological Heritage

Archaeology is the study of past societies through their material remains and the landscapes they lived in. The archaeological heritage consists of such material remains (whether in the form of sites and monuments or artefacts in the sense of moveable objects) and environmental evidence_ (DoAHG 1999, p9).

2. METHODOLOGY

The Archaeological Study comprises the results of a Paper Survey, from which a list of sites and known/previously identified areas of archaeological interest was compiled. The Paper Survey comprised documentary, cartographic and aerial photographic research using the following principal sources:

- Record of Monuments and Places - Co. Galway (RMP)
- Sites and Monuments Record of the Archaeological Survey of Ireland (SMR) - www.archaeology.ie
- Topographical Files of the National Museum of Ireland
- Annual Archaeological Excavations Bulletin - www.excavations.ie
- Cartographic and Aerial Photographic Archive of the Ordnance Survey of Ireland - www.osi.ie
- National Inventory of Architectural Heritage - Survey of the Architectural Heritage of Co. Galway (NIAH) - www.buildingsofireland.ie
- Placenames Commission - www.logainm.ie
- Documentary and cartographic sources in Galway County Library (see Appendix 1)
- Galway County Development Plan 2015-2021 (GCDP)
- Oughterard Local Area Plan 2006-2012 (OLAP)

2.1 Study Area

The Study Area included the overall proposed development site and an area of approx. 500m outside the boundaries of such.

3. STATUTORY PROTECTIONS

The statutory and administrative framework of development control in zone of archaeological potential or in proximity to recorded monuments has two main elements:

- (a) Archaeological preservation and licensing under the National Monuments Acts and
- (b) Development plans and planning applications under the Planning Acts.

3.1 National Monuments Acts 1930-2014

Section 12 (1) of the National Monuments (Amendment) Act, 1994 provides that the Minister for Arts, Heritage and the Gaeltacht shall establish and maintain a record of monuments and places where the Minister believes there are monuments, such record to be comprised of a list of monuments and relevant places and a map or maps showing each monument and relevant place in respect to each county of the State. This is referred to as the 'Record of Monuments and Places' (RMP), and monuments entered into it are referred to as 'Recorded Monuments'.

Section 12(3) of the National Monuments (Amendment) Act 1994 provides for the protection of monuments and places in the record, stating that

'When the owner or occupier (not being the Minister) of a monument or place which has been recorded under subsection (1) of this section or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Minister and shall not, except in the case of urgent necessity and with the consent of the Minister, commence work for a period of two months after having given the notice.'

3.2 Register of Historic Monuments

The Register of Historic Monuments was established under section 5 of the National Monuments (Amendment) Act 1987. The section states (with amendments and changes of responsibility) that the responsible Minister shall establish and maintain a Register of Historic Monuments. The Minister shall enter in the Register the name, location and description of the monuments and other archaeological sites known at the commencement of the Act, and any monuments or areas that become known after the commencement, which in his opinion should be entered. The Minister may also amend or delete entries in the Register.

The Minister shall publish in *Iris Oifigiúil* (the official state gazette) a list of the monuments and areas entered in the Register. The Minister shall notify the owner or occupier of the monument or area in writing of the entry, amendment or deletion from the Record by registered post or be delivered to him by hand by an agent of the Minister.

Where the owner or occupier of a Registered Historic Monument or any other person proposes to carry out work in relation to the monument or area, he shall give notice in writing of his proposal to the Minister and shall not, except in a case of urgent necessity with the consent of the Minister, commence the work for two months after giving the notice. A person shall not demolish or remove wholly or in part or disfigure, deface, alter or in any manner interfere with a Registered Historic Monument. A person who contravenes this section shall be guilty of an offence.

3.3 National Monuments & Ministerial Consent

Section 14(1) of the National Monuments (Amendment) Act, 2004 states that *in respect of a national monument of which the Minister or a Local Authority are the owners or the guardians or in respect of which a preservation order is in force, it shall not be lawful for any person to do any of the following things in relation to such national monument:...(b) to excavate, dig, plough or otherwise disturb the ground around, or in proximity to it...without the consent referred to in subsection (2) of this section or otherwise tan in accordance with such consent.*

Section 14(2) refers to the granting, or otherwise, of consent and includes for a period of not more than 14 days consultation with the Director of the National Museum of Ireland following submission of a written consultation document. In addition, it should be noted that this subsection is not restricted to archaeological considerations.

In general, consent to undertake work in the environs of a National Monument is required for any works within c. 50m of the boundary to the monument. The application for consent is applied for by the landowner/local authority and should be submitted as early as possible in advance of any works proceeding.

3.4 Galway County Development Plan 2015-2021

The following relevant objectives and policies in relation to Archaeological Heritage are contained in the Plan (Chapter 9):

Policy ARC 1	It is the policy of Galway County Council to support and promote the conservation and appropriate management and enhancement of the county's archaeological heritage within the Plan area. Galway County Council will ensure the implementation of the legislative, statutory and policy provisions relevant to the conservation of the archaeological heritage.
Policy ARC 2	Consult with the National Monuments Service of the Department of Arts Heritage and the Gaeltacht in relation to proposed developments adjoining archaeological sites.
Policy ARC 3	Consult with the National Monuments Service of the Department of Arts Heritage and the Gaeltacht in relation to proposed developments adjoining archaeological sites.
Policy ARC 4	Support the preservation, conservation and management of archaeological sites and monuments, together with the settings of these monuments.
Objective ARC 1	Protect archaeological sites and monuments and their settings, archaeological objects and underwater archaeological sites that are listed in the Record of Monuments and Places, in the ownership/guardianship of the State, or that are subject of Preservation Orders or have been registered in the Register of Historic Monuments and seek to protect important archaeological landscapes.
Objective ARC 2	All planning applications for new development, redevelopment, any ground works, refurbishment, and restoration, etc. within areas of archaeological potential or within close proximity to Recorded Monuments or within the historic towns of County Galway (Ardrahan, Athenry, Dunmore, Eyrecourt, Loughrea and Tuam) will take account of the archaeological heritage of the area and the need for archaeological mitigation.
Objective ARC 3	Protect and preserve archaeological sites, which have been identified subsequent to the publication of the Record of Monuments and Places.
Objective ARC 6	To protect and preserve the underwater archaeological sites in rivers, lakes, intertidal and sub-tidal locations.
Objective ARC 7	Ensure that any development in the immediate vicinity of a Recorded Monument is sensitively designed and sited and does not detract from the Monument or its visual amenity.

3.5 Oughterard Local Area Plan 2006-2012

The following policies and objectives in relation to Archaeological Heritage are contained in the Plan (Section 3.4):

Policy 3.4.1	Support the conservation and maintenance of Archaeological sites and monuments, together with the integrity of the setting of these monuments and sites. Development which would destroy, alter or damage Monuments or Archaeological sites, or cause inappropriate change to their settings and character will be discouraged.
Policy 3.4.2	Implement the legislative provisions of the Planning and Development Act 2000 in relation to Archaeological Heritage and have regard to the publication 'Archaeology & Development: Guidelines for Good Practice for Developers' and any subsequent support documents prepared in the lifetime of this Plan.
Policy 3.4.3	Protect and preserve archaeological sites which have been identified subsequent to the publication of the Record of Monuments and Places.
Policy 3.4.4	Prohibit developments which would destroy or damage, or cause inappropriate change to protected sites / monuments and structures.
Policy 3.4.5	Consult with the Heritage Division of the DoEHLG in relation to proposed developments that have the potential to affect Recorded Sites and Monuments.
Objective AY1	Protect sites and monuments included in the Record of Monuments and Places (RMP) identified in Table 2.1 and Map 4 [of the Plan].
Objective AY2	All planning applications for new development, redevelopment, any ground works, refurbishment, restoration within close proximity to the recorded monuments shall take account of the archaeological heritage of the area and the need for archaeological mitigation.
Objective AY3	Seek to increase a greater awareness and knowledge of the archaeological heritage of Oughterard.

4. FIELD INSPECTION

From the preceding paper survey, a list of archaeological sites and/or areas of archaeological potential, if any, with respect to the defined study area (Section 2.1 above) was compiled for inspection. A detailed field survey of the subject site and environs was undertaken in late September 2018.

The field survey consisted of a walk-over inspection/surface reconnaissance of the subject proposed development site and a visual inspection of the lands surrounding such. In addition, the exposed faces along the banks of an existing drain to the north of the site were also inspected, where possible.

An attempt was also made to identify previously unrecorded sites of archaeological potential within, and in the immediate environs of, the subject proposed development lands.

The overall study area did not lend itself to complete field inspection, given that areas adjacent the proposed site are located in private property, including residential plots and agricultural holdings etc. In such cases, inspections of such properties were undertaken from the road frontage and/or site boundaries. Likewise, areas of the subject site were overgrown at the time of survey (Section 5 below).

5. SITE LOCATION AND DESCRIPTION

The site is located in the Claremount area of Oughterard, on the western extent of town and to the north of the N59 road.

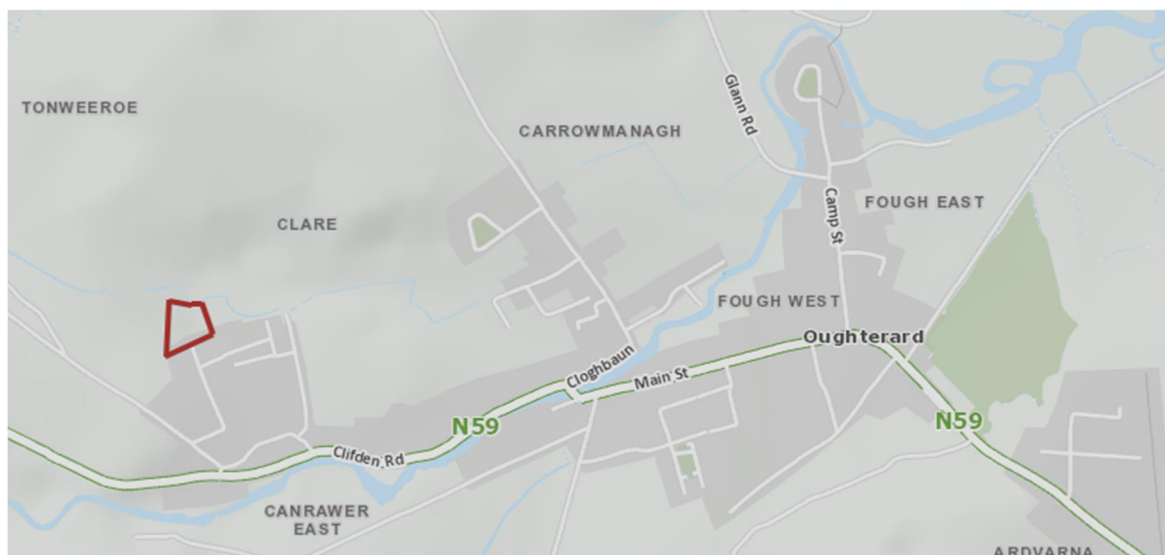


Figure 1 General Site Location

Access to the site, which measures approx. 0.667 ha, is from an existing residential estate 'Srucháin an Chláir' to the south. The lands to the north, west and east are in agricultural use and there is a stream located outside the northern extent of the site.

