

CONNEMARA HOUSING, PLANNING & ROADS SURVEY

2024

Connemara Chamber

Platform 6, Galway Road

Clifden, Connemara

Co. Galway, H71 VH51

connemarachamber.ie

info@connemarachamber.ie

089 952 6795



Table of Contents

Executive Summary	2
Background and Objectives	4
Survey Background	4
Survey Objectives	4
Survey Method	5
Key Findings.....	6
Survey Results	7
Housing	8
Rural Planning – One of Houses	11
Galway City Traffic Congestion.....	15
Road Quality.....	16
Respondents’ comments on housing in Connemara	19
Respondents’ comments on grounds of planning refusals	40
Respondents’ comments on rural planning in Connemara	46
Appendices	56
Survey Questionnaire	56



Executive Summary

The Connemara Chamber has conducted a survey of the Connemara population on the topics of Housing, Planning and Roads.

The survey was carried out by Connemara Chamber as members and non-members alike have expressed concern about the lack of long-term housing of all types which is directly affecting the ability to attract and retain staff. Concerns are also frequently expressed about key road infrastructure, specifically, Connemara's accessibility by road and how tourism and commerce is negatively impacted by the quality of the access roads and delays via traffic congestion in Galway City. More generally the area's population demographics – both aging and declining have been a source of long-term concern for the vibrancy of Connemara's social and economic life.

The survey ran from 17th of April 2024 to 14th of May 2024 with 859 responses.

Housing in Connemara - Results

- 97% of respondents say it is not affordable to buy an average family home in Connemara
- 89% of respondents say the state is not doing enough to facilitate or provide long term housing in Connemara
- 60% of respondents say it is difficult or very difficult to settle down long term in Connemara (whether that's to rent, buy or build a home)
- The respondents ranked the **causes of the housing crisis** (from top to bottom) as follows:
 1. The Planning System / Regulations
 2. Low Supply of General / Social / Affordable Houses
 3. Tourism Use - Short-term Letting (Airbnbs) / Staff Accommodation
 4. Ability to Finance and/or Purchase at Current House Prices
 5. Government Use of Private Property for Social / Refugee / Asylum Purposes
- 375 – the number of comments in regard to housing in Connemara

Rural Planning in Connemara - Results

- 80% of respondents believe the planning system is not fair or fit for purpose
- 88% said those living outside Connemara do not have a right to object to rural housing planning applications
- 91% of respondents said those living 10 years or more in Connemara should have right to build a home there
- 70 – the number of comments on those living 10 years or more in Connemara and whether or not they should have right to build a home there
- 72% of respondents say that the planning system has negatively affected them (or family members) in the ability to build a house in Connemara
- 266 – the number of comments about rural planning in Connemara
- 218 – the number of comments specifically on grounds of planning refusals



Road Quality / Accessibility to and from Connemara - Results

- 94% of respondents are in favour of the Galway Ring Road
- 65% of respondents said the quality of the N59 road say it is ok or better
- 32% of respondents said the quality of the R336 road say it is ok or better
- 80% of respondents said that the Moycullen Bypass has reduced travel times to/from Galway

The results of this survey will be shared with various stakeholders including legislators, policy makers and policy implementors to impart the human cost of these fundamental issues on Connemara, and rural areas like it.

The Connemara Chamber hopes to use the results of this survey to contribute to the national conversation on the housing crisis, rural planning issues, and key regional infrastructure projects in the hope of bringing about meaningful change in the topics at hand.

The comments, views and opinions expressed in this survey are those of the survey respondents and do not necessarily reflect the views or positions of the Connemara Chamber.



Background and Objectives

Survey Background

Connemara Chamber raison d'être is as follows:

To encourage commerce, tourism, trade, transport of every kind and aspects and tourism issues related to the commerce of the area with a view to the sensitive and economic development for the benefit of the people of the area.

In recent years, issues related to housing, planning and roads have negatively impacted the ability of Connemara Chamber to deliver in its role of encouraging commerce, tourism, trade and transport in the region. Members and non-members alike have expressed concern about the lack of long-term housing of all types which is directly affecting the ability to attract and retain staff. Concerns are also frequently expressed about key road infrastructure, specifically, Connemara's accessibility by road and how tourism and commerce is negatively impacted by the quality of the access roads and delays via traffic congestion in Galway City. More generally, the area's population demographics – both aging and declining have been a source of long-term concern for the vibrancy of Connemara's social and economic life.

Such issues have a direct impact on Connemara's economic development, for tourism in particular. In order to gain further insights, Connemara Chamber was compelled to carry out a survey of the local population in the Connemara region with a view to determine the extent of the issues and to have more than just anecdotal data to share with relevant stakeholders. Connemara Chamber has a track record in issuing surveys to members and non-members in Connemara on topics related to tourism and commerce.

Results of this survey will be shared with various stakeholders including policy makers and policy implementors to impart the human cost of these fundamental issues on Connemara, and rural areas like it. Thereafter, it is hoped that the survey results will contribute to the national conversation on housing, rural planning and bring meaningful change in the topics at hand.

Survey Objectives

- To survey the population of Connemara on four major topics:
 - Housing
 - Planning
 - Galway City traffic congestion (and its impact on Connemara)
 - Quality of main access routes
- To highlight (with data) issues that are regularly being brought to our attention via our members and the Connemara community generally
- To not target or criticise any political representatives, any local authorities, or any government departments involved in the aforementioned issues
- To bring attention to government (both local and national) of the issues affecting Connemara (and similar areas)
- To gain quantitative and qualitative data on these important issues with a view to using this data to inform various stakeholders including policy makers and implementors



Survey Method

An open online survey (see appendix) was conducted of the target population with data collection conducted via online form only through Google Forms. The target market was those living in Connemara or those with major connections to Connemara who wish to settle there. A total of 859 people responded. Promotion of this survey was carried out via Connemara Chamber's website, via the company's own social media profiles, use of company's email and text database. Local radio and press were also made aware of the survey and promoted it. Online advertising via Facebook, Instagram was used to extend the survey's reach to the target audience.

The survey was designed with speed in mind for the respondent with it taking on average 1-2 minutes to complete. The survey was comprised of four main sections (i) Connemara Housing (ii) Rural Planning in Connemara (iii) Galway Ring Road and (iv) quality of local main roads to/from Galway city. Question types included a combination of demographic questions, Likert scale questions, rating scale questions, dropdown questions along with several open and closed ended questions.

At the very end of the survey, respondents were given the option to leave their email address or not. Of the 859 who completed the survey, 637 (74%) choose to add their email address – effectively signing off on their contribution to the survey. For privacy purposes, all email addresses and personal identifiers such as names, addresses and phone numbers have been redacted in the published survey and related data.

The Connemara Chamber has made the (anonymised) data freely available to those interested in doing their own analysis on the data and comments. Such data is available from the Connemara Chamber's website (connemarachamber.ie) and on request. Due to resource issues, the two main limitations of the survey were (i) it was an online only survey (with no in-person or telephone interviews carried out) and (ii) the survey (which targeted the Connemara Gaeltacht also) was not translated into Irish.



Key Findings

Housing in Connemara - Results

- 97% of respondents say it is not affordable to buy an average family home in Connemara
- 89% of respondents say the state is not doing enough to facilitate or provide long term housing in Connemara
- 60% of respondents say it is difficult or very difficult to settle down long term in Connemara (whether that's to rent, buy or build a home)
- The respondents ranked the **causes of the housing crisis** (from top to bottom) as follows:
 1. The Planning System / Regulations
 2. Low Supply of General / Social / Affordable Houses
 3. Tourism Use - Short-term Letting (Airbnbs) / Staff Accommodation
 4. Ability to Finance and/or Purchase at Current House Prices
 5. Government Use of Private Property for Social / Refugee / Asylum Purposes
- 375 – the number of comments in regard to housing in Connemara

Rural Planning in Connemara - Results

- 80% of respondents believe the planning system is not fair or fit for purpose
- 88% said those living outside Connemara do not have a right to object to rural housing planning applications
- 91% of respondents said those living 10 years or more in Connemara should have right to build a home there
- 70 – the number of comments on those living 10 years or more in Connemara and whether or not they should have right to build a home there
- 72% of respondents say that the planning system has negatively affected them (or family members) in the ability to build a house in Connemara
- 266 – the number of comments about rural planning in Connemara
- 218 – the number of comments specifically on grounds of planning refusals

Road Quality / Accessibility to and from Connemara - Results

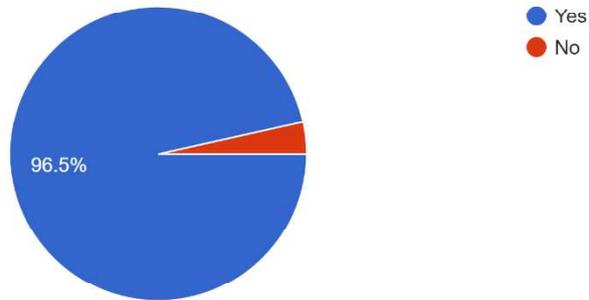
- 94% of respondents are in favour of the Galway Ring Road
- 65% of respondents said the quality of the N59 road say it is ok or better
- 32% of respondents said the quality of the R336 road say it is ok or better
- 80% of respondents said that the Moycullen Bypass has reduced travel times to/from Galway



Survey Results

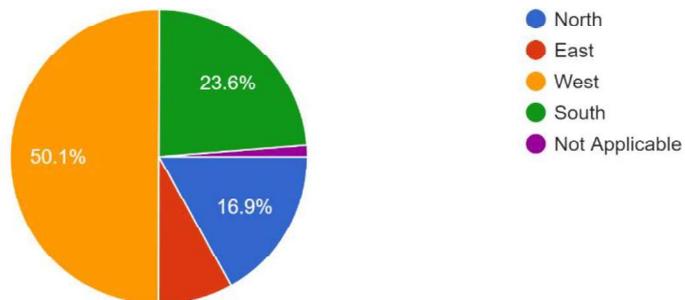
Do you live in the Connemara area?

859 responses



Generally speaking, what area of Connemara do you live (if applicable)? Map indicative only.

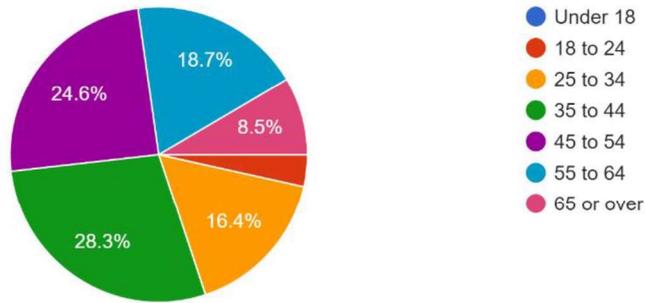
859 responses





What age group do you fit into?

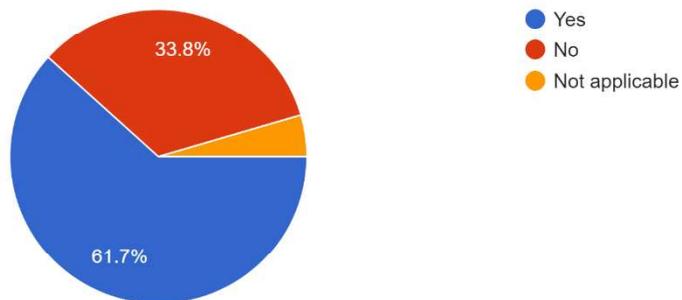
859 responses



Housing

Have you settled in your ideal long-term Connemara home? (whether to Rent, Buy, or Build for the long term)

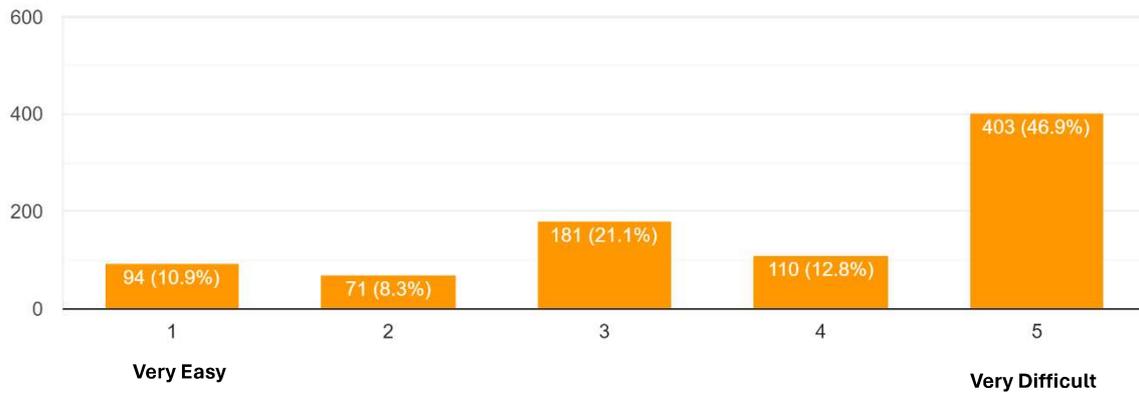
859 responses





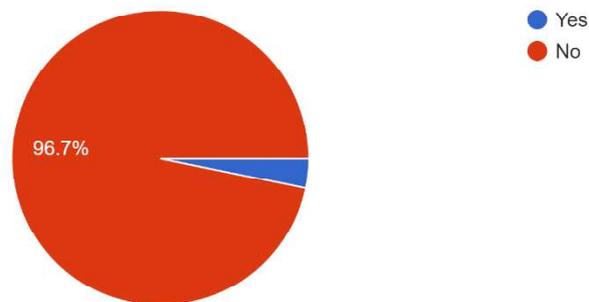
How easy are you finding it to make your ideal long term Connemara home? (whether it's to Rent, Buy, or Build for the long term)

859 responses



Do you believe it is currently affordable to purchase an average family home in Connemara?

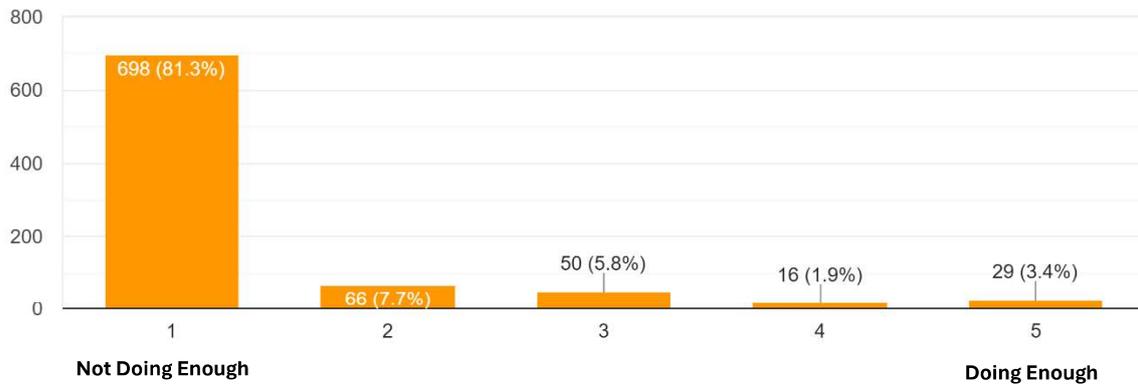
859 responses





Is the State doing enough to facilitate or provide long-term housing options in Connemara?

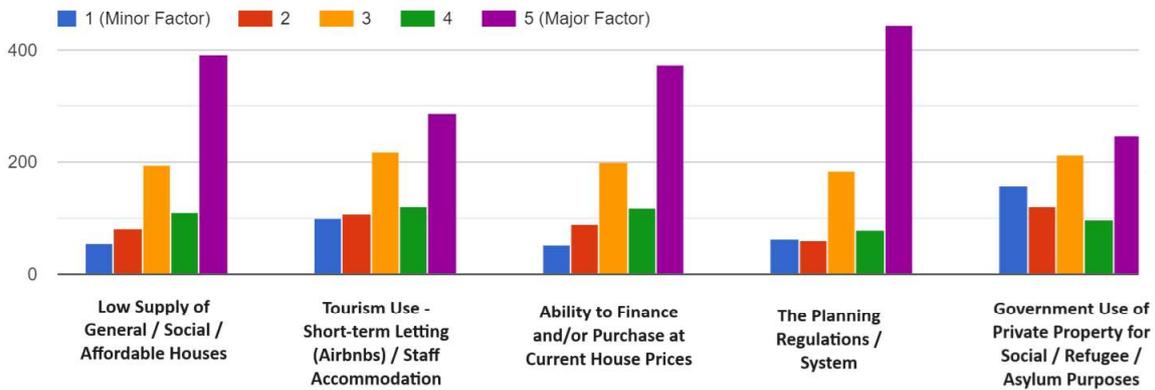
859 responses



Rank EACH of following factors in terms of how much you think they contribute to the housing crisis.

