

**Housing Location Policy: Must be read in conjunction with the detailed policies set out in the core text. Where there is an anomaly in the matrix, the policy contained in the plan takes precedence**

	Towns/ Villages (Including Gaeltacht areas)	Rural Areas (Including Gaeltacht areas)	Urban Generated Rural Housing (UGRH)	Rural Areas of Especially High Scenic Amenity (EHSA's) including Gaeltacht areas
Single permanent homes	<p><b>Permitted subject to;</b></p> <ul style="list-style-type: none"> <li>- Section 47 agreement applicable if permission granted in the context of housing quota policy for occupancy by member of the local community</li> </ul> <p><b>and</b></p> <ul style="list-style-type: none"> <li>- In control points located within UGRH; Section 47 Agreement applicable if permission granted in the context of housing quota policy for occupancy by applicant with 'roots'</li> <li>- Remainder subject to occupancy condition i.e. No S47 agreement applies</li> </ul>	<ul style="list-style-type: none"> <li>- Permitted subject to 'need' being established</li> </ul> <p><b>and</b></p> <ul style="list-style-type: none"> <li>- Section 47 agreement applies</li> </ul>	<ul style="list-style-type: none"> <li>- Permitted subject to 'roots' being confirmed by means of bonafide (Letter from Elected Member or any other appropriate and relevant documentation)</li> </ul> <p><b>and</b></p> <ul style="list-style-type: none"> <li>- Section 47 agreement</li> </ul> <p><b>Note: Not applicable in Gaeltacht Areas</b></p>	<p><b>Permitted subject to;</b></p> <ul style="list-style-type: none"> <li>- Dwelling on family lands for immediate family member</li> </ul> <p><b>and</b></p> <ul style="list-style-type: none"> <li>- Appropriate integration into receiving landscape</li> </ul> <p><b>and</b></p> <ul style="list-style-type: none"> <li>- Supporting information; bonafides (sworn affidavit)</li> </ul> <p><b>and</b></p> <ul style="list-style-type: none"> <li>- Section 47 agreement applies</li> </ul> <p><b>or</b></p> <ul style="list-style-type: none"> <li>- Permitted for refurbishment of dilapidated/ rundown/ buildings, subject to: Extensions restricted to 90sqm, extensions do not alter the character of the original and Section 47 agreement regulating occupancy.</li> </ul>
Multiple permanent homes	<p><b>Permitted subject to;</b></p> <ul style="list-style-type: none"> <li>- Totals restricted to an additional 50% of the number of existing units</li> </ul> <p><b>and</b></p> <ul style="list-style-type: none"> <li>- In control points located within UGRH; also required to provide appropriate services and infrastructure</li> </ul> <p><b>and</b></p> <ul style="list-style-type: none"> <li>- Occupancy condition will apply to all control points i.e. No Section 47 Agreement</li> </ul>	<ul style="list-style-type: none"> <li>- Not permitted</li> </ul>	<ul style="list-style-type: none"> <li>- Not permitted</li> </ul>	<ul style="list-style-type: none"> <li>- Not permitted</li> </ul>
Single holiday homes	<p><b>Permitted subject to;</b></p> <ul style="list-style-type: none"> <li>- A balance of 20% holiday home to permanent home <b>or</b></li> <li>- Compliance with the terms of 'exceptions'</li> </ul> <p><b>and</b></p> <ul style="list-style-type: none"> <li>- All subject to occupancy condition i.e. No Section 47 Agreement applies</li> </ul>	<p><b>Permitted subject to;</b></p> <ul style="list-style-type: none"> <li>- A balance of 20% holiday home to permanent home <b>or</b></li> <li>- Compliance with the terms of 'exceptions'</li> </ul> <p><b>and</b></p> <ul style="list-style-type: none"> <li>- All subject to occupancy condition i.e. No Section 47 Agreement applies</li> </ul>	<ul style="list-style-type: none"> <li>- Not permitted</li> </ul>	<ul style="list-style-type: none"> <li>- Permitted on basis of refurbishment of dilapidated/ rundown buildings only, subject to; extensions restricted to 90sqm, and extensions do not alter the character of the original. All subject to occupancy condition i.e. No Section 47 Agreement applies</li> </ul>
Multiple holiday homes	<p><b>Permitted subject to;</b></p> <ul style="list-style-type: none"> <li>- A balance of 20% holiday home to permanent home <b>or</b></li> <li>- Compliance with the terms of 'exceptions'</li> </ul> <p><b>and</b></p> <ul style="list-style-type: none"> <li>- All subject to occupancy condition i.e. No Section 47 Agreement applies</li> </ul>	<ul style="list-style-type: none"> <li>- Not permitted unless compliance with the terms of 'exceptions'</li> </ul> <p><b>and</b></p> <ul style="list-style-type: none"> <li>- All subject to occupancy condition i.e. No Section 47 Agreement applies</li> </ul>	<ul style="list-style-type: none"> <li>- Not permitted</li> </ul>	<ul style="list-style-type: none"> <li>- Only permitted where the accommodation is ancillary in the context of Resource Related Tourism Projects and subject to appropriate location, siting, design and the ability of the landscape to absorb the development <b>and</b></li> <li>- Subject to occupancy condition i.e. No Section 47 Agreement applies</li> </ul>

**Must comply with;**

- Scenic amenity consideration
- Siting, Location & Design Guide
- Traffic considerations
- Public health suitability

Gaeltacht:- where a development demonstrates a significant impact on linguistic and cultural heritage, the applicant must carry out a Language Impact Assessment and steps to mitigate such impact must be proposed.