A trackway leads from the southern entrance to the northern lands (Plates 1 & 2), with access to the latter by means of a modern gate. In general the land surface slopes gently from west to east and from south to north in the western area of the site (Plate 3) with the central area, including the route of the trackway, relatively level before sloping down gently to the east (Plate 4). As illustrated in Plates 2 - 4, much of the surface is overgrown with ferns, trees and bushes. The boundaries to the north, west and east are largely formed by dry-stone walls, with those to the north-east and east very much overgrown, while the southern boundaries are largely formed by modern concrete walls associated with the adjacent residential plots.



Figure 2 Site Location



Plate 1 Aerial View of Site and immediate environs



Plate 2 Trackway running north through the site – from south



Plate 3 Western Site Area – from north



Plate 4 General View of Eastern Area – from west

6. GENERAL HISTORICAL BACKGROUND

The site forms part of the townland of Claremount, in the civil parish of Kilcummin and barony of Moycullen – O.S. 6_Map: Galway Sheet 54. The Placenames Commission (www.logainm.ie) note that the name Claremount is of English derivation, with the Irish form of the name – *An Clár Mór* – meaning a :great plain.

The name Moycullen derives from either of two Irish sources, *Maigh Cuillinn* – the :plain of the holly-trees~ or *Magh Uillinn* – the :field of Uillinn~ (Uillinn was a member of the Tuatha De Danann and killer of Manamnan Mac Lir). The barony comprises three civil parishes, two of which, Kilcummin and Killannin, formed the territory of Gnómór, while the third parish, Moycullen, formed part of the territory of Gnóbeg. Spellissy (1999, 415, 425) notes that the barony, with Gnómór to the north and Gnóbeg to the south, was, according to John O'Donovan's translation of Roderick O'Flaherty's description of 1684:- *separated on the north from Joyce Country by a ridge of mountain and Lough Orbsen [Corrib]; on the east it lies by Lough Orbsen and the River of Galway; on the south by the Bay of Galway and hath Ballymahinchy Barony to the west. On the north side is the River Failmir and another river; they both meet in one channel before they come into Lough Orbsen and have two different kinds of trout, which come from the lake to the common channel and they are seen to separate one from the other as they go on to their distinct rivers, so as the kind of the one is never found on the other.* Prior to the Anglo-Norman Invasions, Gnómór formed the territories of the MacConroys but was subsequently subsumed, with any other areas, into the territory of the O'Flahertys.

The name Kilcummin derives from *Cill Chuimin* – the church of St. Cuimin. The parish was described by Lewis in 1837 as comprising 93,982 statute acres, of which only 8811 are noted in the county books, the remainder being bog and mountain; and includes within its limits several uninhabited islands, and the inhabited islands of Lettermullen, Innisherk, Dynish, Farnish and Nappagh.

Connemara, an unofficial and variously defined region, can be divided into two contrasting zones, roughly separated by the Oughterard-Clifden road (N59); to the north, the land rises abruptly and includes major mountain ranges while to the south, in which the subject proposed development is located, the landscape is low-lying and festooned by bog patches and peaty lakes. Politically and militarily, from the Anglo-Norman invasions to that of Cromwell, Connemara has to be identified with Iar-Chonnacht or West Connacht. Originally this denomination included the O'Flaherty territories from Kilmaine in south Mayo to Dunkellin, around the head of Galway Bay, but after the advance of the Norman de Burgos in the mid-thirteenth century, it refers only to the area in which the O'Flahertys took refuge, moated off from the rest of Ireland by Lough Corrib and Killary Harbour. Their late fifteenth-century tower houses stand around the periphery of the region, foreshadowing the pattern of settlement we inherit today and indicating their dependence on the sea for transport and trade, for fish and for seaward to improve the land (Robinson, 1997, 335).

During the centuries of growth of the walled town of Galway from its Anglo-Norman origin, and of its commercial connections with the Atlantic fringe of Renaissance Europe, Iar-Chonnacht remained a refuge of the old clan life. In 1585, Elizabeth I's Lord Deputy in Ireland drew up the *Composition of Connaught*, under the terms of which :the Country of the O'Flahertyes called Eyre-Conaght~ was divided into four baronies: Moycullen, just

west of Galway town; Ballynahinch beyond it; Ross, which is the Joyce Country in the north-east, so called because it was settled by the Welsh-Norman Joyces under the protection of the O'Flahertys; and the Isles of Aran. The only O'Flaherty chieftain to sign this deed was the one most neighbourly to Galway; he had been knighted and at least nominally granted the whole of the mainland territory of the O'Flahertys although he was not the Taoiseach of the clan. But the more western chieftains were not to be so easily inveigled into the feudal system; they held aloof, still the 'ferocious O'Flahertys' against whom the Galwegians prayed for God's protection. As late as 1698 and English traveller, John Dunton, described Iar-Chonnacht as 'a wild mountainous country in which the old barbarities of the Irish are so many and so common, that until I came hither, I looked for Ireland in itself to no purpose'.

Although they retained their ancient ways, the O'Flahertys had lost their power a generation before Dunton's visit. Having been active in the Rebellion of 1641, they were expropriated by the victorious Parliamentarians and their territories parcelled out, some of it to the financial backers and functionaries of the Cromwellian regime (most of whom took one look at their properties and sold on as soon as possible) and the rest to Catholic landowners transplanted from Meath and the better parts of Galway. Among the latter were representatives of two of the merchant families known as the Tribes of Galway; the D'Arcys, who were granted a large tract of nethermost Connemara, and the Martins, who by astute manoeuvring through the following Vicar-of-Bray period, put together the biggest fee-simple estate in either Britain or Ireland.

In fact by the time peace returned, after the definitive victory of King William, so much of the land beyond Galway city belonged to the Martins that Connemara became virtually synonymous with the Martin Estate; many nineteenth-century accounts quote Thomas Moore:

*O place me where Dick Martin rules
The houseless wilds of Connemara*

The town of Oughterard evolved from the Martin 'Manor of Clare/Claremount', which was developed by 'Nimble Dick' Martin in 1698.

In 1818, Thomas Martin obtained a presentment for a road to link Clifden to Galway, replacing the ancient pack-horse trail winding through the bogs of Martin-land; after many delays and largely as a relief work in years of distress, this road was completed about 1835 and is largely represented by the present N59. The engineer who laid out the road network of Connemara, was Alexander Nimmo, who also designed new harbours around the coast on Connemara and established a herring-fishing village at Roundstone. However, all this faltering development was stricken dead by the Great Famine of 1845-8. Roofless villages, traces of potato ridges running high up the sides of deserted valleys and nondescript little boulders marking nameless graves on the seashore suggest a little of the suffering of the region. The big estates, already weakened by generation of *Folie de grandeur* and now left rentless, were finally bankrupted by famine relief rates and went on sale through the Encumbered Estates Court. The Martin estate, though, was found to be so untouched by enterprise, and so pauperised by famine, that it remained unsold for twenty years, during which time its mortgagees, the Law Life Assurance Company of London, vigorously swept it clear of superfluous humanity. In the 1890s, this rundown rundale region was rationalised by the buying-out of landlords by the Congested Districts Board, who set about breaking up the huddled bailte in which everyone was, in the expressive Irish phrase, *comharsa bhéal dorais*, literally a doorway neighbour, and the resettling of the former tenants in soundly slate-roofed cottages each in its own stripe of land.

In the nineteenth century the subject site formed part of a landholding occupied by Richard Martin, which also included Clareville House, all of which were owned by the Directors of the Law Life Assurance Company of London.

Lewis, writing in 1837, notes that the town of Oughterard, on the mail coach road from Galway to Clifden, 'was beautifully situated on Lough Corrib' and had a 'picturesque waterfall'; it contained an infantry barracks for 7 officers and 142 non-commissioned officers and privates, with stabling for three horses, but was then unoccupied, together with a chief constabulary police force and a party of revenue police. He further notes that 'the town is much frequented by invalids for its chalybeate spa' and that a quarry of black marble had recently been opened by T.B. Martin about a mile from the town; the [CofI] parish church, a small neat edifice, and the R.C. chapel, a handsome building with a steeple, were situated in the town, together with the parochial school and a dispensary.

The *Ordnance Survey* map of 1838 (Figure 3) indicates that the subject site formed part of a larger agricultural field and that the northern boundary formed part of the townland division between Claremount and Clare townlands.

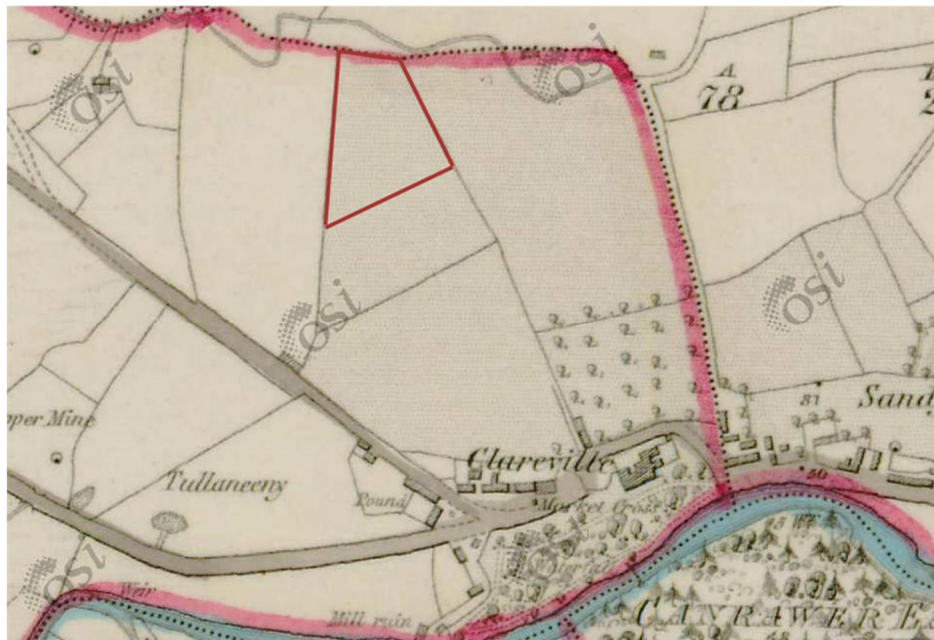


Figure 3 Extract from O.S. 6" Map of 1838 (Galway Sheet 54)

The 1899 edition of the O.S. map (Figure 4) indicates that the only change to the subject site that had occurred since the earlier edition was the routing of a track along the northern extent, leading eastwards, and that the field to the immediate west had been subdivided into long strip divisions; fording points are also marked on the stream to the north.