1 = a **minor** contributing factor to the housing crisis

5 = a **major** contributing factor to the housing crisis





Rural Planning – One of Houses

Do you Agree / Disagree with the following statement... "Those that are from or live in the Connemara area for more than 10 years should have the right to build their own home there"

859 responses



*

Within reason
Like everything this depends
Yes I agree, I strongly agree for those who are native to Connemara have first preference.
There has to be building on green field sites first. To stop building every where.
Or to buy an existing one
No, people who come from connemara should have a right to their own home and shpuld not be allowed to sell it onto D4. But only to locals familiesSold back to the local young family.
They should have to proven employment in the area or surrounding areas
It should not be prohibitively expensive to do so. We still need to have planning regulations.
Even less than 10 years if they are living here full time.
There should be conditions
Yes, IF they apply for, get, and adhere to planning permission
Yes, if they are born and educated here
Should be in clustered or village settings
Live on a full time basis for more then 10 years
Only if they can prove they will continue to live in the house for min 20 years
If our own who have lived here all our lives can't get planning first what's the point in having a limit?
Depending on landscape pressures in their location
Yes, when reasonably balance with factors such as environment, utilities etc.
Natives shoukd have precedent
Within reasonable parameters
I think if you were born and lived in Connemara and have your own land for a site the council should not be able to say you can't..if you are going to use it as a family home and not for renting
With stringent background checks and conditions. People fool the system.
Needs to be more specific
It should be anyone that has lived here or have parents in connemara all there life ⁸
Yes within reason. The planning restrictions are definitely rediculous.
If the whole household are irish speakers and are committed to irish language
As long as they live in it and don't sell it/let it out
With in reason yes
Only if born in area



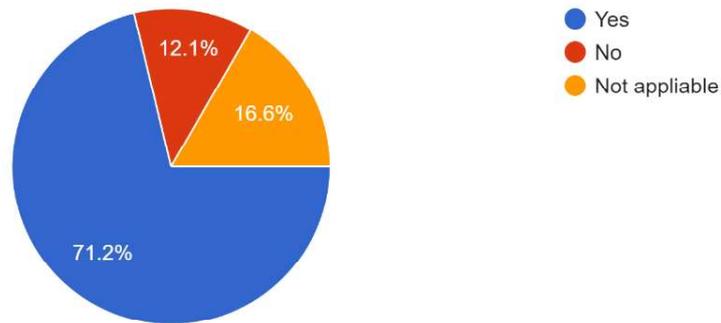
Currently the only people able to buy or build are very wealthy outsiders. There is a danger of the indigenous people being wiped out
Yes if they have been working and contribute to the area not somewhere else.
Both
If they have nowhere to live of their then yes.
Yes i agree they should have the right to build
To a degree but also depends on the impact of the build to the area, this question is far too vague
There is a high level of racism in a Connemara region which often shows violent attack against the ones who is appeared to be single and no background here.
Yes, if it fits with planning laws and not another housing blitz everywhere and anywhere
There must be rigid planning in place.
Yes but for 5 years
More than +10years. Proper locals are born & bred here
People who speak Irish fluently should have the right to build or buy here but we are seeing a big influx of people buying second hand homes who don't speak Irish and it is changing the linguistic fabric of An Spidéal. If there were stricter rules about selling homes to Irish speakers it would be better
We need some planning control but circumstances such as if there is no other options available to a local family. The planning system is not consistent or fair in its current form. There's no consideration for the personal circumstances of young families
I would agree but state that they must have attended school in the area to preserve our native language
They should as long as house is appropriate and not too damaging to wildlife
Anyone who has bought land should be able to build their own home.
10 years is a long time.... If you own suitable land then planning should be eligible regardless of how long it is ones possession.
I grew up in Moycullen yet I would likely not get planning
Be there for more than 10 years and speak fluent Irish
if they are permanent residents only, and have suitable sites
Wrong. I'm living just few miles from where I grew up but the rule here is you cannot build unless your living in area over 5 years or more making it impossible to set up a family home can't build as only 3 years here even though kids in school , houses non existent to buy as cash buyers purchasing them or they are 1.5 million outside of affordable bracket. A family member living in home village crusified regarding planning and not allowed
There is no rights to build a house, family, working and local amenities should come into
If they are ecologically sound
As long as this is the primary home and not for holidays
Born in the area or 20 years
Agree 100%
I don't think it needs to be explicitly 10 years, but it does need to be available for people who plan to live here full time, not just for a few weeks in the summer.
Depending on where they wish to build and intention on remaining
It depends on the area, environmental considerations, knowledge of Irish. Better to have Irish speakers from outside conamara than so called locals with no respect for culture.
I agree with this, but in the Gaeltacht area, it should be a prerequisite that they also speak Irish
If within planning regulations
If they have land, they should be allowed to build their own home
Yes within reason of course... Need at least the planning process to look to give approval and not be looking to reject as that is the way it seems now.
People from Connemara and those that are part of the community for 10years should be allowed to build their own homes if no alternative accommodation is available in their community.
With a family
People who grew up here yes but holiday home owners who claim to have 'lived' here should not
Only locals from here should have an automatic right
Depends on their personal situation



Maybe after 5 years

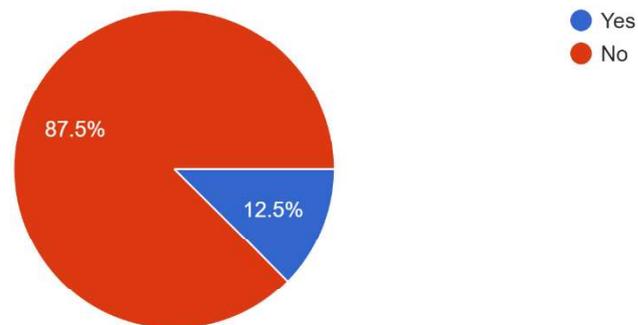
Has the current planning system (for one off rural planning) negatively affected the ability of you or members of your family in building a home in Connemara?

859 responses



Do you believe people living outside Connemara have the right to object to planning applications?

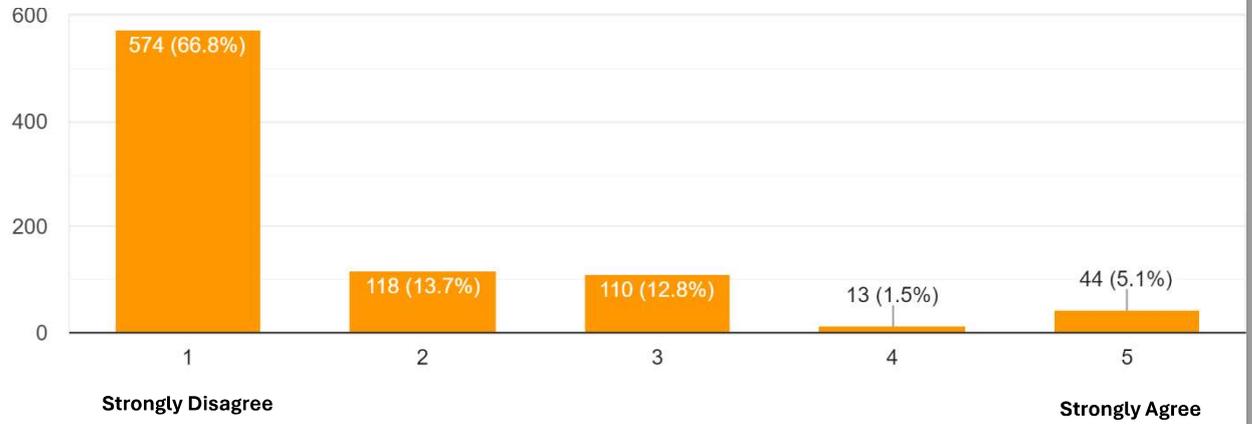
859 responses





Do you Agree / Disagree with the following statement... The planning system (for one off rural planning) is fair and fit for purpose?

859 responses

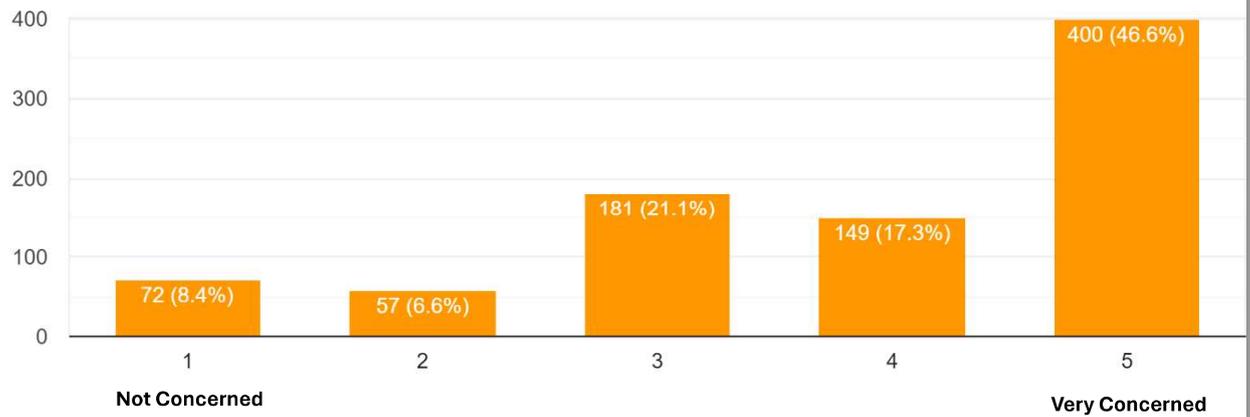




Galway City Traffic Congestion

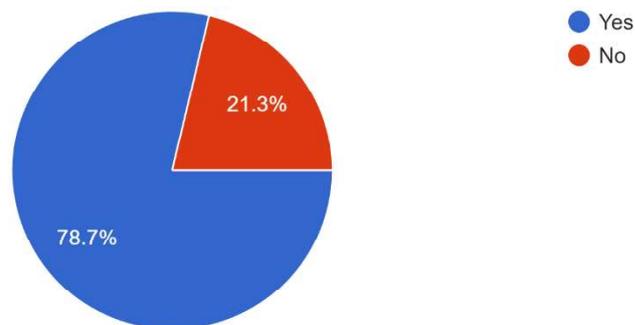
How concerned are you with the Galway City Traffic Congestion & its impact on access to Connemara?

859 responses



Do you believe the congestion negatively affects your accessibility to services?

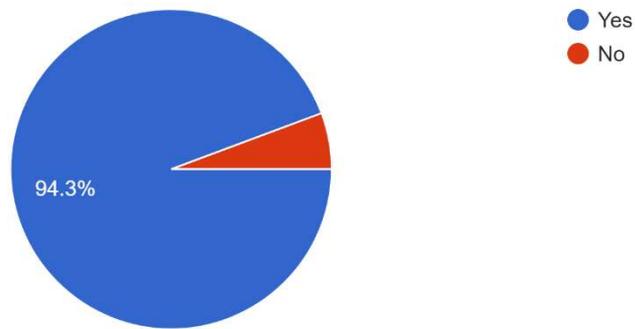
859 responses





Are you in favour of the Galway City Ring Road to relieve traffic congestion and improve access to Connemara?

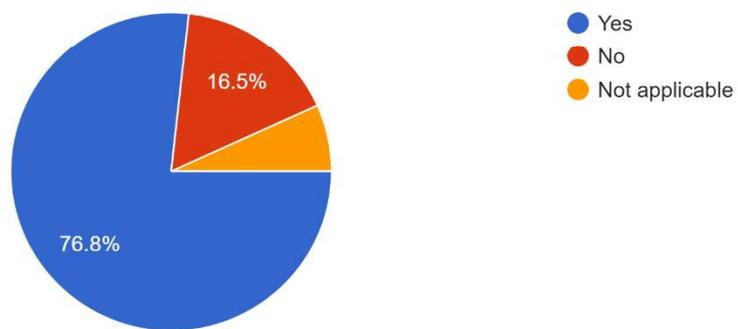
859 responses



Road Quality

If applicable, has the Moycullen Bypass reduced your journey time to and from Galway?

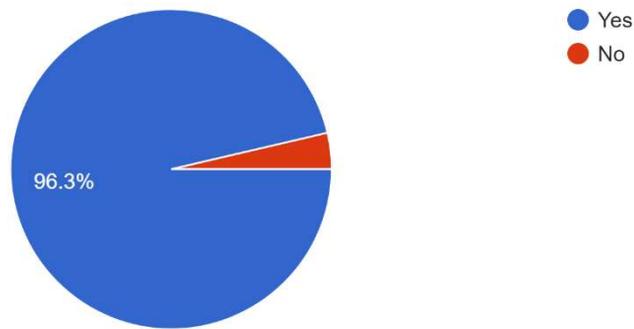
710 responses





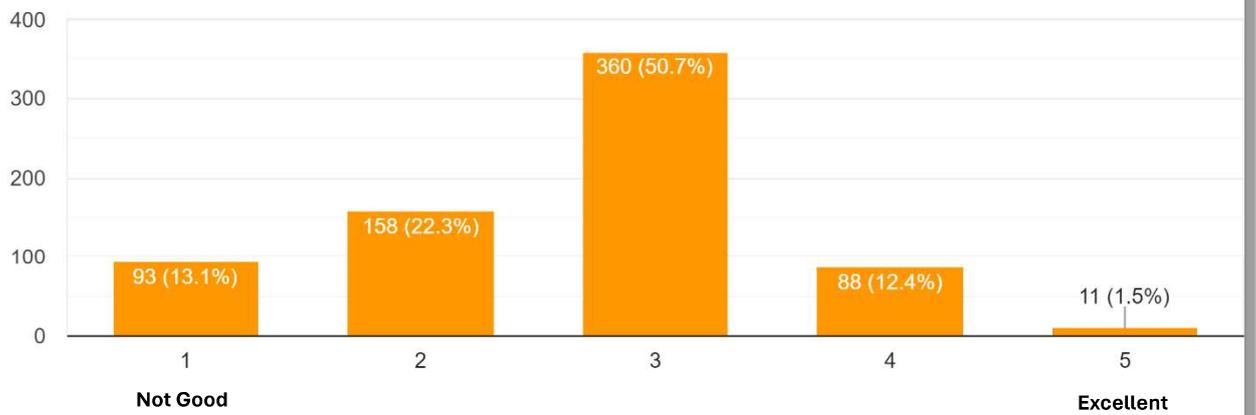
Would you like to see more sections of the N59 brought up to the same standard of the Maam Cross to Bunakill section?

710 responses



How do you rate the current quality of the N59 Road to/from Galway?

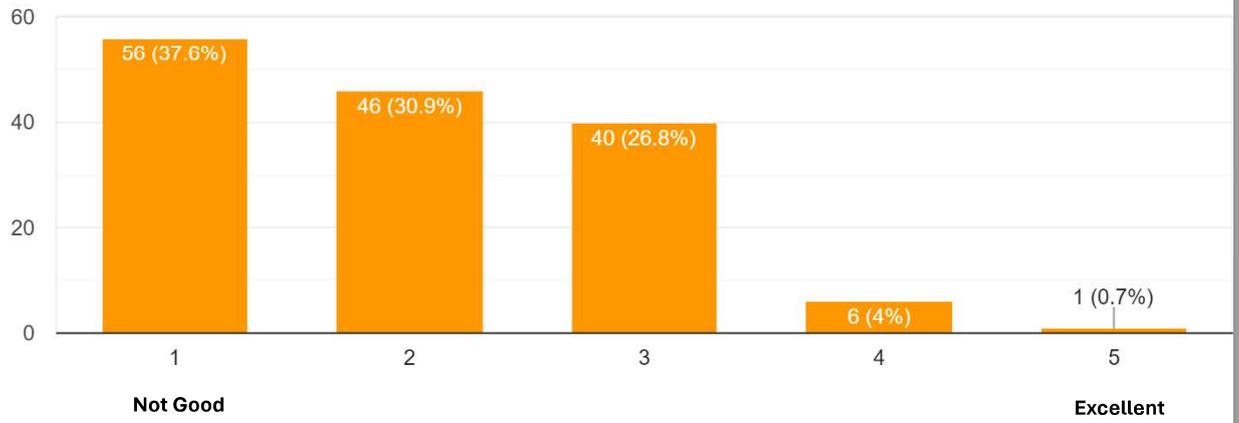
710 responses





How do you rate the current quality of the R336 Road to Galway?

149 responses





Respondents’ comments on housing in Connemara

Question:

Would you like to make a comment in regard to housing in Connemara?

<p>Terrible even if young people can get a site, they are constantly refused permission costing them thousands, but outside can buy old property and are allowed to build huge houses totally out of character with the area, GCC are worse than useless to anyone in Connemara.</p>
<p>Too many short term let properties are skewing the market. The lack of affordable housing in the area is already impacting services in the area, just look at the HSE's inability to get staff for the hospital. It is skewing our population into 'aging' as younger people cannot find or afford places to rent and businesses are having difficulties finding staff.</p>
<p>Planning Regulations are a joke, tourist houses of any size and spec are going up everywhere and local people are being refused for the most ridiculous and inconsistent reasons. Public transport is also non existent- it has improved slightly but MUCH more investment, frequency and scope is needed in the area</p>
<p>Locals being priced out of the market and Connemara become a playground for outsiders</p>
<p>As well as family homes smaller units for singles/couples are needed. Downsizing could release larger homes.</p>
<p>Houses are Dublin prices. Too expensive to rent or buy here. Only have security as renting from a relative otherwise would be homeless. Also have to account for locals greed who only rent to tourists.</p>
<p>Schools and businesses needs long-term residents who live and work locally to survive. Stop forcing these vital contributors to our society to leave the area. Weekend visitors do not make or sustain a community.</p>
<p>I understand the importance of careful planning in Connemara in order for it to remain unspoilt but Galway Co Co planners are decades behind others, eg, Mayo & Clare in terms of developing sustainable tourism building & development. Empty properties for 10 months of the year are an insult to the people of Connemara.</p>
<p>Took nearly 5 years to get planning permission it was torture. Would have paid double the planning fee if it meant I would have gotten a professional service. The planning system is corrupt and needs immediate reform in order to save Connemara. So many young people who want to settle here but the lack of housing and the difficulties with the planning system have made it impossible</p>
<p>The system is geared towards wealthy outsiders to build or buy second homes ... Locals are struggling to rent property let alone buy or build ... The only way locals are getting long term accommodation here is if it's family owned property from generations... It's a truly sad state of affairs that the priority is put on tourists rather than local people</p>
<p>It seems to be made very difficult for natives of Connemara to even seek planning permission.</p>
<p>restrictive planning rules mean existing housing stock is bought as holiday homes and pricing long term residents out of the markey</p>
<p>I'm from the area, lived there my whole life, have my own land but cannot build as planning keeps getting refused, I had no other option to to move up to the midlands a few years ago where my husband is from as we had no where to live in Connemara where I had always wanted to raise my family</p>
<p>Sourcing planning permission for locals is unnecessarily arduous, costly, stressful and pro the wealthy second home niche market. They contribute little to the area.</p>
<p>No affordable prices for working families. Zero long term properties will make people to leave and make more difficult for businesses to get staff.</p>
<p>The refusal of planning applications is putting a huge financial pressure on individuals in an era where building costs are already incredibly high. Locals are being priced out of houses in Connemara. People buying second homes in the area are stopping locals from doing so. An incentive for locals to buy where they live should be introduced to give them an advantage in the property market.</p>



No government- provided sheltered housing/assisted living accommodation in west Connemara
Cut the air bnb, increase housing
Planning system and regulations for the area is totally unfair
Trying to get planning on your own land is nearly impossible for locals.
Airbnbs are destroying connemara. 0 long-term rents. Its effecting companies across Ireland and connemara. Companies are struggling to keep staff as their landlords convert to air bnb or sell up to some dublin company that converts them to air bnb. Putting families out of work. They then have to leave the area. It's coming a joke now.
No
It is very tough for locals to get planning permission and thats why they are moving on it's a disgrace
The difficulty in securing planning permission, the cost of applying multiple times with changing specifications is a huge factor. There are no clear guidelines & no provisions provided for locals on family land with no other alternatives.
It is so hard to find housing in connemara. It's very hard to get planning permission if you own land. So much red tape they make it so hard for you to get planning permission. Rents are crazy prices and you don't make the wages to line up with high rents.
Planning permission applications are costing people thousands of euros and they're getting declined application after application. It is a joke, and needs to be addressed with Galway County Council ASAP
Myself amd my husband moved down a little over two years ago and we are STRUGGLING to find a forever home or even somewhere to rent!! The town only accommodates THE UPPER CLASS and doesn't care about YOUNG PEOPLE LIKE MYSELF or middle class people.
It seems impossible for young people to get planning permission on their home land & property prices are not affordable for them. Hard to expect them to stay here.
Planning permission on owned land is very difficult to achieve and is driving young people out of the area
One off houses on ones own land should not be such a problem as it is to build . Couples with jobs in the area should be helped and encouraged to own their own homes.
If everything sells simply to the highest bidder eventually there will be nothing left for local people. It's difficult to visualise my children being able to afford to buy here as things currently stand
To few houses since the last 20 year the government doesn't want you to live outside towns and cities and orovide services like water, pyblic transport and so on
It's diabolical
Planning laws and cost of living are crippling the community
Planning for locals on family greenfield sites takes years to achieve, and costly. Small cottage style required, IF successful, means incurring cost of 2 foundations 2 roofs etc in their cottage hidden behind cottage preference instead of a 2 storey style that is more economical to build, heat and takes up less land. This design rule does not make sense when a restoration/ renovation can be any design and size. Takes 6 months to get a 10 minute pre planning Skype meeting.
There are no nurses to staff the hospitals in Connemara because there is no where to rent or buy here. Planning is impossible even if you are a native. I tried for years.
My husband and I work in 2 government jobs in Clifden town as a Guard and teacher. We were refused planning twice on a site that is suitable for planning and zoned R2 because it is not family lands. We have spent 3 years trying to get planning but to no avail. It is fundamentally wrong that young professionals like us cannot build a home in the community we work in.
It is no wonder there is a brain drain from this country and young professionals are emigrating to access cheaper and more accessible housing and better pay and working conditions when you look at our situation. Young people are the bloodline of rural Ireland. We are valuable contributing members of our community and yet we cannot live here due to planning regulations.
Should be regulations on amount of holiday homes. Also many people I know unable to get planning.
Loads of houses, but not available for rent to locals



Count Council make it impossible for young people to get planning permission on their own land WHY?
The recurring turning down of planning permission is an issue
A total disgrace to the people from connemara. As people with money not from here can build a holiday home and do what they like. The connemara people are forgotten when it comes to help them you have to be from another country or another another part of the county you are taught of more sad times for connemara people.
(a) I think it's ridiculous that people wanting a house as an occasional holiday house can get permission, but local people can't (& I know this to be the case). (b) Galway Co Co don't act against people building without planning permission - including holiday home builders - and they can build with zero sanctions on them, even on SAC land! (& I know of this for a fact, too).
Planning is so difficult in Connemara, it's not fair when you own land and want to stay in Connemara but can't due to not getting planning.
Local persons wanting to live in Connemara but are forced to immigrate due to planning refusals and costs relating to having to keep applying. A huge amount of young people immigrating with skills that are needed in our area Alot of whom will never return as they are experiencing much better lifestyles in other countries
Planning permission for local families should be a priority. The increase of holiday homes is choking the area and increasing in it rapid population decline
No consistency in how plannings are being dealt with.
I feel like we are facing a losing battle with trying to secure a house for my family, we are from the area, have two children, we both work full time 2 jobs each and still buying a house or land to build looks too out of reach. I feel there is no choice but to move away .
It's a joke trying to get planning permission on one's own land every obstacle is put in your way and the cost of applying and having associated paperwork and tests done etc....the powers that be don't want people living in Connemara they want the whole area as a national park for the great and the good !!!
A long term renter with a decent income but I will never be able to afford to buy! Renting is precarious but that's all we can afford
we are losing one maybe two generations of young people due to a lack of affordable housing and this will affect the long term quality of life for all of us
Too many empty houses, too many short-term lets, not enough family homes. Too difficult to get planning permission, but not enough social or affordable housing built. Area is virtually empty during the winter, filled with tourists in the summer, we need to get more permanent residents.
All of my children have emigrated due to lack of jobs and opportunities in Connemara/Ireland and no chance of building a home here
The planning process is a complete joke! No local has a chance to build or buy unless they inherit a house from their parents! Numerous locals have been rejected planning for ridiculous reasons and the whole process is a money spinner! Clifden is turning into a seasonal town more and more every year! It will only exist from June to august as a holiday destination with little to no locals living here all year round! Councillors seem to have absolutely no say or influence rendering their jobs pointless. An awful pity that one can't see a future living in the place that they were born but that is the stark reality reality facing the vast majority of us now.
Out of the 7 other properties closest to my own (rental) only three have permanent residents, another has Ukrainians which are leaving as owner wants back as a holiday home . One is vacant/ derelict, the other two are holiday homes which seems to only be used very occasionally. So out of eight properties only half are occupied year round.
We need more affordable housing to increase our population and keep our current industry running
Ive been living in a connemara based staff house for 20 years as if i leave the place i will surely be homeless



<p>It is near impossible to be granted planning permission in Connemara as it currently stands regardless of your housing need or link to the community that you wish to live in! Galway county council are ruining our community by refusing planning permission to local people who need and want to build their family home in the area that they have lived and grown up in all their lives. The majority of locals haven't a hope of buying a home here because not alone is their a serious lack of available housing for sale but the fact that they are competing against tourists who want to buy their holiday homes down here is driving the cost of houses out of the reach of the local people looking to buy their home. Young people in the area have no choice but to move away from their community to try to put a home together which is having a detrimental impact to the local economy!</p>
<p>Easier to get permission to build if not from the area and have no housing need</p>
<p>Too many barely used holiday homes</p>
<p>Obviously not enough social housing, also, No good housing estate built in the last 15 years,, Unfortunately houses are being bought as second homes at huge prices, making it impossible for the Average couple to afford. At least 2 or 3 good housing estates to be built, Not for tourism but for the managers, hotel workers doctors nurses , etc. shopkeepers, Gardai.</p>
<p>There are way to many holiday homes in West connemara which do not contribute too the community on a daily basis and because of this they have out priced the local people in the housing market. Way to many purchase a small cottage and then upgrade it to sell on. The government need to stop this by introducing a property tax on a second home</p>
<p>I think the housing crisis in Connemara is getting worst and worst as the years go on. Something needs to change otherwise more and more people are going to have to emigrate. They won't have an option. As people like ourselves we put in a planning application and it got rejected and then there cost of properties in Connemara are so expensive. It's pushing people out as there is no value for money currently on the real estate market.</p>
<p>There is very little housing to rent long in Conemmara. Properties that are currently on the market are old houses with tons of issues, especially MOLD. I think government should do checks on rented properties so tenants are protected from landlords lies.</p>
<p>There are planning issues regarding our local people being able to build there own House on their own land in Connemara</p>
<p>How do we expect our young people to stay in the area- to have employment, raise children in the area, try & keep the schools full with the generation of young Connemara families? They're all doing their best to keep this wonderful alive & thriving for the next generation? Only to be denied planning permission on THEIR OWN sites, near aging parents, keeping them in turn, young & independent .planning permission needs to be more easily acquired & within reasonable criteria</p>
<p>Planners have no interest in looking at a housing need for young families looking to return to their connemara home areas</p>
<p>There is not 1 3 bedroom house to rent where I live, I have been looking for a year</p>
<p>Disaster</p>
<p>Rental houses are crippling the rental market for the area. Young people cannot move out of homes to start a life, causing them to leave the area or even the country. Lack of housing makes Connemara undesirable for employment, for example, Clifden Hospital and the current state of affairs, how can new staff be hired if not locals with homes, when there is no where available for them to live. Without housing, people will leave, businesses will lose staff and custom, and more then likely shut down, lessening services even more, in a continuous, vicious cycle</p>
<p>Planning laws need to be changed. Young people cannot build houses in Connemara due to the laws as regards once off houses.</p>
<p>There are tonnes of reason around the current housing crisis. As a society though we have to make things easier for each other when it comes to planning. Everyone wants people to get planning until the new homes are beside their own. NIMBY (not in my back yard) is as real in Connemara as it is anywhere. Rules around planning objections need to be revisited</p>



<p>I have had a planning application in on two different locations in the same area/townland costing me over 60k of work done from drainage, EPA's environmental impact assessment etc etc and been refused 4 times. Have employed 18 staff in one session along with several fully time staff. And very involved in my local community and have been renting all my life, born and educated here, to be told I have no housing need and no social & economical input in to my community, is utter bull. Feel free to get in touch with me happy to give you my planning applications.</p>
<p>We have been trying for 4 years to get planning in Connemara. We are a young couple who moved back home to start our life. We are both working in the community (HSE and business) and involved in the local football/Rugby clubs in both playing and coaching. We are currently living in damp,mouldy conditions and were recently refused planning again for knocking of the house. We have spent thousands whoxh we cannot afford. Nothing is been done for young couples who would like to settle down locally and contribute to the community. I have never heard of such difficult issues with planning anywhere else. We have thought about arranging a protest to the planning office. I'm not sure what needs to be done but it can't stay the same or else there will be no community in the future in Connemara.</p>
<p>We were lucky enough to be allowed to put a mobile home on my in-laws back garden while we build. We just could not afford the rent, both with good jobs. However, planning laws would also be against this.</p>
<p>Generally, awful designs.</p>
<p>Second time going in for planning at the moment, was refused the first time on bulkyness of the design, it was a story and a half, just the roof seen from the road. When in the past 2 years mansions have been built 1km away, all of them are not from the area. Planning authority is the same, if you're not from the area, or its a second home you'll build what you want. When it's family land, they'll make you jump every hoop in it.</p>
<p>There's no way, we'd be able to ever afford to buy a home in connemara and both of us have good careers.</p>
<p>The buying power of tourists to purchase property at extortionate prices puts probably over 95% of houses or viable sites way out of range of locals as the majority of people living and working in Connemara are in low paid jobs. Add to this the planning system being largely unreasonable and the designation of large areas as Special Areas of Conservation it is next to impossible to build a home.</p>
<p>No</p>
<p>People who did find work had to leave because of the lack of any kind of housing. It makes it extremely hard for businesses to attract qualified workers to come here.</p>
<p>Unless your are very wealthy it is near impossible to afford a home or get planning for a home in Connemara, plus there is a lack of good salary jobs available.</p>
<p>I'm currently living in a caravan as I cannot find anywhere to rent and can't afford to buy. I own a business in Clifden so I have to stay local for my work</p>
<p>The rich can get holiday homes planing we can't even get planing for a shed</p>
<p>Homes should be for local people</p>
<p>Planning permission for locals is needed.</p>
<p>More common sense planning, better support for 1st time home owners, better options for supporting purchases and revamp of derelict buildings, with requirements to show potential ties to the locality. Too many investor buying in the west, lack of guidance, support and contractors for people trying to upgrade homes to impove efficiency and occupancy.</p>
<p>It cost us a fortune to get planning on our own land we had purchased. We both are locals. It was a horrific experience and we thought about immigration at the time. My sibilings had same issue in Connemara..</p>
<p>Very expensive, moved back to the afternoon living away for 20 years. Property prices almost twice as expensive in Connemara.</p>
<p>Thr government do NOT see past their own capital. Having all our young people emigrating and school going teenagers adding emigrating to their own future is a disgrace. There is nothing to keep them here, from education, accommodation, opportunities and everyday life, I do not blame them. The government are destroying this country, especially for Irish born which are becoming irrelevant</p>