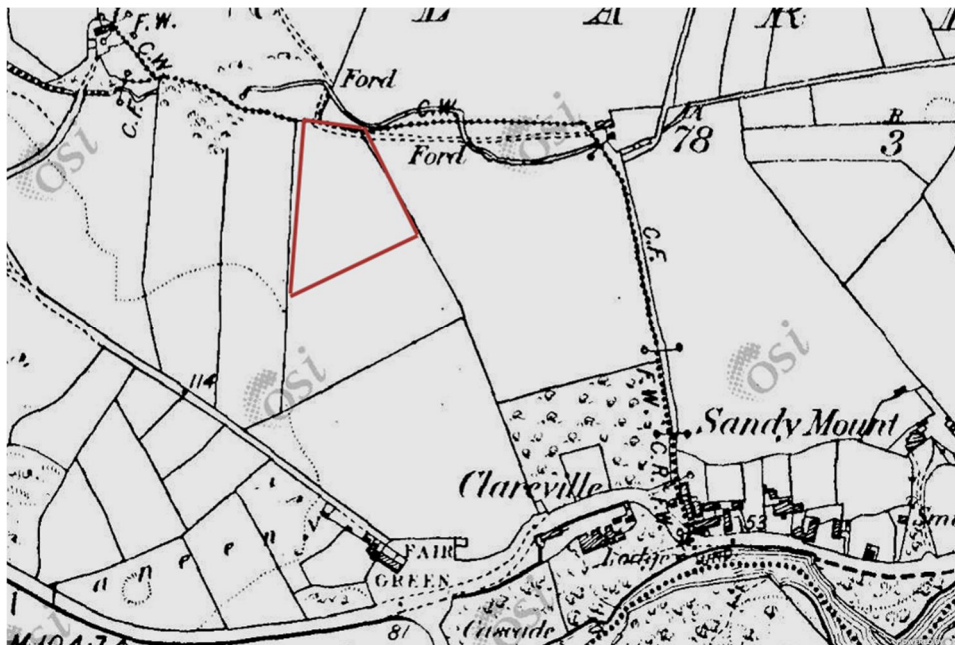


Figure 4 Extract from O.S. 6" Map of 1899 (Galway Sheet 54)

7. ARCHAEOLOGICAL HERITAGE

7.1 Introduction

The area examined included the proposed development site and an area of approx. 500m outside the boundaries of such.

7.2 Archaeological Inventory

The Archaeological Sites and Monuments Record (SMR) and the Record of Monuments and Places (RMP) for County Galway, published in 1997, indicates that there are no previously identified monuments or features of archaeological interest/potential located within, or in the immediate environs of, the subject development site.

The closest Recorded Monuments to the subject site are listed below, and their respective locations, with associated :zone of archaeological notification"; illustrated in Figure 5.

SMR No:	Townland	Classification	ITM (Centre)	Distance from Site
GA054-014	Clare	Ringfort Souterrain Children's Burial Ground	511101 743280	400m
GA054-015	Claremount	Mine - Copper	510860 742658	300m
GA054-017	Clare	Holy Well	511642 742766	550m

SMR No:
GA054-014
TOWNLAND:
Clare
CLASSIFICATION:
Ringfort; Souterrain;
Children's Burial Ground
ITM:
511101 743280
PROTECTION:
RMP;

This monument is located on the southwest slopes of a hill and comprises a poorly preserved subcircular cashel (25m E-W; 23.2m N-S) defined by a much-collapsed dry-stone wall, overlain from S to WSW by a modern field wall. A slight depression in the interior contains the remains of a blocked souterrain running NNE-SSW, with two lintels visible at the NNE end. According to local tradition, the interior was used as a Children's Burial Ground :until recently"; no visible surface traces are evident.

SMR No:
GA054-015
TOWNLAND:
Claremount
CLASSIFICATION:
Mine - Copper
ITM:
510860 742658
PROTECTION:
RMP;

A copper mine is illustrated on the 1838 O.S. map but it is assumed that this may be of earlier date. The site is now under agricultural grassland.

SMR No:
GA054-017
TOWNLAND:
Clare
CLASSIFICATION:
Holy Well
ITM:
511642 742766
PROTECTION:
RMP;

This feature is located to the north of the Owenriff River on the western outskirts of Oughterard. It comprises a natural spring, dry at the time of visit, delimited by a D-shaped drystone wall (3.2m x 2m) opening towards NNE; there is a modern alcove on NNW.

No additional unrecorded monuments/features of archaeological/historical interest were noted as a result of aerial and cartographic research or the subsequent field survey undertaken with respect to the preparation of this report.

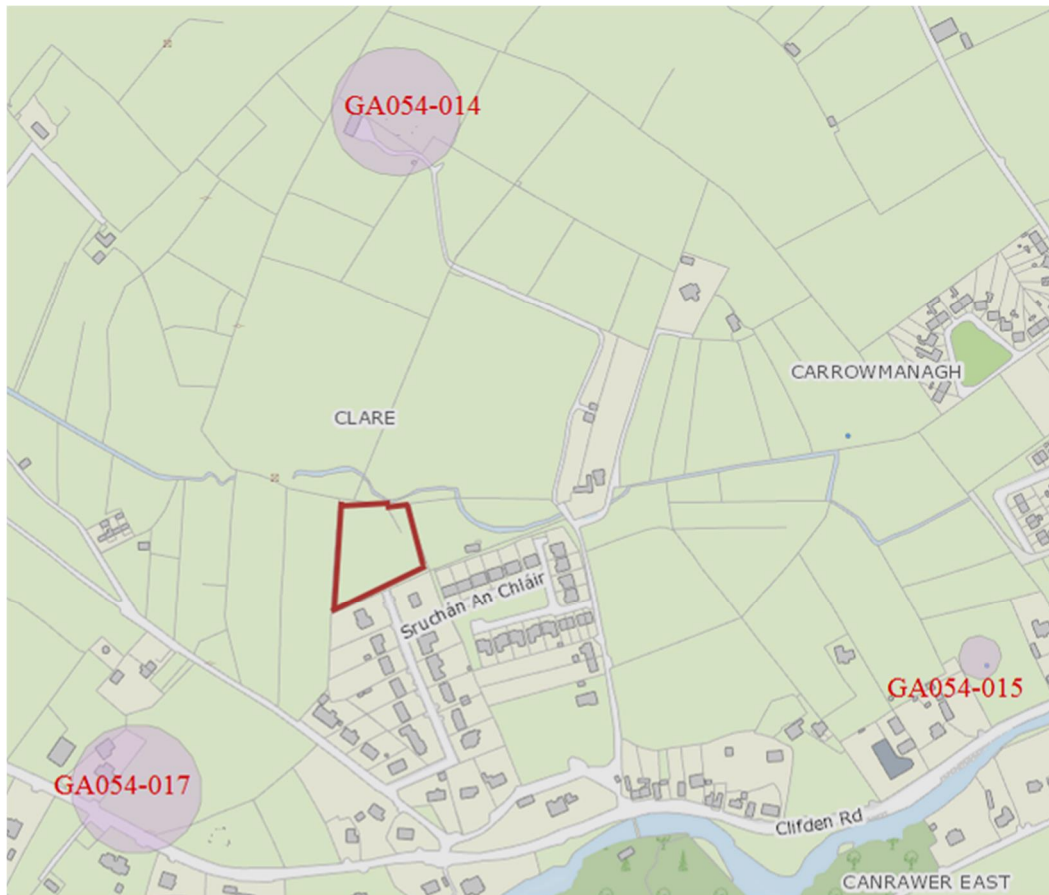


Figure 5 Site Location with respect to closest Recorded Monuments

7.3 Results from previous documented relevant archaeological investigations

A search undertaken of the annual Archaeological Excavations Bulletin (www.excavations.ie) indicates that no previous licensed archaeological investigations have been undertaken within the defined study area or in its general environs.

7.4 Archaeological Artefacts

There are no artefacts listed in the Topographical Registers of the National Museum of Ireland, as having been discovered within the defined study area.

8. DESCRIPTION OF DEVELOPMENT

The development proposes a new residential scheme in an existing suburban setting with access from the existing residential estate to the south. It proposes the construction of 13 no. housing units, comprising semi-detached and a single detached unit, with provision of new access road and footpaths, en-curtilage car parking, boundary walls, fencing and railings, handrails, surface treatments, installation of services and utilities, and landscaped public space areas.

A layout plan of the development, as proposed, is illustrated below in Figure 6.



Figure 6 Proposed Layout Plan

9. IMPACT ASSESSMENT

The two main impacts of a development of this nature, with respect to archaeological features, can broadly be described as Physical and Visual.

9.1. Potential Physical Impacts (Site Preparation/Construction Stage)

There are no previously identified archaeological monuments or features of archaeological potential located within, or in the immediate environs of, the subject development lands. The nearest Recorded Monument is the site of a Copper Mine (GA054-017) located approx. 300m to the southwest of the subject site; there are no records of any archaeological/historical artefacts from the site or environs.

No features of archaeological interest/potential were noted as a result of documentary, cartographic or aerial photographic research undertaken as part of the preparation of this report and no surface features of

archaeological potential were noted as a result of the surface reconnaissance survey of the subject development lands.

Given the above, it is not considered likely that the development, as proposed, will result in any direct impacts occurring to any identified extant features of archaeological interest. Furthermore, given the nature of the site and the general paucity of previously identified sites in the general area, it is considered that there is low potential for the discovery of subsurface archaeological remains within the extent of the subject lands.

9.2. Potential Visual Impacts (Post-Construction/Operational)

The nearest extant archaeological monument to the site is a Ringfort, with associated souterrain and children's burial ground (GA054-014) located approx. 400m to the north of the subject site. There is no line of sight between this monument and the subject development lands. Consequently, it is not considered likely that the setting of this monument will be impacted upon by the development, as proposed.

10. DISCUSSION

It is proposed to construct a residential development, comprising 13 units with associated plot boundaries, access road and footpaths, together with landscaped open-space area on a 0.667 ha site at Claremount, Oughterard, Co. Galway. The site is located to the immediate north of an existing residential estate - Sruchán an Chláir - and bounded to the north, west and east by agricultural lands.

The subject lands and proposed development have been subjected to documentary, cartographic and aerial photographic research study, together with a surface reconnaissance survey.

There are no previously identified archaeological monuments or features of archaeological potential located within, or in the immediate environs of, the subject development lands. The nearest Recorded Monument is the site of a Copper Mine (GA054-017) located approx. 300m to the southwest of the subject site and the nearest extant monument is a Ringfort, with associated souterrain and children's burial ground (GA054-014) located approx. 400m to the north. There are no records of any archaeological/historical artefacts from the site or environs and no previous licenced archaeological investigations have been undertaken in the area.

As noted above in Section 9.1, it is not considered likely that the development, as proposed, will result in any direct impacts occurring to any identified extant features of archaeological interest and it is considered that there is low potential for the discovery of subsurface archaeological remains within the extent of the subject lands. Furthermore, as noted in Section 9.2, it is not considered likely that the settings of any monument will be impacted upon by the development, as proposed.

Consequently, in light of the above, it is considered that there are no reasons, from the perspective of Archaeological Heritage, as to why the development should not proceed as proposed and it is suggested that no further archaeological interventions are required.