<p>I think holiday homes are driving the cost of housing upwards in all of Connemara.</p>
<p>In order to keep the young population in our community serious efforts need to be accommodated so we can purchase property and a less lenient form of planning restrictions need to be in place. Our community is being seriously affected with possible losses of services, businesses, schools, creches due to the fact of local young families unable to afford or acquire housing due to over pricing and extensive number of holiday let's.</p>
<p>Too many holiday homes with not enough enforcement to curtail black economy, cash payments from clients, cash payments to cleaning staff, planning rules re air bnb need to be enforced undermines those trying to conform. High Tax on second and empty properties needed. Cash landlords to be penalised and rent controls put in place.</p>
<p>Needs more house to suit different needs, limit air b&b</p>
<p>A time friends was evicted from his house after 8 years renting it. A family of 5 (3 kids under 6) Landlord decided to do major work on the house to turn it into a air B&B Bank wouldn't lend enough money to buy or build a house. No rental available, they had to leave their long time job. And relocate to the midland moving into a parent house, and now live in a mobile home. This is the reality of connemara.</p>
<p>To many holiday homes , which h are left abandoned most of the year. Should make it easier for locals to get planning permission and not as easy for holiday makers .</p>
<p>I left Dublin 10 years ago with family because we were on the housing list and still waiting to be housed</p>
<p>The idea of reducing planning approvals for one of housing in Connemara is crazy. The greatest avenue average people have to home ownership is through self build. As most Connemara people will do alot of the work themselves or have help from family and friends. Without a reduction in this type of housing it highly important that the government provides more social houses for purchase at affordable prices. Or it could have schemes to allow people to build on government land.</p>
<p>Absolutely not enough social housing being built its a disgrace too much money being spent on accommodation for refugees and not on local families (this money should be used to accommodate local families in need of housing first), any property for sale is being bought and used as holiday homes /Airbnb forcing locals out of the area</p>
<p>Houses being bought as holiday homes or for short term letting is ridiculous. To many empty houses in our area and young families struggling or having to move away. It's also impossible for businesses to get staff as they is no accommodation to be found.</p>
<p>I am a mother of a young child. My husband and I are lucky to have found a place to rent, but we don't know if we will ever own our own home. Too many properties are either on Airbnb or are being sold to people that have no concerns or regard for the local population, and it's creating a false economy for Connemara. For too long the lack of industry in the area has been ignored and local residents are being left behind for tourism. It is not sustainable and something needs to change if we want future generations to continue to live in Connemara.</p>
<p>The cost of getting Planning permission with all the specialist reports needed now means that it is beyond the scope of an individual on an average salary in Ireland</p>
<p>Planning makes or very difficult. I understand that environmental factors have to be vonsidered but An Taisce have a lot of power in these matters and often they don't strike a balance between looking after the eco system and providing a basic housing need.</p>
<p>It is ridiculous that many locals with small children have been turned down for planning in Roundstone therefore families have moved and school numbers are low</p>
<p>There is a balance to be struck between the amount of holiday homes and habitable homes in an area but this should have been implemented a long time ago and is difficult to rectify now. There are still many people getting planning permission who do not live in an area and these houses will continue to be holiday homes as the system of background checks done by planners is not rigorous enough. It shouldn't be dependent on locals having to object. In rural communities this could divide a community. There is no consistency in planning decisions. Rural Connemara should be protected as its a holiday destination but we need young families to maintain community groups otherwise the work of voluntary community groups is will have to he taken back by councils.</p>



<p>All the liveable houses, old homes for renovation and land are being bought by people as holiday homes. It's impossible for a local to buy a house in their own area due to the prices being so high due to people from mostly Dublin who have money to have multiple homes buying them. It's also near impossible to get planning because of the same people stopping planning around them. These people shouldn't have a say in what houses go up especially when there here no more than 2 months a year. It's a disgrace to know I'll have to move out of Connemara away from my family to raise a family of my own and have a house.</p>
<p>The government needs to do better to support the locals of Connemara who actually want to live here long term.</p>
<p>We are a young couple both from the Roundstone area and would love to settle down and live here full time but it is not possible we currently rent in Clifden but get kicked out every May until September so the owners can let it out for summer it is not possible in the long term and prevents us from settling down and starting a family. We are not a couple who has any interest in moving away and would be quite happy to settle here work in the community have kids to send to the local schools but this is not possible because we can not find somewhere to rent long term and with the prices of houses and absolute corruption of the planning permission system buying or building is not even an option. We both have land that we can build on but keep getting refused planning while tourists with high paying jobs multiple holiday homes and no connection to the location build mansions. They always talk about no young people around and all young people going away what are we expected to do when we can't find anywhere to live and can't live with mommy and daddy our full lives. The rental and buying crisis has made me despise my home location.</p>
<p>No long term planning</p>
<p>I'm in a mobile home</p>
<p>Planning is made exceptionally hard for locals and People living all their lives in Connemara. Planning seems to be granted more easily for outsiders especially Dubliners. Holiday homes are a big concern where locals struggle to get Planning for their own home</p>
<p>There is no proper strategy to ensure that local people/businesses can build, buy or rent houses now. Even building a house on your own land is almost impossible due to planning which in the past ensured that locals could remain in Connemara. Of the already existing stock, holiday houses are taking up these at prices outside of reasonable prices.</p>
<p>Let locals build on their land so many emigrating</p>
<p>The demand for second/holiday homes in the area is pricing families out of the market.</p>
<p>I think it is so sad that Connemara people, hoping to live here have such trouble with getting planning permission, especially on their own home land. It's so costly, and it seems that the rules change all the time. I think anyone looking to build on their own land, should be given every support to get their house built. I pray that in the coming years I am not having to travel abroad to visit my nephews and nieces as they couldn't build or afford to live in Connemara.</p>
<p>The government need to make a decision do they allow building for locals or have them all in social housing, surely it's better to allow locals build their own homes or have homes available at prices they can purchase them at</p>
<p>Lack of housing available, complete lack of affordable housing. Landlords can charge what they want as such scarcity of housing.</p>
<p>The county development plan isn't working for the people it should be called the county underdevelopment plan as every couple of years when it comes up to be amended they make sure to close any possible loop hole as they see it of getting planning.. it's our civil right to have or build a home.! as for the councillors they are just there to explain the big words and terminology to us simple peasant folk. They won't shake the tree.. I don't think they even know how.. nobody overseeing or accountable .</p>
<p>Planning permission is a huge expense, personally have spent 14k on planning on my own land since 2019 and still haven't got planning , 2 refusals</p>
<p>I have been waiting for planning for 5 years been refused 3 times we are a family of 4 soon to be 5 my husband I has a company who undertakes much of the grounds work in the area and is a big factor to the community I work locally we in Kilmore Abbey we both work hard to take care of our family and build our home but we keep been refused and been told no that means we could be off to Australia after the outcome of this planning application is very very frustrating</p>



<p>I believe the reasons for the housing crisis in Connemara are connected. It is impossible for a young family to purchase a house locally because the price is too high. The price is high because supply is low. Supply is low because houses are being used for tourism and second homes for the wealthy. The only viable way for a local to procure a house is to build. With unjustified refusals, planners are singlehandedly responsible for killing off any hope of a vibrant young population in Connemara ever again. They are denying locals the opportunity to live locally, raise their families locally and use the local amenities around the year - not just in July and August.</p>
<p>The planning authorities approach to local housing is a major roadblock for young locals to living in Connemara. They have a very vague guide in the form of the county development plan which is open to the interpretation of the individual planner. The planners also rotate so often it is incredibly difficult to gain any kind of consistency in the area. From my own drawn out planning process I would be of the opinion the planners are extremely negative towards rural living and communities, and hide behind SACs and vague development plans to justify their decisions</p>
<p>The Government have ruined Ireland and are treating the Irish people with discrimination when it comes to housing and everything else.</p>
<p>Planning horrible experience</p>
<p>Why can people with no “housing need” and with no apparent ties to the area not only get planning permission to build in the area but can build ridiculously outlandish and extravagant houses which are only occupied for a few weeks each year? I have seen local people who have their own site, being refused planning permission and going to live in Australia - some of whom will never return. There has also been cases of young couples from the area being refused planning and after spending a considerable amount of money in planning etc they had no alternative only to take their children out of the local village school and move to the midlands. It is very, very unfair and something needs to change. My 3 adult children want to work and live and settle in this area. They will have sites but will they be granted permission to build a home go themselves???</p>
<p>There aren't enough houses and planning is impossible to get unless you know who to pay off</p>
<p>N/A</p>
<p>Planning is too restrictive, young people who have land, are not able to get planning to build a home, where it seems wealthy Holiday homes get planning easy.</p>
<p>All of the unoccupied houses needs to have some sort of agreement to let out or supply affordable housing</p>
<p>Its to hard and expensive for connemara natives to get planning and build.</p>
<p>Impossible for locals to purchase or get planning permission on their own land</p>
<p>It appears as local government & the planning authority have ZERO practical plans to develop sustainable communities & living in Connemara. It is impossible for locals to get planning to build; it is equally impossible for them to compete on the open market with people buying holiday homes (the most recent property sold in Roundstone went for €2.5m). On top of this, the fact that 99% of houses to let are Airbnb instead of long term lettings is killing the ability of young people to stay / move back into Connemara. If these policies are not radically changed, communities & families will cease to exist.</p>
<p>It is very difficult to find any sort of housing especially for the early 20's bracket</p>



<p>House prices are driven in part by wealthy people who want a holiday home in Connemara, and auctioneers who spur on some outrageous asking prices on properties. I think that the owners of holiday homes are entitled to purchase these properties, and despite sometimes the bad feeling, Connemara has always benefitted from the income and jobs that are created by second home owners - many of whom would live here full time if they could, and often retire to this area to live full time. The pricing of homes to buy is difficult for people who want to stay locally and purchase a family home and planning regulations and spiralling costs can be difficult for people who choose to build a home. I think that there must be a happy medium that we can get to where the government encourages more people to live in Connemara full time - more supports for locals and families and improved infrastructure. We also have a situation where if parents want to pass on their home, inflated property prices in the area leave children who inherit open to unaffordable levels of capital gains tax as the inheritance tax threshold is too low. Connemara is a wonderful place, where people from all over the country and the world come to live and visit short term. Our government should increase supports for rural communities, help generations to stay close to home and prioritise remote working hubs, connectivity and thriving employment in the area. A well supported local community in Connemara can then continue to happily open arms to visitors and short term occupiers in our area, and have our tourism and hospitality businesses thrive. I think that we also face a lot of the same issues that people are facing across Ireland with property inflation and the housing crisis. We are not alone in that - lots of other scenic areas in Ireland and urban centres share these issues. It is as hard for a couple to buy in Dublin as it is to buy in Connemara.</p>
<p>We are lucky to have lived here all our lives and built our home 26 years ago on family land. This does not happen for young people now, even if they own asite</p>
<p>Its incredibly difficult to get planning in connemara, often environmental reasons are cited, yet monstrosities get built in "connemara" no bother in affluent areas such as spiddal, furbo and barna . Seems money speaks</p>
<p>Heartbreaking to see the decline of population, services and primary schools closing due to lack of housing.</p>
<p>The County Council is a joke</p>
<p>More are needed</p>
<p>Airbnb and the likes are ruining Connemara. More and more options for guest but yet staff are pushed out because of inflating rental prices. Meaning in 2-5 years , businesses will not enable to hire seasonal staff , hence meaning these tourists Will have no where to eat , or drink</p>
<p>Planning permission is nearly impossible on parents own land</p>
<p>My family and I are currently on our second planning application, the rules and regulations that have to be met are a joke</p>
<p>County council have no consistency with approvals.</p>
<p>Planning has become nearly impossible for us to obtain in west Connemara, we understand that it is an area of outstanding Natural beauty, but who are the council trying to protect for? It is certainly not the local people who have been the traditional guardian's of this area. Houses for sale all over Connemara are being quickly bought up by non locals with deep pockets and making it impossibly for locals people to buy them and stay in the area, and if they are lucky enough to have some land in the family they will find it almost impossible to obtain planning permission! I fear the current planning laws will see the complete loss of the native Irish speaking communities and culture in a matter of a few more years</p>
<p>Anyone born & raised in Connemara should be prioritised when it comes to housing.</p>
<p>Airbnb should be made to apply for change of usage to commercial like in Dublin and Galway. This may return houses to the rental market. Empty home tax, second home tax or holiday home tax should also apply!</p>
<p>Yes</p>
<p>A nightmare to buy build or rent</p>
<p>Planning getting refused for locals thousands been spent on applications and no proper indication on what can be done to keep local young couple in the area that want to build</p>
<p>Needs to be more affordable housing. Planning for locals who want to live in area long term .</p>



<p>Connemara is being actively managed to remove the people and turn the place into a national park for visitors to drive through or the rich to spend their week in a cottage. It is being made so difficult to build new or even renovate old houses you may as well come to the conclusion the powers that be have depopulation in mind. They want us moved into apartments in the towns and cities.</p>
<p>Outsiders with hefty pockets, who spend a couple of weeks a year in their holiday homes, have precedence over young families born and bred in Connemara, who wish to build on family land. The system stinks. And smacks of corruption</p>
<p>It is so wrong that young families from the area are denied planning again and again on their own family land. The area will certainly be impacted by no young families living here,</p>
<p>Too expensive to rent unless it's a council house</p>
<p>It's impossible to find any long term rentals due to all the air B&Bs and holiday rentals. Houses are NOT affordable to purchase and are aimed at the foreign market to create more home only used in holiday months. The county council makes it impossible for local people to build but somehow all the Dubliners and English folk can build whatever they want where ever they want. It's a disgrace.</p>
<p>Too many holiday homes</p>
<p>We cannot buy as we our priced out of our own area by tourists looking for a summer residence/investment property and we are not allowed to build due to onerous planning regulations. It seems very much as if the government would prefer the entirety of Connemara to be a national park.</p>
<p>We are suffering the effects of long term lack of social housing and banks making it impossible to buy your own home</p>
<p>Locals(born) cannot get planning in their local area yet people from outside of Connemara who are not locals have no problem to build here. Air B&B and short term holiday lets are going to drive the future generation's of our town away(abroad) where they will have a better life and boost the economy of anywhere but here because there is nowhere for them to rent which in turn will kill the area. You have to take care of the local residents first. Yes tourist bring money but only for the summer months and then they are gone and the locals are left to keep the area afloat(economy wise)</p>
<p>The Government are letting people down by not tackling the housing crisis at all.</p>
<p>Enough houses for everyone if people will have more a SENSE OF COMMUNITY</p>
<p>yes its disgusting what theyve done to us in connemara were like a third world country</p>
<p>I was lucky enough to build my house on my Grandparents site over 20 years ago now and even then I had difficulty obtaining planning permission, but eventually I was approved. I have friends that have been trying for a number of years to obtain planning permission to no avail. I know one person that has spent over €50k on planning on his parents land. There was even a derilict house that he wanted to bulid on, but was still refused. In order to maintain living in Connemara sustainable, we need to ensure that young people are allowed to build and live in the area. Otherwise schools and other facilities will close. Our local school numbers had declined, but there are a number of Ukranian children now going to school there which is helping to sustain it.</p>
<p>We live in Holland and would like to move to Connemara</p>
<p>There are too many people owning multiple properties in Ireland, this really is the base problem. Obviously holiday homes are a problem but also local people in Connemara owning multiple properties for profit, there are plenty of these people. The amount of properties owned by any individual, company, family should be limited.</p>
<p>It's impossible for the next generation to get planning here in Connemara on their own land. Housing is a basic right and the biggest purchase and aspiration for one's future. Most people want to live and rise their children in the place where they were brought up, close to family and friends. Having that network is very important in life. This is never taken into account when people are denied planning.</p>
<p>Though my family are working hard and paying taxes like I have been doing all my life I cannot see that they will be able to buy or build a house in the area they grew up in as land is so expensive and there are very few house for sale that a 1st time buyer could afford in the area</p>
<p>Brings a lot of anxiety</p>
<p>Need more options. More affordable living. Less Airbnbs.</p>



<p>Connemara will soon have nothing to offer tourists, local bars, restaurants, hotels won't have staff due to lack of accommodation, young people know they have no future here. They will never get on the property Ladder. Once our school start declining in numbers due to no housing the knock effect will be devastating to the area, which is already evident in Roundstone.</p>
<p>A major rethink on government level is needed to prevent the further decline of our beautiful area of the world</p>
<p>Villages like Roundstone need additional social or shared ownership accommodation. The businesses cannot open year round as there is no staff. There is no regular bus. Tourism, the main business locally, cannot support itself year round if there is no access to staff - it's a total catch 22 which can only be resolved through public investment.</p>
<p>Person full time employment should be able to get a bridging loan to help them start a new home..a basic 2 or 3 bedroom house</p>
<p>No</p>
<p>Not giving planning to local young people to build their homes , or making it so difficult for them is a joke.</p>
<p>Planning process is awful</p>
<p>Rents are very expensive</p>
<p>Need more accessible affordable social housing, planning permits appear to easy for some (holiday houses) and very difficult for local people, need some regulation with air b and b</p>
<p>The reasons given for refusal for PP are often not relevant and any appeal to ABP are often not read correctly - very frustrating and costly system.</p>
<p>More people who live here all year round and fewer second homes is urgent for community</p>
<p>The proliferation of holiday homes has driven up prices to a level unaffordable for local residents, while these short term residents offer little in the way of community engagement and growth. Rules for buying should be introduced to ensure people who live & work in the community can buy houses while further holiday homes are curtailed.</p>
<p>There is a real problem with the planning system, ie local people don't get planning but people from Dublin building holiday homes do.</p>
<p>There is a real problem with the planning system, ie local people don't get planning but people from Dublin building holiday homes do.</p>
<p>Took us 10 years just to get planning on land my husband owned 250 acres. Ridiculous system for planning. An Taisce objected to us 3 times</p>
<p>The major problem is that jobs in the tourism sector don't pay enough to live in the area. There is a tenets shortage of workers for bars/restaurants/hotels because the pay is too low to compete with air bnb rentals.</p>
<p>Most critical is the provision of housing for the local, indigenous young people, especially those looking to return home or close to immediate relatives.</p>
<p>No rental accommodation means very stressful times for families, would be great to see some more housing estates get planning. Should be easier for family members to get planning. We were lucky to have a very helpful pre planning meeting , we followed the advice and got planning (10 years ago)</p>
<p>Unaffordable especially for younger people & /or in bad state of disrepair. It's all about the tourists.</p>



<p>It a micro-climate of issues in some areas, like Ballyconneely.</p> <p>Wealthy Non-locals buy up property for summer living in Connemara. Planning Permission for locals for housing is difficult. Planning permission in SACs difficult for locals that own the land.</p> <p>Locals left to struggle, in all facets of the society. Only one public health nurse covering Connemara for this summer 2024. No Denist in Clifden.</p> <p>No childcare.</p> <p>No planning given to the cresse in clifden.</p> <p>How are educated mostly woman / mothers suppose to return to work? There is limited services, this puts pressure on parents to juggle the role of carer, or where one parents stops working.</p> <p>Could a 'soft play' area / facility be a consideration for Connemara??</p> <p>Wi-Fi is ok quality, but expensive.</p> <p>Electrical lines are faulty approximately once per month (plus storms)</p> <p>Waste management service is adhoc, Barna waste is limited in it coverage of Connemara.</p> <p>Tourist: Camper van facilities are limited, causing them to park in areas that would not be used for camping. Wild camping is not prohibited enough, not clamped down on enough. Beach stewards could be employed like mayo Co Co have) environmental damage, camp fires, sand dune damage.</p> <p>No safe sightseeing spots for them to pull over & take the photos!! Causing hazards on our narrow, bendy roads</p> <p>Better provisions for buses on all roads.</p> <p>On a positive- well done on your offering at Christmas, great events. Great efforts for one & all. Well Done</p> <p>Thanks</p>
<p>Rental property owners only interested in lining their pockets...very short sighted. Sadly there seems to no investment in the local young adults and what they can bring to the area. My own daughter has moved away as she see no opportunity here, no affordable or available rentals. There was no real affordable accommodation for most of the musicians at the recent Trad Fest, never mind visitors to the area for same. House prices are comparable to Dublin in most areas yet wages fall far short.</p>
<p>Planning permission is difficult; there is a lack of investment in the area to promote economic survival; roads and bridges need work.</p>
<p>For small income families there is nothing to offer in regard to affordability and with the air bnb and refugees it's nearly impossible to find anywhere actually acceptable to live in</p>
<p>The D4s have the place ruined. They have made it impossible for locals or people working and living in the area to stay here and build or buy a home. They have driven the house prices way way up. It's ridiculous they think they own the place and also they don't contribute to Connemara at all. How can any young family in the area compete. A friend of mine was bidding on a house recently and the D4s drove the price up by a few hundred thousand euro. They get planning permission when no one else can. They knock perfectly good houses. They make it impossible to get a trades man you can't get any trades man to do any job and they charge you through the roof also because they can charge the D4s whatever they want and expect you to pay the same. My family and I can't afford to buy in the area and it's impossible to buy. We will have to relocate to a different part of Ireland.</p>
<p>I believe connemara is in big trouble as the accommodation is gone to refugees and we have no beds for tourists and therefore no jobs The price of houses is crazy also</p>



Low supply is the issue. Anyone who lives here stays, supply just isn't there anymore. House prices in Connemara west of An Spidéal are reasonably priced compared to the rest of Galway and the country
Disband planning, as that is the single biggest obstacle to homes. More finance options — such as from banks in other EU countries.
It is very poor form that we cannot build on our own land where there has been an existing dwelling for years all because of S A C's.
No
Galway coco have land in various parts of the county. Why don't they pay builders decent money so they can build social/ affordable housing on these lands.
There are alot of houses in my area that are unoccupied as a result of family members having left the area and aren't returning as their lives are elsewhere now.
Crazy that people can't get planning permission on family land
Too many government rules and regulations. High tax on property transfer
Disgraceful how young Irish speaking people can't get planning permission in Connemara and are being pushed out into English speaking communities
Extremely sad that you can't get planning permission on land that has been in your family for generations
Two years I applied for planning permission to build a house beside my parents but was refused. I had fully intended to move home with the hopes of starting a family and getting the opportunity to live in the Gaeltacht area where I could speak my native language on a daily basis. I was hoping to contribute to the area as there is an obvious decline in the population but was sadly not given the chance. Purchasing a house was not an option as all the current vacant houses are holiday homes. I felt I got very little support from the local TDs and when I sought clarification from the Galway County Council I was ignored.
Can not get planning
Connemara is now becoming a holiday playground for the rich buying up any available property pricing the local community out of the market, and this suit the government narrative of turning Connemara into a national park and seizing farming altogether.
People involved in farming even with less than 3 HA should get automatic planning consent
We are looking to buy a family home in Connemara but are finding the affordability and availability ridiculous. We both are employed full time have a decent deposit. But as my husband is self employed and we have 3 children we are struggling greatly trying to get a decent mortgage. We are both from the area, and also own land and explored the idea of building on an old ruin we have but was told we would have no chance of getting planning due to "Peaty soil" even though there has been a massive house being built literally opposite. It is so frustrating. The house we are renting is now being sold and we cannot afford the mortgage on it and I am scared to think what the future will hold.
no
There are no new housing developments in Clifden and the surrounding area. Nothing new has been built for many years. Previously, each new investment was targeted primarily at Dubliners. This fueled the price spiral of houses and apartments, and a local resident rejected by the prohibitive price had nothing to look for here... Clifden alone needs a minimum of 2 new developments the size of 'Spires'. During the season, many businesses complain about the lack of employees, and where are these new employees supposed to live? There's nothing here. And we still hear from locals that they have to move out in a few months and their houses are going into the short-term sector.
Young Connemara families need to be given planning permission to build on their parents land. Connemara is losing its young people because of not getting planning to build their forever home where they born and reared.
We are fortunate to have built a house on our own site, without a difficult planning process but I am aware of many families who cannot get planning to build or a house to rent
There are simply not enough homes for rent or to Buy for younger people especially in the area forcing them to leave the area or the country all together.
The planning system needs to be changed. I



No rentals and those few available(though rarely even get as far as been advertised)are so expensive. Planning application takes so long/many parts irrelevant/so strict. Major issue for young families wanting to return to the area they were born in but no accommodation. No apparent help from state other than a pause on one of the fee's.
I'm 25 and still living at home with my mother with no option to rent or buy
Planning is impossible in this area, constant rejection and council unregulated so they can do what they want
I hear its difficult to get planning.And also house prices to buy are very high.
There is a shortage off all types of housing in Connemara, the planning restrictions for one off rural housing is forcing up rents and prices in towns, effecting rural schools, making it hard for rural shops and pubs to have year round viable businesses. The county council should be building for social housing rather than relying on renting houses that would otherwise be available to buy, and thus contributing to the rise in house prices.
To many refugees living in clifden gone beyond a joke. No houses or accommodation for our own people
Refugees are not contributing to housing crisis. There are many derelict empty houses and units where I live. People can't afford housing
Absolutely useless
Install sewerage systems throughout Connemara, planning will not be as difficult
Too many houses left abandoned and tied up in families inheritance or people who actually live abroad. Empty houses everywhere.
Holiday houses out pricing locals
The planning is the biggest problem. Its costly and its not guaranteed. Locals and returning connmara people should have priority and should be entitled to build aa house.
Inadequate housing is stifling many sectors, the hospital, dentistry etc etc because workers cannot relocate here, even when the facilities are there.
Too many holiday homes left empty for most of the year kills a community
Houses should be built for Irish speakers alone. Planning should exist to save An Ghaeltacht and only through direct intervention can this happen. All factories that get grants should also have to follow a language protocol
I think there should be proper legislation that people who have an actual and proper connection to the area are given points on a reward based criteria in order to buy or build housing in Connemara
Outdated and anti family planning regulations are preventing families from building houses on their own land.Older people who don't have a housing need but looking to downsize,children of patents two cases in point.
Limited options, so many houses left vacant used for tourists
As a married couple in Connemara with a young family. It is impossible to get a mortgage either because of financial requirements or because of the cost of property in the Connemara location. Where we wish to remain. Aging family and As children in gealtacht schools and don't wish to disturb there education.
Having tourists is great BUT they need to be provided with facilities and that is sorely lacking.
Planning very difficult and expensive.
When the local young people who want to stay in Connamara or come home to care for elderly family members cannot get planning permission on their family land to build a home there is no hope for those of us who wish to retire in our home land of Connamara
Too complicated, too expensive,Why not let planners do their job, no real need for the other agencies
Answers provided in final part apply also to the whole of County Galway
It's more important to satisfy the holiday homes than people actually making an area their permanent home
Planning need to be sorted for locals and make it easier for locals to buy local property if needs be
There are alot of "holiday homes" in Connemara. Many are vacant alot of the year. There are also many rundown old unlive in homes. Airbnb etc doesn't help but I'm not sure it's a major cause of lack of housing



House prices are astronomical and locals cannot afford to stay in Connemara
Not enough housing at affordable price
<p>It is next impossible to buy here in west Connemara, we have just secured a property, but we're forced to pay more than double the price it should have cost comparable to other areas, the only other bidders were holiday makers, with extreme wealth but whom already have homes.</p> <p>Something has been done for the area we have four children in school here, both working parents, and now face into a journey with a non livable home, a mortgage and a substantial loan aswell as our substantial savings gone. We are happy to have secured something but it a vicious cycle because now we face massive repayments, aswell as continued rent for our family and somehow need to find money to do the work needed to make our house liveable.</p> <p>There needs to be supports put in place to prevent wealthy holiday makers taking over, our community will be lost.</p> <p>Also supports to help the likes of us who have given everything to secure something, make necessary improvements to our home so that we can live in it.</p> <p>Buying a liveable house here is beyond most families.</p>
<p>My wife and I both work locally, we pay our taxes and we have over two hundred thousand saved and we still can't buy a house in the area for ourselves and for our 4 kids who are all in primary school. The wealthy have holiday homes here that they keep doing up and extending every year. They take over, there is going to be no kids for schools anymore, numbers are dropping continuously. We are paying huge rent because we can't afford to buy and therefore can't save anymore.</p>
No housing for young families
Currently living in my mothers house with no prospects of moving out due to costs and lack of availability, Connemara is my home but it's hard it make my own home here.
<p>Attempting to seek grant of planning is very difficult. Its almost as if the Planners are making any excuse to refuse planning. Recently Galway Co Co has been sending out direct refusals, whereas previously there would be a Further Information request and an incentive to work with the applicant to get a house in their local village. This results in multiple applications costing thousands with no end result. A persons downpayment for a house will be spent trying to get planning multiple times and still refused. Zoned towns in Connemara are allowed 2 storey properties which are priced out by demand. Costs between 800 thousand and 1.5million which no average person living in Connemara can afford. We can build on our land and we cant afford zoned town properties. South Connemara is a Gaeltacht, no consideration is given to preserving the language and no alternative options for those who work mid level jobs and are "in the middle".</p>
Planning permission is like the lottery.
It is extremely difficult to find a home for rent, impossible. This prevents permanent workers from staying in Ireland for the long term.
Planning permission once design and environmental issues are within guidelines should be relaxed ONLY for locals on their own family lands.
After many refused applications to build on home land and with myself and my fiance both speaking irish and working in emergency services in the local area its an absolute disgrace that they keep refusing planning. We are at the stage where we will leave the area and then the area will be down two necessary emergency services as these rural spots are hard to fill in our line of work
Poor planning laws, which are too restrictive.
Local families need help to get planning permission to build
There is nothing for the irish person born in Connemara especially the youth or the returned emigrant, planning system is all wrong .
Extremely difficult for young local families to get planning and or rented accommodation anywhere in Connemara
It's a disgrace that a young person cannot build on his own land because of Irish water
Impossible for anyone to buy anything affordable in connemara and when we have our own land we are still refused planning time and time again



<p>Yea it's impossible for young families to live here. Rich people with holiday homes make it impossible to buy because they outbid everyone local. It's very very rare a young family can buy in the area or live here. We both work full time and are not in a social house or get any money from social welfare or anything like that, we have 4 kids and keep getting outbid.</p>
<p>The planning system either needs to be completely review, or the team sacked. I was refused because of personal issues one planner has with my father in law.</p>
<p>Why can't someone who works and live locally not buy or build when others from Dublin walk in and can buy/build whatever they like and only visit a handful of days a year</p>
<p>We would like to retire to Roundstone but are having major problems accessing planning for our site</p>
<p>Too many 2nd homes are empty for most of the year. They are not even being used as short term rentals thus not even bringing in any money into the local economy.</p>
<p>Needs to be a scheme to help local people</p>
<p>First and foremost: this is NOT per se a 'Governmental', nor a local authority issue, as I, personally, do not point the 'finger of blame' wholly at their doors.</p> <p>However, saying that, an ever increasing population of Connemara's ageing citizenship now reap the pain and suffering because of continuous governmental and local authoritative failures on implementing their perceived inappropriate and ill-judged spatial, infrastructural and employment policies' destructive to Connemara's very existence. The spectre of these historic 'Top-Down' legacy failures now ominously overshadow the very issues raised in this survey.</p> <p>Moreover, and to reinforce initial comment.....these ill-judged 'policies', suggestively, could/might never have been enforced or implemented if a 'Bottom-Up' and fully inclusive policy of openly and engaging honestly with the local populations to whom, as said previous, now suffer the effects of the whirlwind and probably well into the future.</p> <p>To conclude: to address the concerns raised within this survey, and to have ANY tangible hope of reversing the disastrous policies to date, and unless there is a concise reaction from Connemara's citizens, then regretfully, a Connemara citizen living in the community of their birth.....will be as rare as a Red Indian in New York.</p> <p>To this end, it might best be proposed that a 'steering group' be created as an obvious necessity to direct the replies from this survey. Suggestively, as any concerns and perceived past historical failures can only be addressed from wholly 'Bottom-Up' driven initiatives.</p>
<p>1. Inadequate supply of housing. 2. Planning regulations are 'choked' with bureaucracy and painfully slow - major obstructive factor.</p>
<p>The decline of rural populations is reaching a staggering level before our eyes. If we cannot allow our teachers, nurses, care workers and hospitality workers to work towards having their own home in Connemara, whilst working here, we are doomed. This is already in motion. If there is no community there will be no visitors....</p>
<p>To expensive jobs not in Connemara to fund a €400,000 mortgage</p>



<p>People with young adults living at home should be allowed to build a house on the land they own to give younger people (and couples) the chance to have an affordable place to live. Also, planners should encourage this (particularly in rural areas) to stop young people from being priced out of the housing market (either renting or purchase). It would encourage more to stay and work/live/play/learn in the local community and might encourage younger people to work on farms, where this is the family (land owners) primary occupation, creating the next generation of farmers, so much in short supply.</p> <p>In addition, planners should encourage the building of a "granny annex" on family land, so elderly parents can be moved closer to the main family so care and support can be administered as required but at the same time maintaining the dignity of independent living at an affordable cost (registered as modular home construction - only for family use - NOT AIRB&B).</p> <p>The first of these options would assist with the retention of young people who may currently be considering a move away or to another country (we have experienced this recently) for a better more affordable option offering them improved prospects of a better and more meaningful way of life.</p> <p>The "granny annex" option would take the pressure off families trying to find the money for suitable care home options close enough to home for elderly parents to stay connected to the family. It would be very cost effective for the elderly parents who would undoubtedly feel more secure and cared for. At the same time this would bring a financial benefit to the state (housing departments around the country) where some accommodation is insecure and sometimes these offer expensive tenancies which in the current climate are not guaranteed. In some instances, this would take many of them off of the housing waiting list, thereby reducing the numbers waiting to be rehoused. It would create a sense of worth and well being for those who need it most in later life.</p>
<p>the planning system should work to maintain viable populations in Connemara and on its islands, with flexible use of family owned land and good, low-impact design. Planning fees are a huge disincentive need more social housing for young couples, again islanders are suffering because of the over use of the housing stock by second-home ownership, there should be a cap</p>
<p>We are in desperate need of long term accommodation and there is nothing available</p>
<p>There's no jobs to pay for new houses which leads to no Houses for job seekers. Not enough builders and trade workers</p>
<p>There are major issues with planning legislation, too many constraints and the ability to appeal a planning application when you don't live in the area is ludicrous. I know of a business totally essential to the local community that was given planning but then someone appealed within the allowed 4weeks and are now waiting well over a year for an answer... total disgrace.</p>
<p>In past years a local GP moved as he was unable to find suitable housing (Dr. Kashir) Which I feel is ridiculous the area is crying out for health care professions</p>
<p>People who want to build their own home should be helped NOT hindered</p>
<p>Council should start building on sites owed by the people as in days gone by.</p>
<p>I am from Gaeltacht Chonamara and I can't get over how bad it is to buy and rent a home.</p>
<p>Tá sé an-tábhachtach go mbeadh seans ag daoine óga cuir fúthu ina gceantair dúchais</p>
<p>Moved from abroad with my children and partner to come back home struggling to survive we are both working full time. Rental up and need to move and currently two property's for sale one is 325,000 & next one up is 1.5 million</p>
<p>There are no houses in Connemara, currently have a mortgage and can't afford to buy a turn key house. Prices are through the roof, and houses are just not value for money. No bus service, how are people expected to get from a to b when we've only one bus service a day from Carna to Galway.</p>
<p>Galway County Council planning department are killing off options for native Irish speaking families yo live in the Gaeltacht. They won't let us use modern building options like prefabricated houses that are a low unit cost, affordable and eco friendly while they insisted on restricting floorspace for single dwelling housing if you want to build on an old site. We can't live in the area we grew up in, we have family in, we want to raise a family in and preserve and promote our language. I suspect that Galway County Council don't really care about what happens beyond the bridge in Uachter Ard and Barna as it is a lower socio-economic area and frankly would prefer to 'rewild' the entire region</p>