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APPENDIX D:

SITE SPECIFIC FLOOD PLAIN REPORT

**SITE SPECIFIC FLOOD PLAIN REPORT
FOR
THE PROPOSED DEVELOPMENT
OF A RESIDENTAL HOUSING ESTATE
AT
CLAREMOUNT
OUGHTERARD
CO. GALWAY**



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- 2.0 Site Description
- 3.0 Desk Study
- 3.1 Site investigations
- 3.2 Local Knowledge
- 4.0 Calculations
- 5.0 Conclusion
- 6.0 Recommendations

Appendix A: Photographs

Appendix B: OSI Historic Maps

Appendix C: OPW Flood Maps

Appendix D: Drainage Basin

Appendix E: Topographical Survey and site layout

Appendix F: Correspondence based on local knowledge

1.0 INTRODUCTION:

The following report was commissioned to assess the potential fluvial flood risk to the proposed development of a proposed residential housing estate in the townland of Claremount with an address at Oughterard, Co. Galway (511073, 742888). The objective is to evaluate the potential flood risk to the site, if mitigation measures would be required and the potential impact that the proposed development and / or any flood mitigation measures would have on flood plain storage capacity.

2.0 SITE DESCRIPTION:

The 0.65Ha green field South facing South East / East sloping undulating site is located in the townland of Claremount with an address at Oughterard, Co. Galway. It is situated West of Oughterard Town 0.232Km North of the N59 Galway to Clifden road at grid reference 511073, 742888. The

The West flowing order 1 Canrawer East stream (IE_WE_300020200) is located at a lower elevation 3.97M to North of the site boundary. The catchment at this location is approximately 1.004Km² with the underlying geology composed of circa 62% dinantian sandstone (DS) and 38% dinantian lower impure limestone which contain a locally important aquifer (LI & Lm). The catchment soils are split between four different types; acid mineral deep well drained brown earths and grey brown podzolics (AminDW) 57%, Blanket Peat (BktPt) 22%. Shallow rocky peaty / non peaty podzols and lithosols (AminSRPT) along with acid mineral poorly drained surface water and ground water gleys (AminPD) 21%. Both the AminDW and AminSRPT soils are described as being of dry soil drainage while the AminPD and BktPt are described as being wet with poor soil drainage. The catchment sub soils are composed predominantly of BktPt, till derived chiefly from granite with elements of karstified bedrock outcrop or sub crop. There are no turloughs, caves or swallow holes within 2Km with the topographical survey indicating a height difference of 8.66M between the highest point on the site and the lowest. The NW corner of the site is 1.11M above the bed of the stream with a 1.07M difference between the NE corner and the bed of the stream.

3.0 DESK STUDY:

An initial desk study was carried out on the site to assess the historic potential of the site to flood, the size of any potential flood plain, the existing drainage network, if drainage works were carried out and the local topography. To accomplish this a range of maps and reports from Government Departments, OSI, GSI, OPW, EPA and NPWS, were consulted.

The historic maps from the OSI were used to establish if the general area was “liable to floods”. Consequently the Historic 6”, Historic 6” B & W and the Historic 25” maps dated from 1837 to present were all consulted (see maps 1, 2, 3 in appendix B).

Characteristically areas “liable to floods” are delineated on these maps and historically the OPW have used such information to establish if an area is within a flood plain or not. An examination of the historic maps indicates that neither the adjacent agricultural plots nor the proposed site area was, or is, in an area considered “liable to floods”.

The OPW benefiting land maps further indicate that no part of the site is contained in such a designation nor are the adjacent plots.

The OPW maps indicated that there are no flooded areas, flood points or multiple or recurring flood points associated with the target site (see map 2 appendix C) however there is such an area to the West of the site at a lower elevation but are associated with a different lotic system. The CFRAM flood maps were also consulted (see map 1 in appendix C.) and demonstrated that only the very extreme North East corner of the site is contained in the 10%, 1% and 0.1% AEP with a predicted flood depth of <0.25M under all three scenarios. At that location topographical mapping of the site (see appendix E) indicate that the FFL of the proposed structures is at a height of 19.75M OD which places them 1.69M above the stream bed and a minimum of 17M from the bank.

Due to the topography in the North West the FFL of the proposed structures are 1.42M above the bed of the stream and a minimum of 27M from the top of the bank. The slope of the stream at this specific location is 0.0225M/M with the over all slope of the channel 0.0098304M/M.

Node	Flood Height M (OD) 10% AEP	Flood Height M (OD) 1% AEP	Flood Height M (OD) 0.1% AEP
30TONW00102	19.05M	19.08M	19.12M
30TONW00092	15.82M	15.91M	16.31M

The OPW have no records of flooding in this specific area. The GSI maps did not indicate any caves, turloughs, karst features or swallow holes within 2,000M of the proposed site.

3.1 SITE INVESTIGATIONS:

Following on from the desk study the site was visited on the 08/10/18 to initiate the field study. The Canrawer East Stream can be described as fast flowing eroding which falls rapidly in an Easterly direction (see photographs). The site is relatively elevated with inhabited dwelling to the South of the proposed development site which slopes predominantly in an Easterly direction.

3.2 LOCAL KNOWLEDGE:

Local residents were also consulted with reference to any flooding that may have experienced or witnessed in the area. The inhabitant of the dwelling adjacent to the site on the Eastern side of the access road indicated that they never experienced any flooding nor was their dwelling ever in danger of flooding.

4.0 CALCULATIONS:

Based on the desk study, site investigations, topographical survey and flow measurements it was possible to perform the following calculations.

$$QMED_{rural} = 1.237 \times 10^{-5} AREA^{0.937} BFIsoils^{-0.922} SAAR^{1.306} DRAIN^{0.341} S1085^{0.185} (1+ARTDRAIN2)^{0.408}$$

$$AREA = 1.004 \text{Km}^2$$

$$BFIsoils = 0.536$$

$$SAAR = 1703.62$$

$$FARL = 1$$

$$DRAIN = 1.145 \text{K/Km}^2$$

$$S1085 = 9.8304$$

$$ARTDRAIN2 = 0$$

$$URBEXT = 0$$

Qmed Values

$$PCD \text{ estimate} = 0.5855 \text{M}^3/\text{S}$$

Using the equation below for the transfer of data from a gauged station a pivotal adjustment factor of was calculated therefore the Qmed adjusted is to $0.7228 \text{M}^3/\text{S}$

$$Qmed^s = Qmed^d \left(\frac{Qmed^s \text{ rural model}}{Qmed^d \text{ rural model}} \right)$$

Applying the appropriate growth factor indicates a flow rate of 1.417M³/S for the 1% AEP and 1.879M³/S for the 0.1% AEP can be calculated.

As the catchment is <25Km² then the formula below is more appropriate and has been used in this instance. This equation was developed by the Institute of Hydrology in their report 124 “Flood estimation for small catchments”, and is based on 71 small rural catchments and is specifically for small catchments i.e. <25Km².

$$QBAR_{\text{rural}} = 0.00108 \times \text{AREA}^{0.89} \times \text{SAAR}^{1.17} \times \text{SOIL}^{2.17}$$

Where : QBAR_{rural} is the mean annual flood flow from a rural catchment in M³/s.

AREA: is the area of the catchment

SAAR: is the standard average annual rainfall in mm

SOIL: is the soil index and is a weighted sum of individual soil class fractions as detailed in the table and is calculated at.

This data is available from Met Eireann for a large number of stations the value for SAAR is 1703.62mm in this instance.

General Soil Description	Soil Class	Run-off Potential	Soil Value
(i) Well drained sandy, loamy or earthy peat soils. (ii) Less permeable loamy soils over clayey soils on plateaux adjacent to very permeable soils in valleys.	S1	Very Low	0.10
i) Very permeable soils (e.g. gravel, sand) with shallow groundwater. (ii) Permeable soils over rocks. (iii) Moderately permeable soils, some with slowly permeable subsoils.	S2	57% Low	0.30
(i) Very fine sands, silts and sedimentary clays. (ii) Permeable soils (e.g. gravel, sand) with shallow groundwater in low lying areas. (iii) Mixed areas of permeable and impermeable soils in similar proportions.	S3	21% Moderate	0.37
(i) Clayey or loamy soils.	S4	High	0.47
(i) Soils of the wet uplands. (ii) Bare rocks or cliffs. (iii) Shallow, permeable rocky soils on steep slopes. (iv) Peats with impermeable layers at shallow depth.	S5	22% Very High	0.53

Utilising the Qmed, CFRAM, QBAR and QBAR + 20% equations and data the following table was generated and indicates the flow rates at the various AEP's for the different methodologies

Method	Base Flow M ³ /S	1% AEP M ³ /S	0.1% AEP M ³ /S
QMED adjusted	0.9136	2.08	2.22
CFRAM	0.8	1.2	1.8
QBAR	0.7228	1.417	1.879
QBAR (climate change)	0.8947	1.7536	2.326

There is relatively good correlation between the various methods used to calculate the base flow with the QMED adjusted and QBAR climate change at the 0.1% AEP also displaying good correlation. The variance can be attributed to the methods used in particular as the catchment is <25Km². The QBAR + 20% gave the greatest volume and consequently it was used in the calculations from this point forward.

Using Mannings equation

$$Q = VA \quad V = \frac{k}{n} \left(\frac{A}{P} \right)^{2/3} S^{1/2}$$

The maximum capacity of the flow in the channel was calculated using the overall slope of the stream as opposed to the slope at this specific location and was calculated based on the following values for the relevant variables

Area M ²	0.78
Wetted Perimeter M	2.5
S (M/M)	0.0098304
Manning n	0.025
V (m/s)	1.824
Q M ³ /S	1.423

Based on the above calculations it can be seen that the existing does not have the capacity to accommodate the 0.1% AEP. Low areas along the Bank of the River would flood during such extreme events, as would some areas under the 1% AEP, however these are unlikely to pose a threat to the existing site due to the existing topographical heights. The actual slope in the water course along the Northern boundary of the site was calculated at 0.0152M /M using the topographical survey (drop of 1.17M in 76.7M). The implications of that are that the watercourse at this specific location has a greater capacity to discharge water than when the over all slope of the channel is used i.e. 1.77 M³/S at 2.27M/S. The heights that the water level in the stream would attain under the 0.1% AEP are predicted in the table below.

Location	Projected Heights in Stream @ 0.1% AEP (M OD)
North West corner	19.92
North East corner	18.85

JUSTIFICATION TEST

The justification test is not required as the calculations and CFRAM maps indicate that the footprint of the proposed development is unlikely to be contained in either flood zone A or flood zone B. The proposed development would not impact or reduce the capacity of any flood plain nor would it restrict, impeded or reduce flow in the channel. It would be reasonable to anticipate that the off site low lying areas along the River may flood during extreme events however these areas are water compatible (agricultural grassland) and there is no proposal to interfere or raise those area.