<p>The major problem is the constant state interference and also regulatory interference that makes impossible to make a living to afford to purchase or build a house. As far I'm concerned the states involvement should be massively reduced and also the regulations need a massive change to make it possible to actually build on your property. The other factor is those with holiday homes who are not resident here for more than 5% of the year should have no rights to make any claims about planning permissions.</p>
<p>All Previous Governments have added to the present day Housing Crisis,as Does this Present Government Housing Others and Not putting the Irish Citizens Housing Needs foremost-It is The Irish Citizen that Votes them Into REPRESENT Them & To Take Care of His/Her Irish Citizens Constitutional Housing Rights,etc,etc. I Do Not think The Next Government will have The People's Interest either in Housing either, they just want to look Good on The Worlds Stage Housing Foreign Nationals Or Refugees crossing down from the North & Housing Them 1stly over their very own Local Voters</p>
<p>Stop the refugees/immigration/plantation immediately, we don't have the money or resources.</p>
<p>The issue of available housing for local people to live in the community (full time) is of major concern and should be a priority.</p>
<p>The planning process should be streamlined for people building on their family owned land in the area they grew up in. At the moment the government are treating connemara like a national park with no regards for the locals wanting to live in their own parish.</p>
<p>Planning needs to be made easier for the younger generation to stay in Connemara</p>
<p>The council planners seem to make it extremely difficult to get planning</p>
<p>Landlords pretend that market forces compel them to put up prices. But this isn't true - it's the landlord's greed that does that. If we build more houses they will be treated as commodities and go to the highest bidder. Therefore market forces can't help us - we need prices to be fixed and affordable for those who need to live in a place rather than those who want to use the accommodation as a form of income. If you don't want anything to change then just blame foreigners and refugees as if they caused the greed of the government, banks and landlords!</p>
<p>The housing crisis is further weakening the Gaeltacht, one of the most important things about Conamara</p>
<p>It has proved totally impossible for us to buy a house in Connemara as self employed people.</p>
<p>The planning process is dysfunctional. Needs to be completely revamped and focused on satisfying constituents requirements. Governments function in all forms is to enable the community it serves - currently it is an inhibitor. Hence the housing crisis.</p>
<p>Ridiculously unfair planning 'laws' esp for the young starting out. Of course they have a 'housing need' but the authorities appear to be obeying orders from elsewhere. I've chapter and verse of local ppl being refused planning and for the most spurious of reasons.</p>
<p>No thought on the future of the area when young couples and families seem to be actively discouraged from moving to the area due to lack of housing and/or planning restrictions</p>
<p>More planning permission should be available</p>
<p>There is such limited availability and most for sale are unaffordable yet planning makes it near impossible to self build. No consistency between planners in council.</p>
<p>We need to support the young in securing affordable housing here or we will lose them</p>
<p>Too many Summer houses to let while renting is profitable! Difficult for families to get planning due to unworkable policies ie TII. Properties bought for rental and letting should have increased taxes</p>
<p>Prohibitive planning laws are to blame for people's inability to build their own home.</p>
<p>Irish language is being killed off</p>
<p>This survey should be in Irish. Those in the Chamber responsible for making this survey in English should be ashamed of themselves for creating it.</p>
<p>Young people from the area who wish to build their own home here, must be prioritised when it comes to planning permission and local community organisations should be involved in supporting their planning applications. In the long run this approach would benefit the community. Galway County Council needs to be brought into the 21st century and modernised, so that everything related to planning, whether private or social housing, is processed quickly and efficiently and this includes the buying out of social housing by tenants, which is a slow and drawn out process. It is also almost impossible to contact anyone by phone in Galway Council.</p>



Raising a family in a peripheral are should get substantial housing grant aid.
no
Airbnb should be banned and no more holiday homes should be allowed.
I would like some land to build my family home and I don't know where to begin.
Unless the planning regulations are changed and efforts made to expand industrys. The population will continue to dwindle , like my self and the majority of my friends from connemara who have qualified from college in different industry's, with no ability to build at home and lack of viable industry we are forced away.
Shame to see many vacant houses sitting derelict
Galway County Council are making it almost impossible for people from the area to come home and build on their own land
Land owners should be able to build on their own land
Have to build housing where there are transport links. Need to stop ribbon development along roads and put in small mixed housing estates of different designs and different sizes. Need to stop building 4000 sq ft houses they are unnecessary.
Childcare should also be outlined and more funding for community creche
Lots of open spaces, opportunities to boost economy with proper planning
Less focus on tourism and tourists, more availability for longterm renters and buyers who want to make Conamara their home
Locals need to build on their own land
N/A
Planning is a major issue here. Very difficult to get planning even as a full time resident. Hotels taken up with refugees also impacting the already short tourism season here.
Not enough zoned lands
The planning process needs to be reviewed
Too many holiday homes
No
Refugees are NOT the problem. The problem is lack of planning & unregulated short term lets
The prices of houses now in Connemara are too high for local people it's great to see people from other parts of the country buying in Connemara but it's not the way to keep local people in the area
In the absence of a planning regime that positively accommodates zoning for multiples of housing units of an affordable quality and quantity then the right to one off housing for locals. local labour, local public servants and professionals must be protected and enhanced.
Planning too strict and prices too high whether building or renting. Can't get mortgages.
Locals can not afford houses as outsiders bump up the prices out of reach of the locals.
If from area all should be able to build or buy here first
I believe one thing that is require is a large number of bedsits or studio apartments that are let (not sold) to young people working in the area
It is an absolute shame on the government that couples like my daughter and husband , even after finally getting a mortgage of 280,000 and saving 20,000 cant get even a derelict 3 bedroom house to buy....the asking prices can be below 300000 but its only those with ready money or those with salaries iver 100K can buy a home here.....from Furbo to Lettermore and also Moyculjen direction. Also most landlords cashed in on the shortage of houses to buy and subsequent shortage of rentals and doubled rent prices in the past few years, with many renting to couples/ families in Winter and they having to move out for Summer so landlord can do Air B nd B. It's becoming common and also shameful. Thank you for taking the time to set up the survey.
I can't understand why local people have issues with getting planning permission, however non locals can seem to get it easier



<p>If you have grown up and continue to living in the area housing need should automatically not be required.</p> <p>If you again grown up and continue to live in the area it should not have to be family land.</p> <p>If you provide employment to locals and can prove it, it should help.</p> <p>If your work is in the blue economy obviously location is important.</p> <p>House design on green field sites, should not be as restricted compared to renovating existing structures (i.e all the beautiful holiday homes which are renovations, but would never be granted on green field sites).</p> <p>70 meter sight lines is not practical, as never few roads have a straight section 140 meters long (rural Ireland).</p> <p>Pre planning meetings with local council should be of a timely manor, and should be the template for the planning application going forward.</p> <p>The council should track the difference between local new builds/ renovations and holiday homes (which I have no objection to due to my job) as currently to the best of my knowledge the Council are not satisfied with the size of houses in Connemara.</p> <p>Sewerage treatment, I'm all in favour of doing it right, but making people upgrade existing treatment plants because they add an extra bed that will be used only X amount of time and villages having no treatment what so ever, not very fair.</p>
<p>Why grants for repairs take so long. Plus roads are terrible .</p>
<p>We need Tourism, but it has made Connemara unaffordable for the ordinary working person to afford to live here, either to rent or purchase.</p> <p>Young and workers finding it impossible to find somewhere to rent. Connemara finding difficult to cope with services in peak holiday season, water can be issue in some villages out the country when all houses occupied by full occupancy,</p>
<p>Local people living locally seems to be hugely undesireable to the folks who wish to see Connemara as a theme park.</p>
<p>Planning regulations are making it impossible for my children to build even on my own site, the regulations for children born in the area need to be changed and made easier and clearer</p>
<p>Very few houses available for long term rent and prices to buy a house are insane making it impossible</p> <p>For children born and raised in the area to afford their own home</p>
<p>Very difficult for young people to be able to afford and grt planning permission on their own land.</p>
<p>No</p>
<p>Local people are being refused planning consistently for various reasons. Outsiders with plenty of money can submit planning for houses with design features that would never be approved for locals and they get planning with no issues. Forcing young people to move out of the area as they can't get planning and can't afford to buy anything either.</p>
<p>We need houses NOW</p>
<p>Let people build on their land. Reduce the VAT on housing material. Stop ending refugees.</p>
<p>Limited supply, AirBnB and short let's is a huge issue, in my area everything is let, garages converted etc so difficult for anyone to rent. I am a homeowner so does not impact me, but employees or anyone wishing to stay local, are priced out. Planning is very restricted, I understand this is partially due to change of guidelines from Europe, the tradeoff for funding and support that Ireland received, which has made Ireland flourish.</p>
<p>Planning permission.....and Local people can't afford to buy property that comes on the market</p>
<p>I think young family should be able to get planning permission if they own their own site.</p>
<p>Second and holiday homes should be taxed up to the hilt.</p>
<p>Housing in Connemara is non existing. Finding it very difficult to find somewhere to rent and finding it extremely difficult to get planning on own land.</p>
<p>Tax second homes to free up housing</p>
<p>Hard for the young people to get planning</p>
<p>Very hard to get planning permission even on your own land, no consistency with planning eg seeing huge unusual houses being built, its definitely, who you know</p>
<p>We don't know in 20 years that half off connemara won't be boarded up. It is slipping badly.</p>
<p>Irish speakers need to be accommodated in Irish speaking areas and in their own communities to safeguard the language. Nobody seems to care about that fact.</p>



<p>It is without doubt the biggest challenge facing Connemara, while we are all aware that housing is a national crisis, it is even more of an acute issue in Connemara given that locals are not simply competing with other locals for the limited supply of housing but also with well resourced holiday home buyers.</p> <p>Previously locals had some hope of getting on the property ladder by dint of the fact that they might be gifted a site from a family member, however due to the insanely onerous nature of planning in Connemara, this is no longer the case. Connemara is hemorrhaging young people as a result of this and is slowly dying. The example of the numbers of Roundstone national school perfectly illustrates this. We are not anti - holiday homes at all, as this is a huge part of our economy given that Tourism is basically all we have, but we also need to make housing accessible and realistic for our local population.</p> <p>Huge swathes of the Local population simply can't buy, build or rent in Connemara and unless there is urgent action taken, then the future is very uncertain.</p>
<p>Impossible for young people to build homes on their own family land. Too many outsiders objecting to building in Connemara. They want Connemara to be one big National Park!</p>
<p>The local population cannot afford to buy houses in the area they grew up in.</p>
<p>No availability for sons and daughters to build even when land available!!!</p>
<p>Planning rules difficult, locals been pushed out of the market,</p>
<p>Let land owners and their family/siblings build a reasonable and functional home. People offer with no experience of the unique community of parish and family country life are making incorrect and unfair decisions regarding building. The majority of applicants for planning applications are self sufficient and are keeping rural communities alive. Refusing planning is driving often younger families out of the rural settings and will kill many parishes over the next generation or two.</p>
<p>There is simply too many multi home owners who rent at ridiculous buyers. People who are looking to rent are usually only able to work seasonally and cannot afford the high rental prices asked</p>
<p>Social housing is appalling over 22 years on waiting list having to move every time landlords sell up</p>
<p>It's impossible for the younger generation to get on the property ladder.</p>
<p>The planning process is outdated and very unfair. It still has elements of who you know and how to get around the system.</p>
<p>Ridiculous, the amount of planning refusals for local people who were born here on pathetic excuses.</p>
<p>If the council want to support housing within the urban areas then purchase land and provide it with services and sell sites to first time buyers.</p>
<p>ó taobh na hoileain i bhfad níos measa, SAC agus easpa talamh / titíochta</p>
<p>Local people can't get planning but outsiders can, locals can not afford to buy but outsiders can.</p>
<p>Very difficult to obtain planning permission in Connemara therefore people cannot relocate back to the region</p>
<p>The planning application should be a much smoother process</p>
<p>Harder for someone born in the area who is working to get a home than someone on benefits and/or after coming here from a different country in recent years</p>
<p>You should be able to build on your own land where at all possible</p>
<p>We need to incentivise holiday home owners to let their properties to locals and license short term lets in such a way that only houses unsuitable to year round living are used for this purpose.</p>
<p>10 years on the list, no offer yet</p>
<p>Use of houses as air bnbs should be restricted. Each village should have sufficient wastewater treatment capacity to cater for more housing. Most rural areas are at capacity in terms of assimilating more houses.</p>
<p>Locals families cannot get planning permission - kids going to local school , working locally. Supporting the local community. Involved in extra curricular activities. Still no good when it comes to planning.</p>
<p>To many holiday homes</p>
<p>Like many parts of Ireland, there is a major housing crisis in Connemara. Renting, buying or building in Connemara is very difficult / close to impossible. There is a general policy to encourage people to live in villages or towns but there are not housing options there.</p>



Respondents’ comments on grounds of planning refusals

Question:

If you were refused planning permission for a one off rural house in Connemara, what were the main grounds of refusal?

Good agriculture land, land of road frontage
Location
Refused twice - The natural environment
Housing Need Backland Development Site was elevated Site on N59 House design
Weren't refused but we're told to withdraw our plans as they would most likely be refused thus making it more difficult to get planning in future
Housing Requirement
You were local!
Driveway too long
Trail Hole and not enough evidence that i had a connection with the area. I lived there my whole life with my daughter, my parenta and grandparents are all from the area I had a business there, my daughter worked there in summer jobs and was on school in Clifden what more proof did I need?
Housing need and ASI
Distance from last house on road was too far, proximity to SAC (long distance away) and too wet (middle of winter when they visited and site is mostly rock)
Environmental
SAC land
Sac area.
Too close to the road even though I would have been the second house in.
Scenic area
No housing need to far from the village there is loads of people who they refused planning permission on so that's why there is no body in west connemara anymore the planning laws are a disgrace
Not intrinsic to the community
Environmental (nothing that made sense) / “protected/scenic area” but it’s the only family land available. So want to keep it pretty for tourists & keep locals homeless?!
Objectives
Not in a housing need and we were living in a mobile with 3 kids!! Refused planning cause of a bird sanctuary!!
SAC / Road too busy
Objections made by people who own holiday homes in the area
S A C areas. Certain flora or fauna, their needs came before the peples
People not living here permanent objecting
House does not fit in with the area
Objections from holiday home owners
No
Sac area. Roof height. Housing need which is ridiculous
House design regs made building an efficient home unaffordable at todays self build rates.
Family lands , site zoned R2 and has to be family lands. We have no land and were buying it off out neighbour.
Landscape sensitivity



I had no economic need apparently, although I grew up in the area, still have family here, work here and send my kids to school here.
Not needed
No need for a house 40 years ago, we were returning immigrants.
No housing need
SAC area is the biggest problem for connemara
No housing need
3 times refused on family land Did as they asked and they came back with incorrect information but impossible to get a meeting with planner Said had no housing need even though 27 years of age living with parents Working locally and also farming.
Incorrectly refused on EPA & housing need. No one from Galway CoCo office willing to answer basic questions in relation to it due to incorrect information in planners report.
Waste water treatment system, visual regulations
Traffic, SAC, access, etc although there is already a road in place and I'm still using it so no extra traffic A joke!
Road accessibility, however they never visited the site
Scenic area SAC's nearby
Flood risk environmental risks (area of conservation) and sight lines even though it is an existing driveway
Housing need
No budget
Not family owned land, site was zoned Residential phase 2
Already had a house,
Sac area
Could not find an appropriate site on my father's land so I emigrated upon my return I had to purchase a property at a costly price just to live where I was born and brought up
I was refused planning permission on the grounds that I do not have a local housing need to build on my site at [redacted] sky road clifden . I am born and bred here in clifden and have a young family. My site is a family site but I cannot build because I have lived in clifden town and therefore I don't have a local housing need to build in the " countryside". It's absolutely ludicrous and has taken a toll on my family as we have to continue renting and have no security.
you are from the local area
The look of the property and the roof levels,
Distance from main road
Refused at two different sites. First one was due to Size of house, Tourist next door objecting to application. The second was because the house was in an SAC area and there was an objection from another government body.
No housing need & No social or economical input into my local community ☹️
Disliked plans (plans drawn by architect and bungalow style as were told we were not allowed 2 story) and unsuitable site. Also a couple from Dublin who have a holiday home next door objected to a house been built beside them even though it was 200m apart.
We were given ' further information' and needed an ecological report. Cost thousands
Asc
Bulkyness of design (it was a story & half), all two stories in the area, long end wasn't seen from the road.
Water drainage
House Design
SAC/ENVIRONMENTAL
On the wild Atlantic way, tourist impact
High scenic area
We got additional information requirements. That was 30 years ago
Area of Scenic beauty
The family land is off of a main road.



Blocking someones view
Drainage
Scar on the landscape
Another person (who is not local to the area) objected to road access and that was that.
Sight lines
SAC
Roads access, sewage, visual amenity
A non local putting against our application
Many ridiculous factors
SAC
It's native land, even though there are houses built around the "land" and houses won't obstruct the views of the mountains as they are mountains.
Unclear
Not in a housing need I was told and I had 4 kids and my wife to try and put a roof over there heads
Exceptional area of natural beauty, sewerage and entrance onto the main N59
People not living in the area objecting
I was told my house would have a devastating effect on the local environment. My house was going in between 2 existing houses.
Not in keeping with the county underdevelopment plan.
Class 5 scenic area , and SAC
Percolation area and stage 5 scenic area
There were rushes growing in the field signifying poor drainage. Despite an independent site assessment report performed by an expert stating the drainage characteristics of the site more than met all the EPA and planning requirements.
Visual impact, ground conditions
Obstruction
Drainage. But the letter we received was copy and pasted from another letter our friend received and half of the reasons weren't relevant for each of us.
Environmental factors
No need, living with an in law.
"not local" even though our family owns the land for more than 130 years. "visual amenity" even though outsiders are renovating existing homes on a much bigger & intrusive scale
Waste, roads and landscape sensitivity
Outside of 8km radius from home house although no other land in the 8km radius for sale
Water charges, no need for house or land in SAC
Silly policies around Urban versus Rural - dictated by the placement of road speed signs that have been moved several times in my lifetime
No planning because we are on the Galway side area of beauty looking across at mayo houses being built all the time very upsetting
The main road is too dangerous, absolute joke as my parents are up and down the road everyday
In middle of waiting for planning, but a lot of obstacles
Not refused but they've requested more info .
The area was very close to but not inside an SAC and that it would negatively impact the scenery
House design and epa, no help or advice from council on how to fix these problems even thou we entered a plan design on second application
Apparently too close to SAC, although most of Connemara is.
Area of visual amenity. Our land where my brother wanted to build would be in the view of galway Bay from the r336 coast road
It was to close to local church in the next field
No affiliation to the area,!!!!??
Building in an area of Conservation. Which is BS because there was a house there for 100 years.
No housing need
other people complaining about builds for no reason



Access road crosses sac
Not suitable or having an impact on the beauty of the local area
ANC
Back land development
Road access, even though there is already road access to our site.
Backland development
RIBBON DEVELOPMENT
Objection
Special area of conservation nonsense!!
Special area of conservation
Scenic area
Impact of view from a neighbouring property with no evidence
Traffic - visual - treatment
An Taisce objected because it would ruin the scenic area my husband owned
Did not fit with other houses.' all the houses on the road were different styles! Eventually got planning,.
Near the National Parks / tourist beauty sight.
Entrances, scenic area
I got planning the first time.
SACs
Proposed roads
Location
Impacting the scenic view and environmental reasons
Irish water
New Road still waiting for road
Entrance to site
Environmental
Size, shape
Land was zoned as special area of conservation
I got it first time as there was an old house already here.
View
Sewerage
SAC
Sac
Coastal report
Lack of Infrastructure
Planning
Adjacent to SAC
Density
Didn't have a housing need
Disruption of view
Roads.
Treatment Plant, also areas like sac's
Near SAC land
We were initially refused based on height of house and sight distance from access. This was easily rectified though
Scenic area
Back land development and poor ground
Environmental
Though sons born and raised here were refused based on “ no connections to the area proven “ though all relevant docs supplied. Also, refused because of “ possibility that protected wildlife- bats may be impacted “ though studies conducted by wildlife experts found no trace of a bat habitat in the surrounding area.
Sight lines



Sight line & backlands
Sewerage, roads, visual impact
Moycullen bogs/Heritage; Galway Bypass; Bog Cotton, Birds, (It Goes on & On)
Migrating birds from Africa
Land is off the n59
I have no housing need, even though I sleep in a bedroom with my wife and 2 teenage sons who have autism.
Economically
We didn't have a housing need
Bat's in the briars a long the road...rubbish... Second ...site lines even though it was proofed site lines existed...
Size of extension
No housing need
refused on three submissions, on family land and after 5 years of changing plans etc no longer qualified to get the mortgage for the property so never got to build. Site stands idle now and I wasted 30,000euro
Need for expensive ground works. Need for new sewer and access not connected to the main house (existing infrastructure). Concern about future use as AIRB&B. Concern over the increased volume of traffic using the road that the property would lead onto.
N/A - could not afford to buy at home (clifden). Also closer to Galway to commute for work (oughterard)
Objections from people who only frequent the area couple of weeks a year.
My grandson classed as not a housing need...where is he supposed to live ??
Objections from outsider's
The mountains, wildlife and birds and bees
You'd need to ask the Planning Office
It would probably have to do with some nature conservation law from our overlords in Europe.
Housing need
Roads, sewage
Kept invalidating the applications. Five so far with the last one saying we didn't apply for retention which was our first of the five applications within a year.
Lack of services
Environmental
Quality of design, reputable builders, environment enhancement
Refused 3 times , first for design, second for entrance and 3rd time told they couldn't prove local housing need .
Zoning, although the site is surrounded by residential housing and permission has been given for commercial development next to site.
Backland development
Driveway too long, risk of pollution to nearby lake, no connection to the land.
Housing need Area is a SAC Corncrakes etc.
Location
Multiple reasons
Ribbon development
SAC's
Spoilt the view for others
Scenic
Not personally but have heard others being refused for no housing need I. É that they had no reason to need to build in connemara even tho had lived there all their life. Planning department are out of touch with reality.
Sac
Area of scientific interest. Said i Didnt have housing need... i had 2 children single parent
House was too square
Roads - sightlines



Too close to SAC
Not showing enough connecting to the local area. Even though I was born in the area, live in the area and plan on living in the area for my entire life
The first house that we sent in was refused cause it had a dormer window although my father n law has permission for 3 dormers, only 2 houses away on the same side of the road, ridiculous. We got planning on a different house with 18 stipulations
Sac area or close to sac area
Water, additional traffic to road
Ignorance of the necessity of young couples to plan ahead from a financing and career strategy that would be based on the approval or rejection of a planning application
Increased road use
A pathetic " unsustainable development "
SAC
níl mise faoi láthair, ach mo chairde, SAC, EPA rialacha srl, map shampla nil aon coras searchais ar na hoileain.. nil aon uisce srl..
No housing need, which is untrue
The site location
Local needs
No housing need
Didn't meet the housing requirements.



Respondents’ comments on rural planning in Connemara

Would you like to make a comment in regards to rural planning in Connemara?

Would you like to make a comment in regards to rural planning in Connemara?
New technologies & building innovations should be encouraged.
Planning in Connemara is unbalanced, planning being given to holiday homes because the owners can afford multiple applications and prolonged negotiations while those being denied homes on family land cannot go forward with repeating planning application. Also being priced out due to the cost of joining electric and water mains.
It's totally and wholly inconsistent - there is no guidelines given and it beggars belief how some can get it and others can't when nearly the same applications are going in and only a few meters down the road. The better off always seem to get the planning over the average
Outsiders seem to have no problem getting planning for houses that are not not on keeping with Connemara
Too many people taking advantage of it and building 'boat houses' as housing and renting out their main residence. Also people blatantly lying about their residence and getting away with it and being turned down on environmental grounds. Holiday homes should absolutely not get planning. People should only be allowed to own 1 property/home. Can't even afford a ruin now due to grants and Dubs snapping up ruins.
Rural descimation!
It's a joke, soon it will be all strangers while locals are forced to leave
It is well known that only very wealthy people get planning permission here ... The houses that are building built are ridiculous in size and design and are empty most of the year.
Sort it out for natives
Local people should come first.
rules for housing need are too strict e.g. need to be farm workers
There should be clear definition of what is and is not acceptable and defined requirements to ensure local people can get planning on their family land, currently it's €5000+ to make an application and the trend seems third application succeeds therefore it appears planning is a form of extortion for locals on local limited incomes, but those who are building "extensions" on holiday homes and can afford multiple applications are successful usually with "extensions/renovations" that are completely out of place in the local area
Its an absolute joke!
I have on previous page
Childcare places, school places , healtu centres all need to improve and be central to planning. We only have one creche on ougtherard from September, lots of working parents with no childcare options
Get rid of red tape and have proper department looking after with a bigger team
Young active farmers and families have no help in getting planning either on farm lands for new builds. The regulations around SAC land accru major costs and difficulties in achieving renovation planning permission let alone new build are in heard of on SAC.
Houses shouldn't be allowed to be sold to outsiders. Sold locally only. Even if its a holiday home.
If your a local you won't get it and if your a blow in no problem
People living rurally are usually less well off economically & have no other options than a bit of family land for a site . It is home & not fair to be pushed to towns when it's all you have known & also agriculturally to be close to farms for lambing, calving, foaling - it's not practical to be living 30-40 mins away from livestock & aging parents
If you own the land you should be allowed to do what you like regarding builds
Needs to move into more modern times
Ridiculous that people born, living and working in the area providing essential services cannot obtain planning on family land



People should be allowed build on there own land if it is suitable for a house which isn't always the case
Rural planning in Connemara is decided by a very urban planning office in Dublin.
We must strive to protect the environment and for this reason will will sometimes need to heed the views of those from outside the area. People from outside Connemara should only be allowed to object for fair reasons.
Holidayhomers soiling locals rent and prices to buy
Extremely difficult to obtain. House styles so restrictive. Pre planning meetings takes half a year.
The new rules around sightlines are making it so difficult to get planning. No development off n59 but must have long sightlines off the minor roads - impossible!
It is a proper disgrace that young people who have lived and worked here all their lives cannot build a home.
I wanted to purchase an unfinished house on Sky road that had an enurement clause. I contacted Galway Co Co who informed me in writing that should I purchase it I would never receive planning permission. The house was sold in the following 6 months and has since been massively extended and is a holiday home
Look after the local families
More than one person needs to have the final say.
How do non residents get planning so easily?
We have a problem for years when they put parts of connemara in SAC areas we are nearly told how to live
I don't know whether there actually IS a rural plan for Connemara but there should be one, primarily to cater to the needs of people living here. It should be made w consultation at every stage. Then it should be followed.
Planning should be easier for those who want to stay in Connemara & priority for locals.
Local people who have their own land and want to live locally should be allowed build Also there appears to be no clear policy as houses have got permission on sea frontage and there was no housing need
Local families should be give priority
No consistency
It seems to me that people who are making the decisions have no idea on the harm they are doing when declining planning permission on outdated rules. For example declining planing permission on the visual impact the home may have on the opposite side of a bay. The homes are barely visible and as long as it doesn't greatly impact the area who cares. Homes are needed here as most of the homes here in the west are empty until summertime when the AirB&B business ramps up.
It needs to be a plan to aid and benefit the people in the area not those who have no clue about the area other than a holiday spot!
I understand that one-off housing is not ideal, but SOMETHING needs to be done! But when applications for housing that's right next to already built houses gets refused, where the majority of infrastructure is already in place, then I don't understand it.
Too strict for local people wanting to live in, work in, and support their own community
The planning situation is a complete joke as stated previously
If you are going to live or rent the property to a tenant majority of the year then should be more flexible but I think should be built in clusters not so dispersed
It appears that if you have contacts in the government & financiers you are more likely to get immediate local planning permission
Galway county Council are making it impossible for local people to build their family homes in Connemara due to their excessive regulations on rural planning in Connemara
It would take too Long!
Planning should be given to the locals with a clause that they can not sell within 10 to 20 years to stop this selling a site with planning for holiday homes
Something has to change soon. We Connemara people should have the right to build our homes here.



<p>There needs to be political will and/legislation to reform the planning system for one off housing for local people/families on their own land or affordable housing in general in the Connemara Area etc</p>
<p>planning for locals not for outsiders</p>
<p>People who don't live here get permission, people who do expected to jump through hoops and apply many times</p>
<p>Disaster</p>
<p>There are tonnes of reason around the current housing crisis. As a society though we have to make things easier for each other when it comes to planning. Everyone wants people to get planning until the new homes are beside their own. NIMBY (not in my back yard) is as real in Connemara as it is anywhere. Rules around planning objections need to be revisited</p>
<p>It seems as though millionaires from up the country can build the most random houses that would certainly not be what we would be allowed to build</p>
<p>One off rural dwellings can ruin the countryside and are mostly environmentally unsustainable unless designed correctly.</p>
<p>If you're local, you will not get planning on the first go. I have family members that had to apply up to 7 times, to build modest bungalows. Its not fit for purpose, with planners discretion deciding your future, not the county Galway housing plan, even when you meet all the requirements, a individual planner, might be jealous that people are able to build in Connemara, so you're refused.</p>
<p>Due to large portions of Connemara being designated special areas of conservation the only viable option in these areas to be granted planning permission is on an existing building, however tourists are able to purchase these for prices that are well outside of locals range. The government's guidelines towards planning are now nearly solely urban based with an active plan to reduce one of housing and push everyone in to urban locations where there is also a large shortage of housing. This pushing people in to urban locations makes it even less viable for anyone farming to continue if they are unable to live in close proximity to their farm.</p>
<p>I am not knowledgeable enough to judge the previous question</p>
<p>There are a lot of one off builds in the area that belong to strangers, some leave you wondering how they got granted planning by the style of build and the fact that "local" inhabitants get refused, the process is costly and the risk of being turned down and "loosing" that money is more than likely off putting.</p>
<p>My parents have given up on their planning application for a granny annexe to their existing house in Connemara (they need one floor living). The planning process has been a nightmare for them</p>
<p>It's a disgrace for people who live here full time</p>
<p>See previous comments</p>
<p>We were looking for a simple cottage 3 bed home not a sky scraper was still an issue. It's ridiculous. At moment the little village we live in has 5 house. There is one elderly man and our family. The other 3 are holiday homes. We are the only one with children it's sad for our area.</p>
<p>Too many ridiculously large summer houses. Ballyconneely prime example.</p>
<p>There are more and more houses being bought and built by people not from connemara. It's harder and harder to compete for these strangers who outbid and build huge houses that they don't even live in.</p>
<p>Good to see the question on those living outside Connemara.</p>
<p>We cant keep building where we want and houses are way too big, planning system seems very corrupt with people able to build if they have the contacts to work around the system. Especially where they already have homes</p>
<p>As long as the house is small and has limited impact on the environment I believe people should be able to build on their own sites</p>
<p>Make it easier if you want people to be able to live in connemara. I have 3 kids if nothing is done they will most likely not be able to build a house in connemara</p>
<p>Just let local people whom live in Connemara over 10 years to build a purpose build home suitable for their family</p>
<p>Objections should come from local people not people from outside the area as I don't see how it would effect them</p>