Source	Pathway	Receptor	Likelihood	Consequence	Risk	Rate Of Onset	Flow Velocity
Fluvial	Overbank	Dwelling	Unlikely up top and including 0.1% AEP	N/A	Low	N/A	ponded

5.0 CONCLUSION:

The existing site is unlikely to experience flooding up to the 0.1% AEP. The proposed development would not restrict, impede or reduce the flow in the channel. The proposed development would not reduce or remove storage capacity from the existing flood plain nor is it likely to increase potential flooding in any other section of the catchment.

6.0 RECOMMENDATIONS:

As it is proposed to recontour the site then to reduce the likelihood of potential flooding to the proposed dwellings the following is recommended.

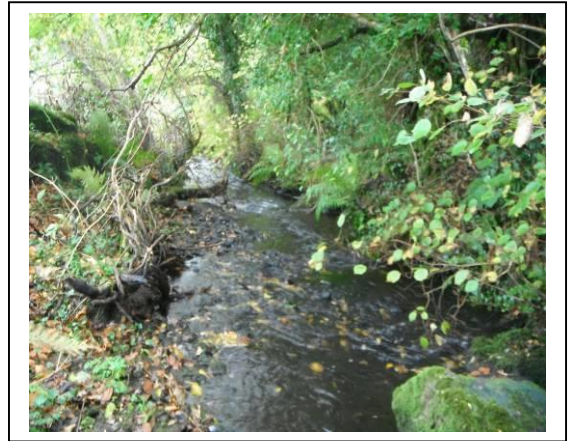
- (1) The FFL of dwellings 9,10,11 should be no lower than 19.75M OD
- (2) The FFI of dwellings 7,8,12 should be no lower than 20.5M OD
- (3) The FFI of dwellings 1-6,13 should be no lower than 21.0M OD
- (4) Storm water shall be diverted to an attenuation tank or soak pit to ensure that the storm water discharges do not exceed the green field run off rate.

Paul Neary

Paul Neary B.Sc. M.Sc.

APPENDIX A

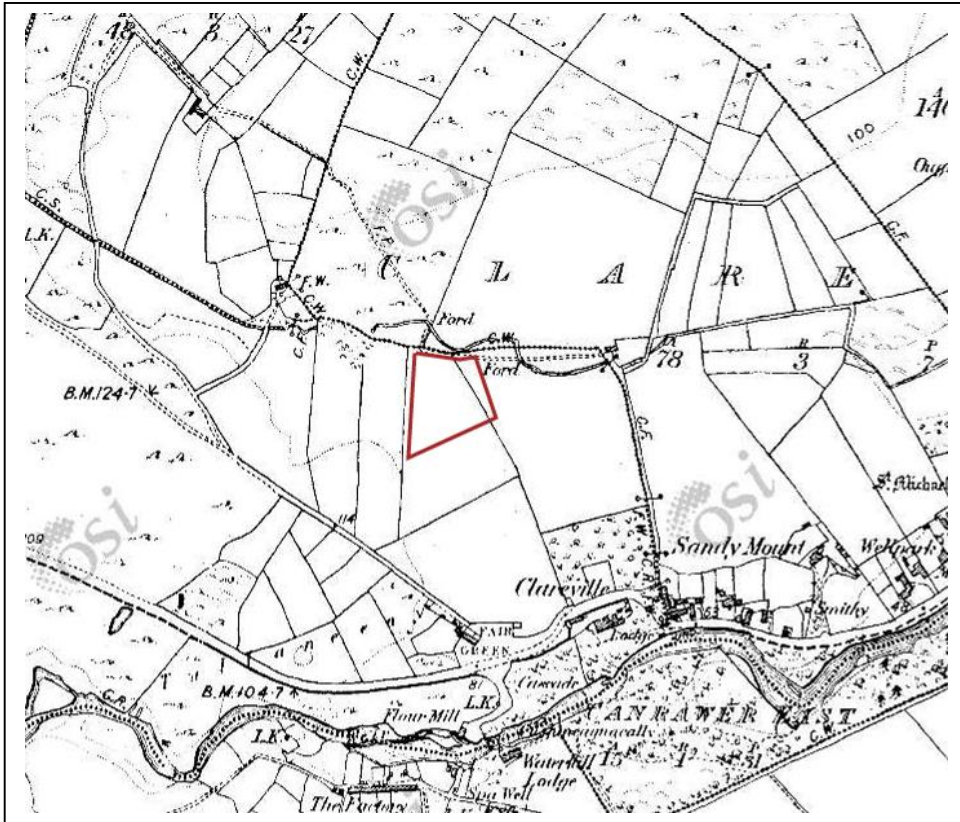
Order 1 Canrawer East Stream



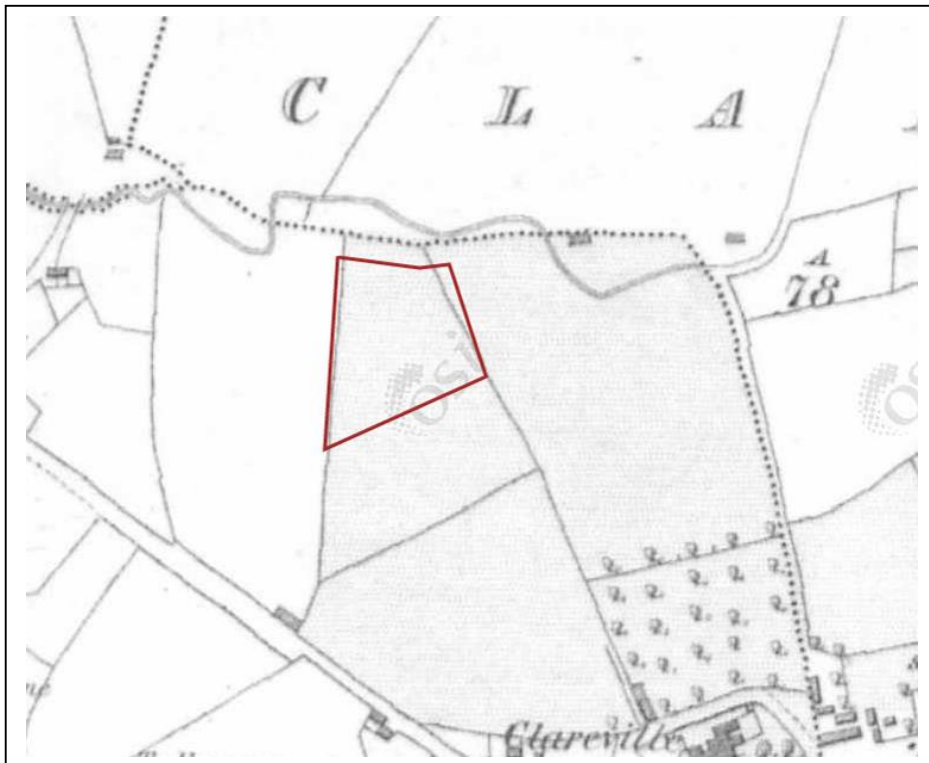


APPENDIX B

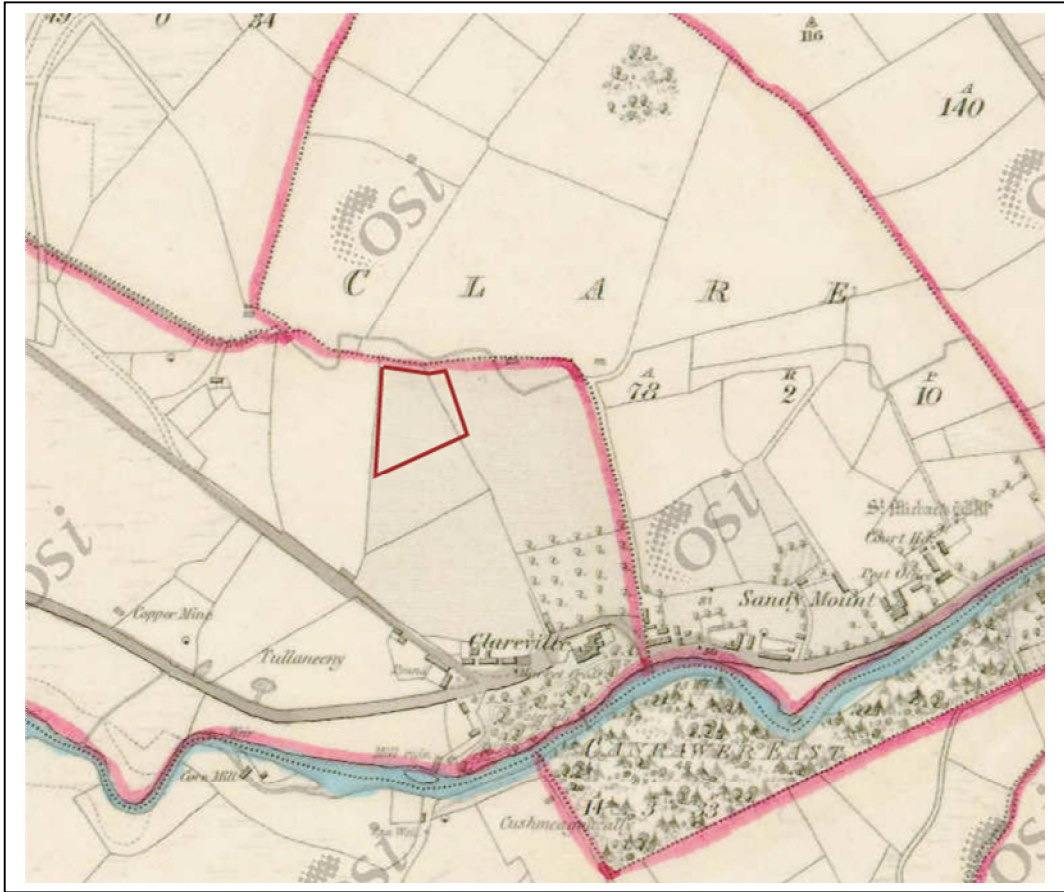
MAP 1: 1830-1930 HISTORIC 6" B&W SITE POSITION INDICATED IN RED



MAP 3: HISTORIC 6" SITE POSITION INDICATED IN RED 1888 - 1913

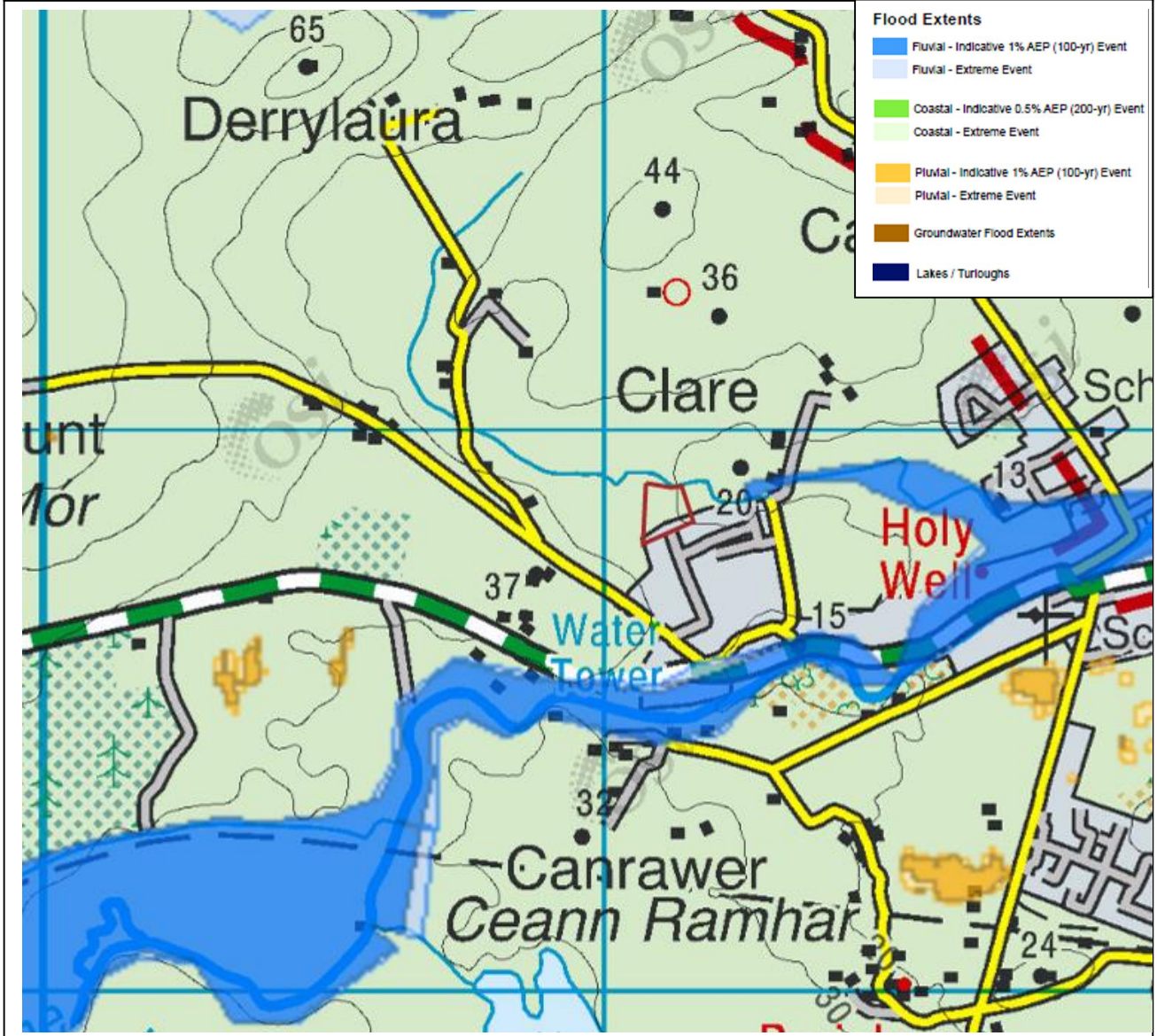


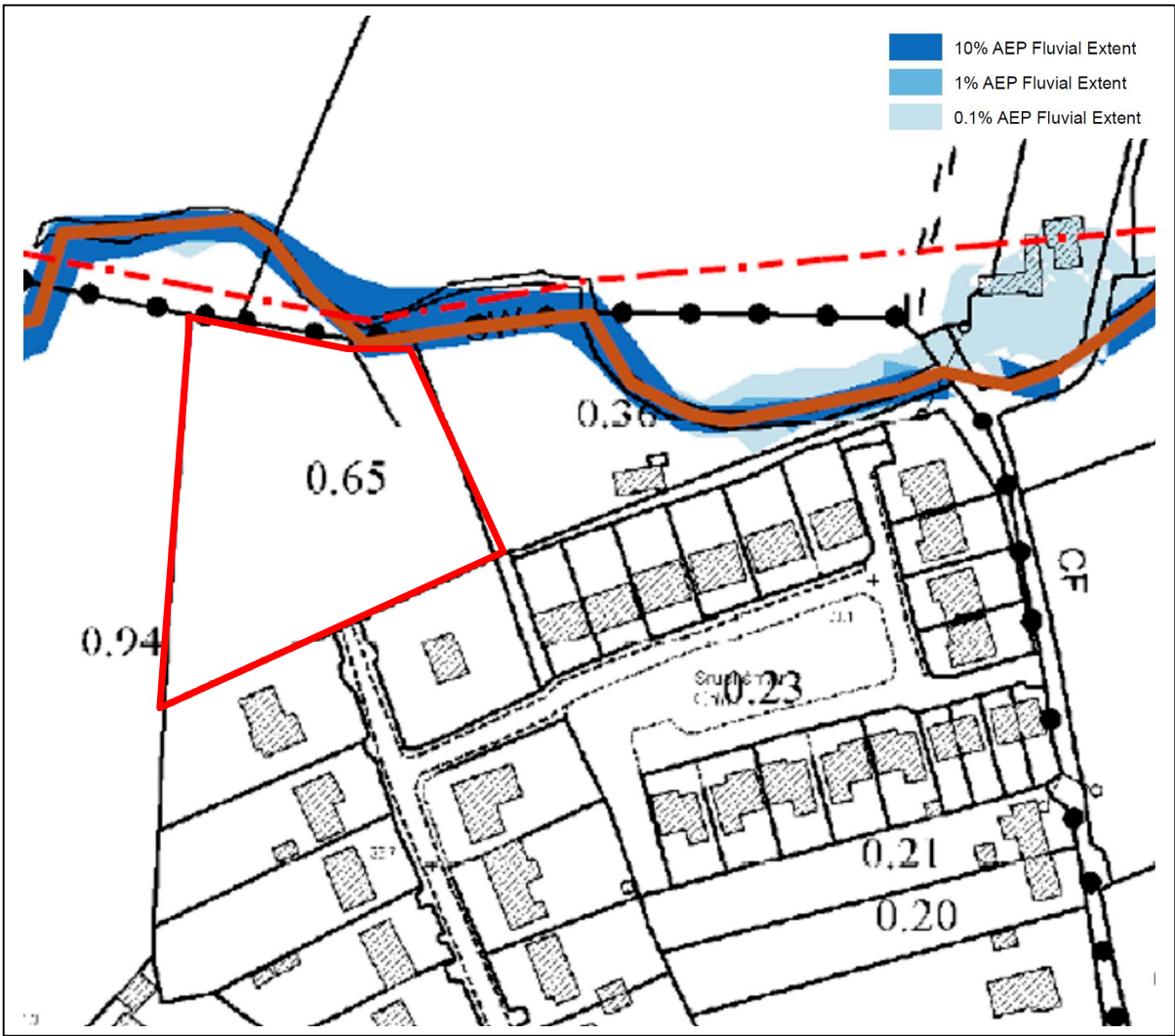
MAP 4: HISTORIC 6" (1837 – 1842) SITE POSITION INDICATED IN RED

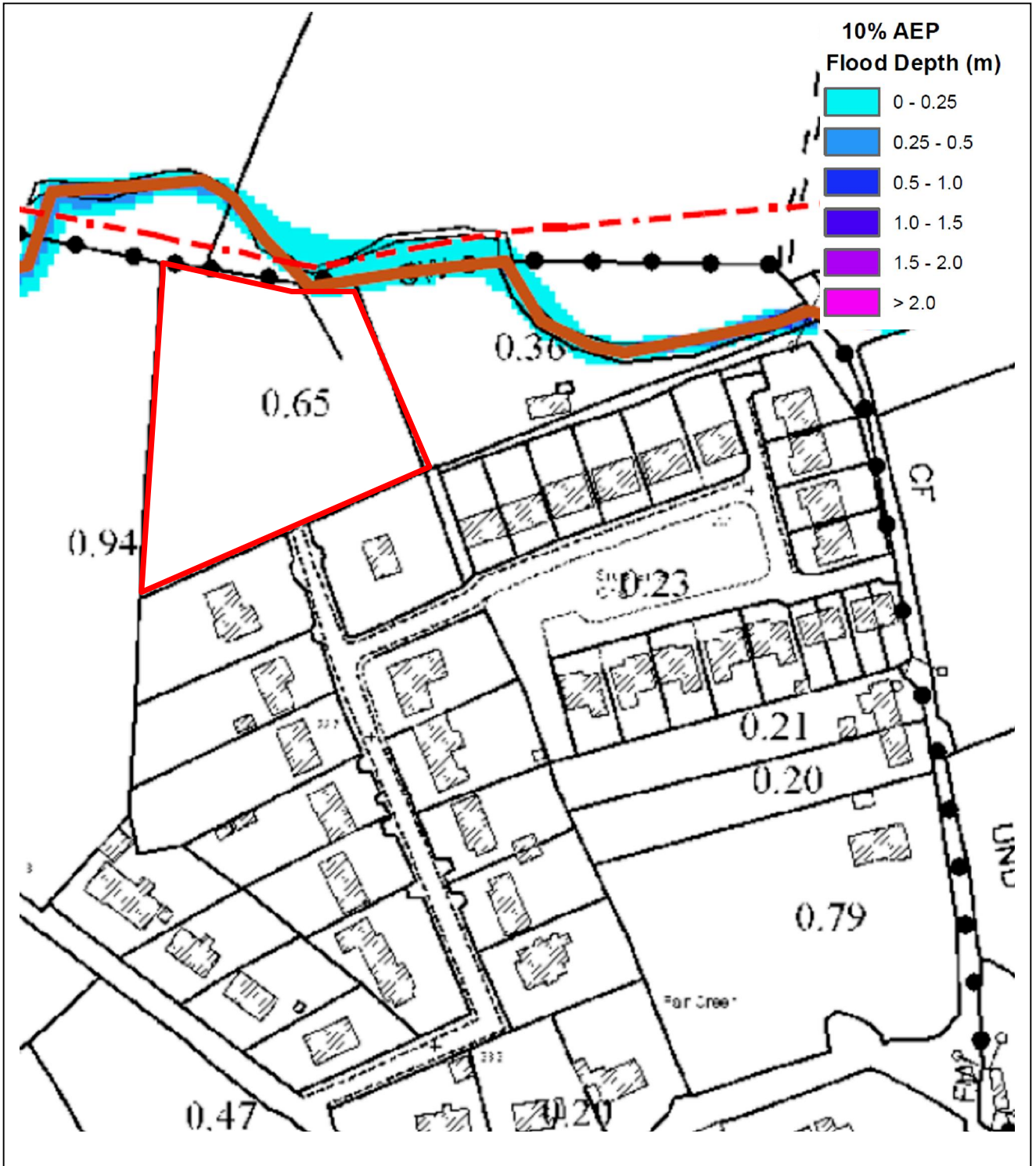


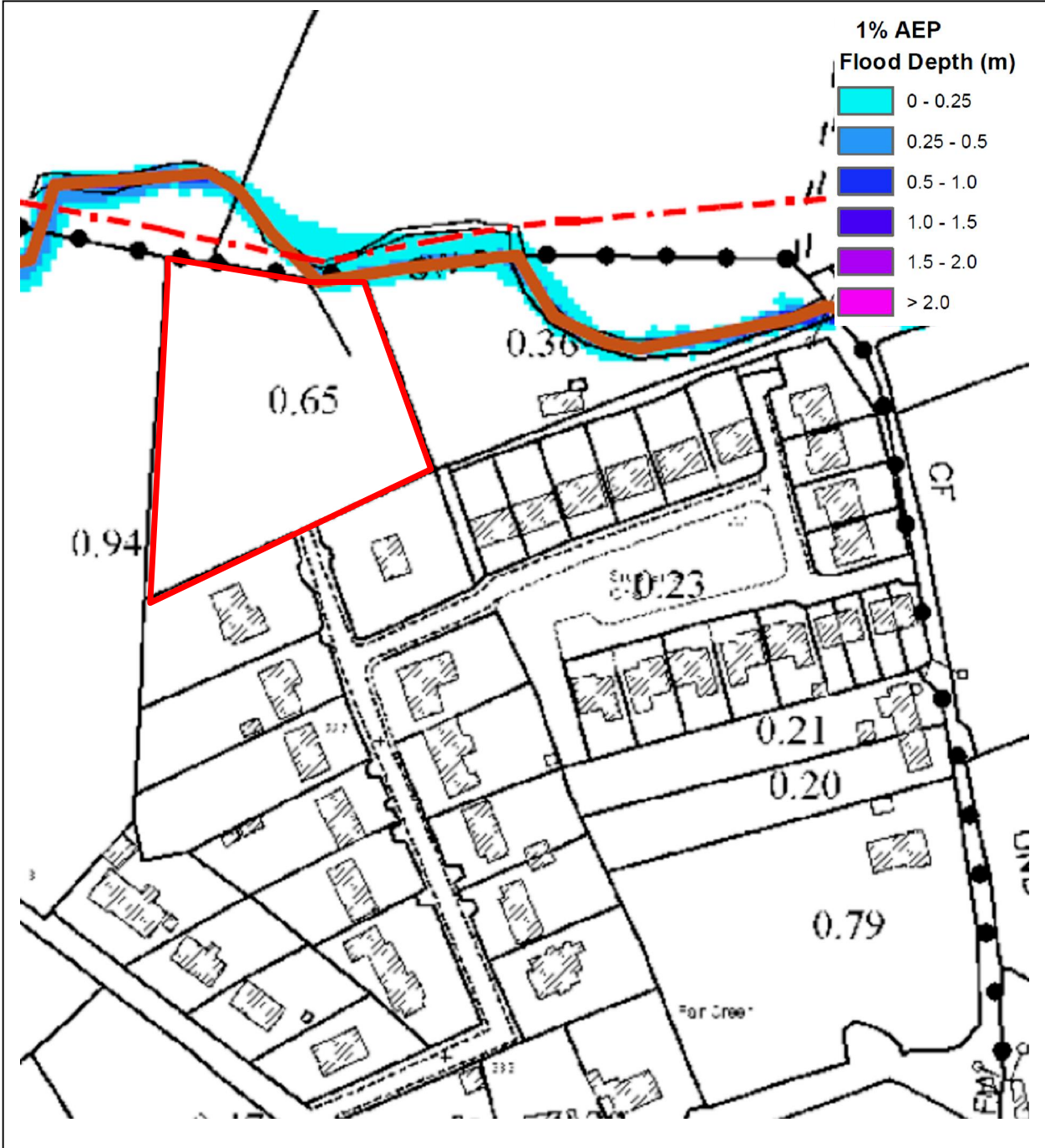
APPENDIX C

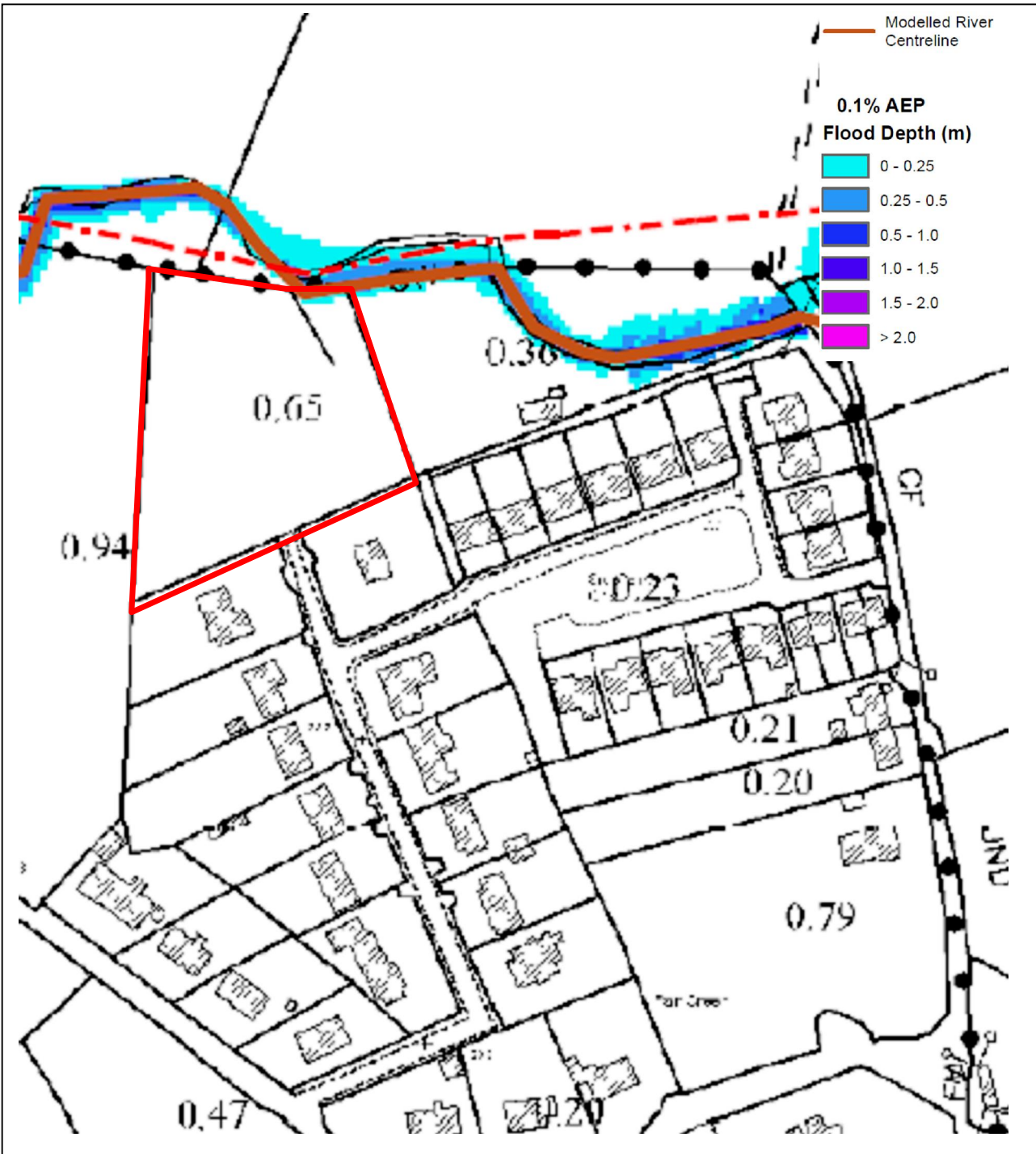
CFRAM FLOOD EXTENT MAPS











Summary Local Area Report

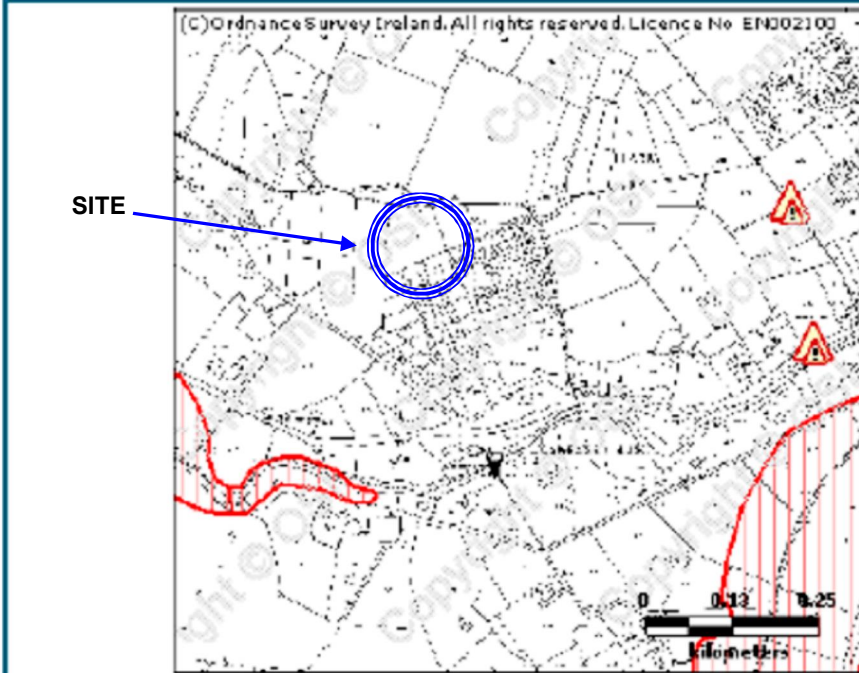
This Flood Report summarises all flood events within 2.5 kilometres of the map centre.

The map centre is in:

County: Galway

NGR: M 112 428

This Flood Report has been downloaded from the Web site www.floodmaps.ie. The users should take account of the restrictions and limitations relating to the content and use of this Web site that are explained in the Disclaimer box when entering the site. It is a condition of use of the Web site that you accept the User Declaration and the Disclaimer.



Map Scale 1:10,458

Map Legend	
	Flood Points
	Multiple / Recurring Flood Points
	Areas Flooded
	Hydrometric Stations
	Rivers
	Lakes
	River Catchment Areas
	Land Commission *
	Drainage Districts *
	Benefiting Lands *

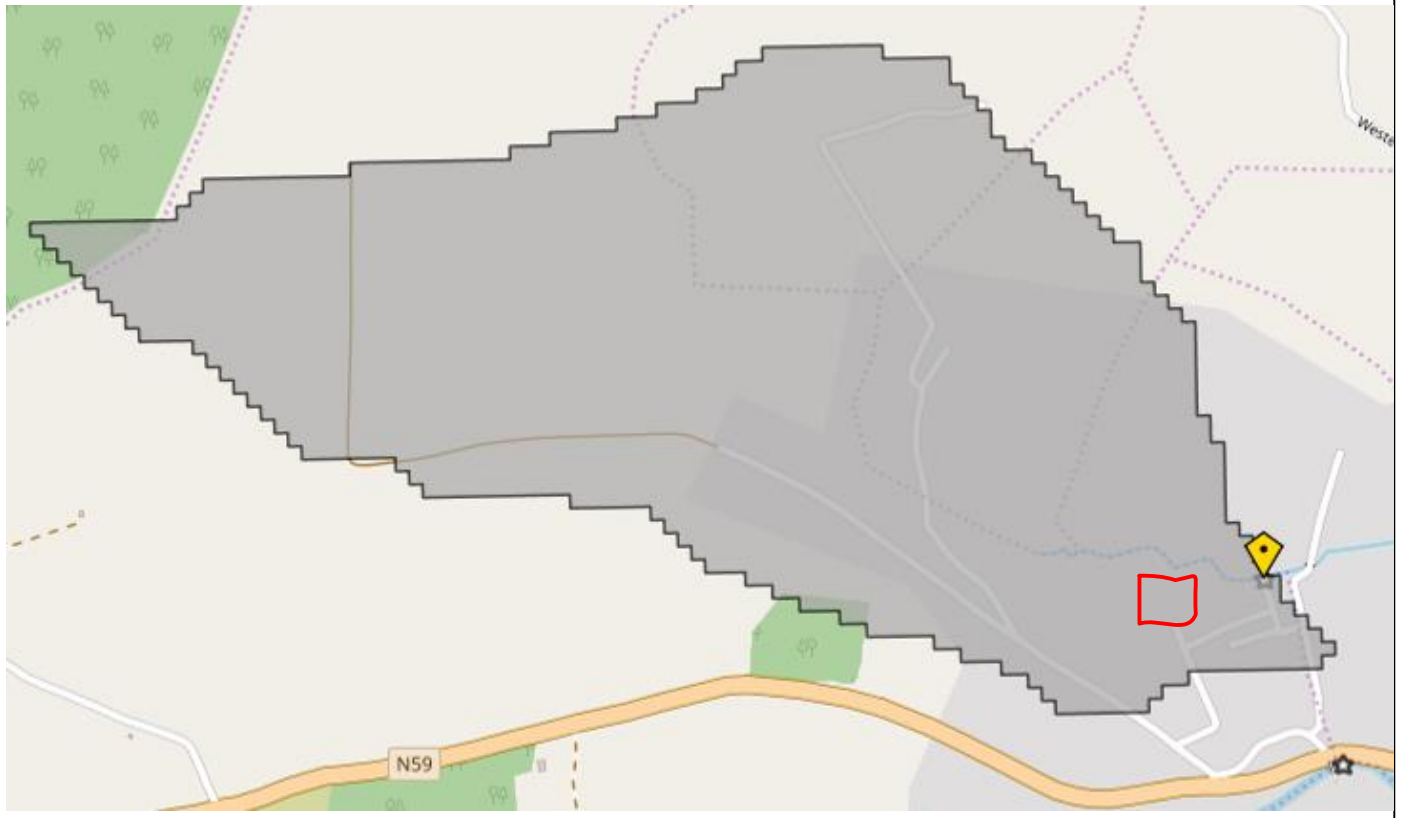
* Important: These maps do not indicate flood hazard or flood extent. Their purpose and scope is explained in the Glossary.

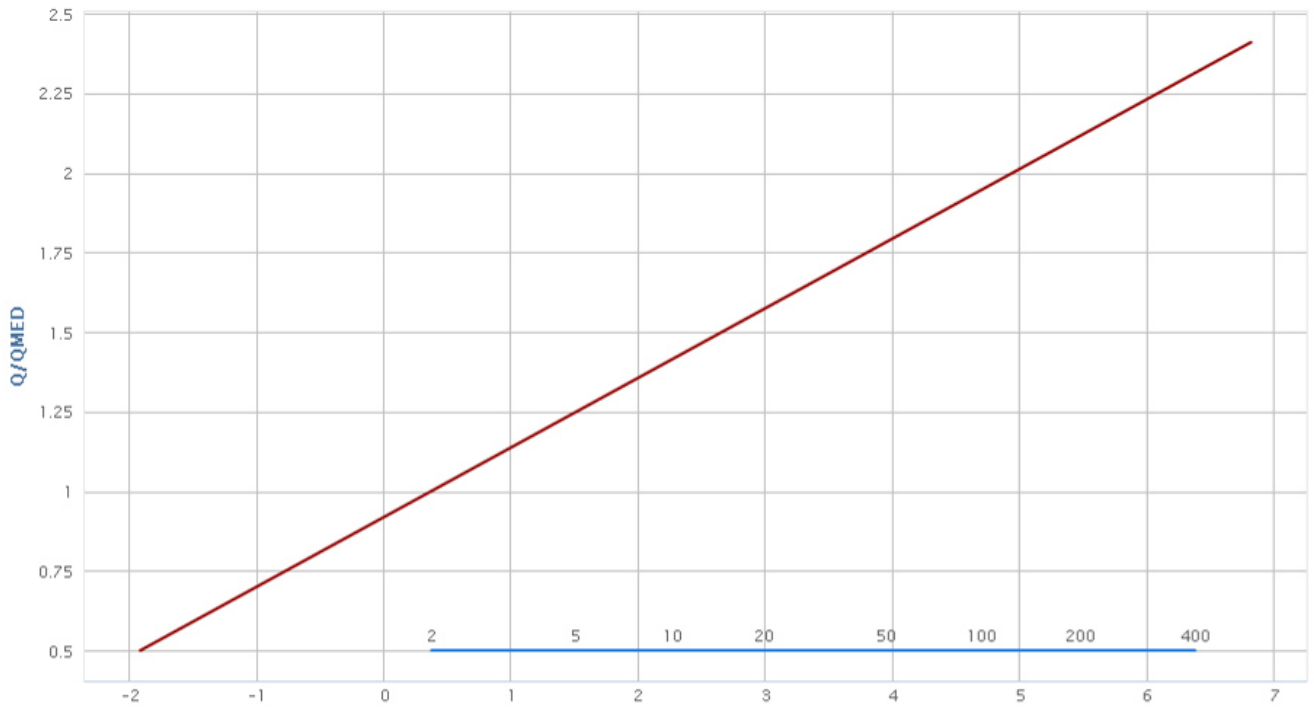
4 Results

- | | | |
|--|--|---|
| | 1. Owenriff Oughterard Nov 1999
County: Galway
Additional Information: Reports (4) Press Archive (5) More Mapped Information | Start Date: 28/Nov/1999
Flood Quality Code:3 |
| | 2. Corrb Owenriff Oughterard 3 recurring
County: Galway
Additional Information: Reports (6) More Mapped Information | Start Date:
Flood Quality Code:3 |
| | 3. Corrb Owenriff River Oughterard 1 recurring
County: Galway
Additional Information: Reports (3) More Mapped Information | Start Date:
Flood Quality Code:3 |
| | 4. Corrb Owenriff River Oughterard 2 recurring
County: Galway
Additional Information: Reports (3) More Mapped Information | Start Date:
Flood Quality Code:4 |

APPENDIX D

Catchment Shaded Grey

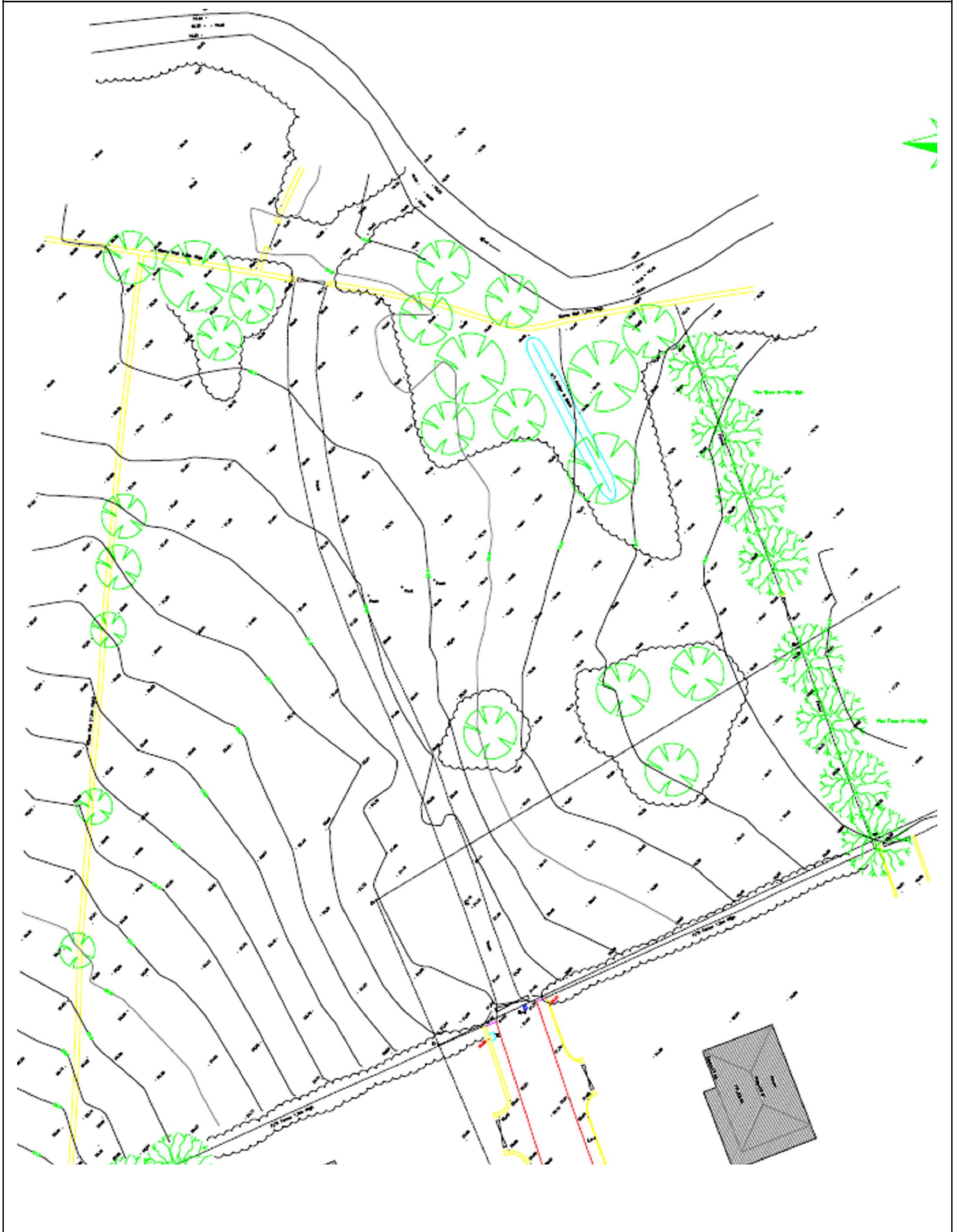




	t=1.3	t=2	t=5	t=10	t=20	t=30	t=50	t=100	t=200	t=500	t=1000
Growth Factors	0.84	1	1.25	1.41	1.57	1.66	1.77	1.93	2.08	2.28	2.43
Design Peak Flows (m³/s)	0.76	0.91	1.14	1.29	1.43	1.52	1.62	1.76	1.9	2.08	2.22

APPENDIX E

Site Layout with levels (OD)



Site Layout with levels (OD)



APPENDIX F

APPENDIX E:

IRISH WATER FEASIBILITY OF CONNECTION LETTER