I haven't had to deal with planning personally but I am trying to pool together 6-8 locals to find a site and together build 6-8 houses and already feel like it will be rejected.
STOP HINDERING GROWTH
Several of my family members have had to move out of Connemara or emigrate in order to buy a home close to where they can work, yet we see monstrous 2nd or 3rd homes built by non local residents without issue, e.g. Ballyconneely and Roundstone
If something dosnt change there will soon be no young people left in the west of connemara
Inconsistent outcomes with unfair bias on big business.
If things keep going the way they are going, there will be nobody left in Connemara only people who can afford €300-500,000 of a loan, people should be able to build on their own land.
The planning system is a shambles individuals who are not from the area get accepted no problem cause they have money while a local couple born and raised in the area gets refused
No enforcement of planning violation
It's a joke. Planning kept putting me around on circles when I was applying. Wasting my time and money while filling there own pockets. I was very close to leaving the country but with 4 kids it wouldn't be as easy
It's not fair for the locals
So many young people moving away no where to live
I think there should be caution when it comes to planning in Connemara as it is a special place, but people from the area who want to build family homes should be cut a bit of slack
It's seem that local people are being out priced on properties and the planning is most always granted to outsiders than locals which seems unfair.
While I agree that younger people need to be able to build homes for themselves in the area, it should not be detrimental to the landscape. Some huge big monstrosities of houses being built with only 2 or 3 people living in them. There is no meed for this.
The planners seem to constantly refuse applications for young local people who are lucky enough to afford or have access to a site ! its shocking , the cost of building is high enough without all the additional costs and time involved in planning applications, appeals etc
Lack of housing available for population, yet planning applications for family homes for local people being denied. People spending thousands of euros on planning applications, it doesn't make sense.
Alot of people from outside the area seem to be able to get planning very easily when people with there own land and have lived here all their lives are refused over and over again
Make a positive rural development plan and get input from the people.. one example would be that every house should be timber lad or locally sourced stone. Entire house should be clad to settle back into landscape.. Creating more work in locality
They have no common sense for ppl living and working in the area
It's a total joke
It makes me angry!
The planning system is not fit for purpose in the connemara area. Environmental concerns are given priority over social and community development.
Terrible what they are doing to the Connemara people, turning them down for planning permission in regards of ruining the view & having certain windows in, etc. Then they want to put rotten massive wind farm up that is going to ruin not just one area with a view but the whole of Connemara, disgusting and disgraceful if this planning goes through.
Local people Should be allowed to build in local area..
Planning is gone crazy and out of control.
It seems the bigger the house the better which is completely unaffordable
If those that say no to pp only came out to the sites and talked to the families applying for pp and actually see and understand the area
Some plans don't seem to be assessed thoroughly and get let through with no consideration of neighbours, others are dismissed constantly for reason like no need, happy for locals to live with their parents, but for tourists to have more than one home
It's a disgrace that locals can't get planning permission and visitors can



<p>The system is broken. Planners tell you what you can't do, without any option on what you can do. It seems as if rich people can buy an old house, and get permission to rebuild, while this avenue is not available to locals.</p> <p>Also, this idea that you can only build inside town/village boundaries is also prohibitive as, again, only rich outsiders can buy those properties/land on the open market</p>
<p>We should be prioritising local needs and supporting people who bring these applications forward. I also believe that anyone who could be directly impacted by a development should be able to exercise their right to object (whether they are locals or non residents who own property nearby) - if the process is fair and the planning application is reasonable, the outcome should still be the right decision for all involved. However, I realise that people may have had bad experiences of this system - and that should be reviewed.</p>
<p>What planning.</p>
<p>I've watched so many young families leave rural Connemara because they have nowhere to live and are not allowed to build on their home land</p>
<p>There should be no new builds from people not born in connemara</p>
<p>Planning laws need to be changed to allow local families many with ties to the area going back multiple generations to build houses and stay in their ancestral homelands, otherwise we will lose all that makes the people and region of Connemara so special</p>
<p>Local people should be prioritised</p>
<p>Planning granted on holiday homes should not be allowed in Connemara.</p>
<p>There is nothing for our children no house no job</p>
<p>It's making family's give up on building in teh area and buy nearer the city due to not been able to find a house to buy either in Conamara</p>
<p>For years there was no such thing as permission to build a home. All this shit started in the 1960's how well we managed for thousands of years before that!</p>
<p>People in Dublin and other counties should have no say in who builds in Connemara. The whole system is flawed and needs to change. If the land belongs to you and it's your family home you should have the right to build a house.</p>
<p>A shambles, large glass extensions being added by the superwealthy to derelict properties all over Connemara while local people spend tens of thousands begging for an opportunity to build on their own land.</p>
<p>If you are planning to live in the local area for a minimum of 15 years your planning application should be viewed more favourably than for example someone building a holiday home.</p>
<p>Many people have holiday homes here they claim to be living here to get planning permission, but these houses are empty for approx 50 weeks a year, for example people next door to me bought a lovely old cottage converted it into a sprawling eyesore, totally unsympathetic to its surroundings, they lived there for six weeks during lockdown and disappeared never to be seen again, this past year alone they spent approx 3 days out of the whole year in the house. Each time it was an overnight visit and home the next day. I feel that this is unacceptable, it's just a holiday home, it's not a housing needs,</p>
<p>Again take care of the locals. They are the ones left behind when the summer is over.</p>
<p>The housing authority is making it incredibly difficult for people to get a house</p>
<p>its a bloody disgrace</p>
<p>At present, it is virtually impossible to build a home in Connemara and there are too many holiday homes</p>
<p>It's just sad that local people can't get planning on the land they own and to be honest it just seems like it's all a money racket that's causing the young people to leave their jobs and Ireland as they will be supported and encouraging a lot more elsewhere. It's also a joke that you can't reason with the NRA it's just like Chinese whispers to the top rather than being able to compromise and come to a solution to benefit everyone.</p>
<p>It doesn't make sense, you'll have identical submissions for planning yet one will be given the go ahead and the other won't</p>



More affordable housing is needed for young people who would like to settle in their own community and give back to their area. I live in a Gaeltacht area and I raised my kids through Irish. They would like to do the same and it is important that this should be a very important part of housing in the Gaeltacht area
The houses build around the area are standing empty for most of the year and they are being built by people not residing here and my friends have problems to get planning on their family lands.
I think people who live here should be aloud to build a home for themselves.
planning should continue to be curtailed. It is faintly ridiculous that someone whose dad has land should have automatic right to developement.
If the parents own the land the family should be able to build and not resell for 10 years
Your questions are biased to promote racism.
It should be more accessible to meet the needs of local people
The region is filling up with holiday homes that are only used periodically while those born and resident are refused PP, leading to an exodus of permanent residents.
I dont know the details of it anymore
Planning should be for those who are local or who have permanently moved to the area for work. The problem with current planning is it has caused the price of existing houses to go beyond the reach of most people on average connemara incomes as we compete with wealthy cash buyers buying stock as holiday homes
Disaster unless you have 20k to spend on consultants
It's important to have planning that respects the environment, people with money seem to be able to bypass this and then sell on their millionaire homes. Not cool.
Planning for residents should be prioritised over holiday homes.
Where housing is to maintain/sustain the success of the family farm, planning should be automatic. That goes for any successful cottage industry in Connemara.
We also need to bring other industries for jobs, to keep the young people here and benefit the economy of smaller towns throughout the year. Bad idea to be over reliant on tourism. There is NOTHING for locals.
Difficult for farmers / landowners with all their lands in SACs to build a primary residence
Galway coco make it difficult for young families to build here
Far too many rules
Planning should be done via an architect and not an engineer. The council should have stricter guidelines on the use of stone in walls and housefronts. Limestone shouldn't be allowed in South Connemara as it is not natural to the region. Kerry County Council implement this rule well. You only see local stone on houses there
Disband planning
All local people get rejected planning, yet holiday homes are always popping up
If you are born in an area and want to raise a family there and you have a plot of family land you should be allowed to build a house there. As long as it fitted in with the area
You should be allowed to build a decent size home but not a monstrosity that I have observed in some areas.
Hard for locals to get planning, but millionaires from Dublin have taken all properties and built mansions
Sad to see locals not getting an opportunity
No one should be refused planning in there own community as long as they are part of that community
More general tree cover should be actively encouraged and promoted along with willow plantations to eventually replace other solid fuels.
We need a rethink about planning that encompasses population decline and lack of affordable housing for young families
It just seems everyone not from Connemara is able to get planning permission in Connemara and the locals cannot
Council are a disgrace, constant rejection, constant appeals needed costing families huge money, no rhyme or reason to the process, council need to be regulated assp



<p>One should be able to build on family land if they were reared in Connemara in order to support existing older family members /neighbours to stay in own homes as they age and also to rear their children where they know the community .</p>
<p>See previous comment</p>
<p>Very, very big one off houses being built by those who can afford it, and there is no social and affordable housing being built.</p>
<p>Create jobs and industry by installing sewerage systems throughout</p>
<p>More common sense needed and open support for people going through the planning process. Planners are gatekeepers not helpful in pursuing planning.</p> <p>No where to comment about the roads so here you go:</p> <p>The state of the roads in Connemara is absolutely terrible. Dangerous, lumps and bumps and holes everywhere. The surface is so uneven. We are paying tax and then having to pay to fix the damage the roads do to our cars. You may be worried about a decrease in population but where I am it is high. My populated and the roads are busy. So many people use these roads everyday and they are dangerous. The verges all needlessly overgrown with grass and weeds and self seeded trees making the already narrow roads narrower.</p>
<p>its one rule for visitors (always get planning) building and another for locals (cant get planning)</p>
<p>If someone was born in Connemara or has a strong connection through family in the area then they should be able to build. Locals need the right to housing.</p>
<p>I have friends who have the land and money to build a home - even though one is in my view I don't object because they need somewhere to live. We're in housing crisis, we can't go back in time, we need houses.</p>
<p>One off housing has ruined the landscape. We have barely any national parks of note and there is nowhere for proper wildlife to flourish without houses or sheep</p>
<p>Can't get a mortgage to buy and build if your renting.</p>
<p>Planning very difficult to get.</p>
<p>It's a sham when a lad born and bred in connamara is told he's not local so planning is denied</p>
<p>Rural Planning and Broadband are two of the most important issues in relation to maintaining our rural population</p>
<p>Needs to be exceptions for locals, it's totally unfair a local gets turned down and a Dublin man gets planning for a house double the size next door</p>
<p>Being unable to get planning permission will kill the Irish language</p>
<p>It seems ordinary people who lived and grown up here are being refused yet holiday home are somehow getting away with massive projects and over poweringly big builds. It very upsetting for locals being turned down.</p>
<p>It's impossible to buy or build here</p>
<p>The new development plan is designed to stop rural one off housing. If by chance you do get granted you are subject to a "narrow plan design" which is no wider than a garage and ridge height under 6 metres. So an applicant must design a bungalow "H" type property to make it large enough for a family. This results in double the cost of the raft foundation, double the block work, windows and double the cost of the roof in comparison to the previously accepted dormer type design which allowed a ridge height of 7.5 metres and could incorporate rooms upstairs.</p>
<p>Like a lottery to get granted. Too much applications being refused because of a planners opinion on reports being carried out by professionals</p>
<p>They seem to have an issue with sight lines and road speed for those sight lines but in a rural area you will not get the desired sight lines so they should be reducing speed limits if they aren't happy</p>
<p>Where planning was granted before, it should be granted again</p>
<p>We need help so that the planning system is not preventing people from living in connemara</p>
<p>If you were born in Connemara you should be able to build there !</p>
<p>It seems to me that wealthy people with second homes can get planning but local and people living and working here can't. The houses these people build are massive and don't suit the landscape.</p>



<p>It's not just connemara, it's county galway in general. The planning department are not fit for purpose. I have been refused 6 times, always for different reason that we're fine in previous applications. Any reason to refuse.</p>
<p>It's a disgrace....our councillors sign in a county development plan every few years that prevents locals from getting planning</p>
<p>I saw différents différents decisions made on similar home in same areas, hard to understand the reason behind</p>
<p>Those who are from the area should have access to planning</p>
<p>Excessive one off houses are a blight on the landscape. More villages should be developed.</p>
<p>Any changes to issues raised above can ONLY occur and be addressed through a professional and focused 'Bottom-Up' approach. Initial 'steering groups' - absolutely free of political interference or patronages and the whole involvement of our communities through focused small meetings will have to be considered and implemented to drive change.</p>
<p>Galway county councils policy against backland development</p>
<p>All planning decisions seem to favour town centric schemes and the rural community is being left behind or not even considered fairly.</p>
<p>we need a planning conference to discuss this issue and steer a positive route ahead, we have no shortage of land</p>
<p>The ecosystem of Connemara is very sensitive and it should be cared for. We need to consider our impact on the environment when building and we shouldn't be allowed to build all over the place. If the housing need and familiar ties are to the area then planning should be considered in line with the ecosystem.</p>
<p>It is really unfair that local people who want to live and work in the area are unable to receive planning permission. They want to live where they were raised they will benefit the area greatly. However people with holiday homes that only frequent the area couple of weeks of the year are able to say if these locals can build it's a disgrace</p>
<p>Why is it so difficult and expensive</p>
<p>The powers that be make it difficult for people to get planning</p>
<p>Sustainability is important especially when it comes to sewage treatment and transportation. We can improve these issues and make them way more sustainable with one off housing. A rail link to south Connemara or even something like a bus corridor would be a huge improvement considering the road infrastructure is not up to scratch</p>
<p>Any area with beautiful scenery attracts people with money to buy houses, so the price of housing goes up. Therefore the State must ensure that there is sufficient moderate cost housing for the local population who do not have family land. Those with family land should get permission to build in most cases (will still need Planning Permission)</p>
<p>So difficult and all a money making scheme for young family's trying to make a living making it so difficult and expensive by applying each time and now environmental costs rate doubling</p>
<p>The right to object for people outside Conamara is a tricky one. If a development is posing a clear risk to an area in terms of ecology or will be a blight on the landscape...like for existence Clifden Glen then concerned parties outside of the area should be able to object. However, we are running the risk of having so many holiday home owners that may feel a natives proposed house will district their view/rental earning potential that they may also stop a family from living in their own area.</p>
<p>It's a mess and prevents people from setting up in Connemara and is the death of the area and any future generations that wish to live here.</p>
<p>Common Sense should be a Major Factor, which Councils/Politicians have nicely misplaced when dealing with Potential Increase in Population in Rural areas</p>
<p>It seems the people with money get planning easy, young people are struggling to get planning</p>
<p>It's not fit for purpose. So hard for young people from the area to get planning.</p>
<p>Make it easier for locals to build houses on family owned land. At the moment it's a joke that young family's can't live in their own parish due to lack of housing.</p>
<p>Local views need to be considered</p>
<p>People need to stop being obsessed with building massive one off house. The place is full of empty, abandoned, or derelict houses that should be filled first.</p>



Galway Co Co are unprofessional in their approach to planning. There is a distinct lack of recognition they are public servants and it is their duty to find solutions for applicants. Theirs is an attitude of superiority and threat. Bullying in other words.
Needs to allow for people who have grown up in the area to build their own home
Why should someone in Wexford get to have an opinion on my planning permission- absolutely ridiculous. I'm all for conserving the environment but it seems that they just necessitate additionally costly surveys - are they or someone close to them profiting from this?
Planning should focus more on rural sustainability and houses fitting in with the landscape, the policies that determine planning decisions are not fit for purpose. There is no one size fits all
Too restricted
I don't know enough about rural planning to comment but I do think within reason, people should be able to build on their family land for eg.
There should be special consideration given to the Irish speakers to keep them in the Gaeltacht
One-off rural planning is not fit for purpose, but neither are estates. Communities need to be built up in an environmentally conscious way, with a focus on Irish language. English speakers can move to Galway city or further away.
See a previous comment
Young family should have free access to planning...would spur on permission
Farmers living in Connemara should be allowed to build on their farm but not for resale or renting.
I believe people who have lost homes in Connemara through no fault of their own should be allowed build their own new home
Consideration should be given to allow planning for people moving home from abroad and applying for planning on family lands
People should be allowed to live on their own property
Common sense and fairness should be considered
Local people should be allowed to build but not one off holiday homes
Tourism is the main industry in Connemara views and spaces need to be protected. It is not everyone's right to build where they were born. Having a development plan where the small towns like Leenan and Letterfrack have small estates build of misled housing nothing over 3 bedroom and 2,500 sq ft
Make it easier and more open
Need planning for locals
Way too difficult to get planning for people that have lived here for generations. Seems easier for outsiders to get planning than locals.
Too many environmental issues to overcome
Needs of locals need to be met
You can't get planning for small house but you can get planning for huge houses
While I believe people have a right to live here, I don't think one off housing is ideal... it is expensive, requires a lot of services and destroys a lot of the ecology. It is also making us highly car dependent. We need more small clusters of homes with services.
They should tell us what they want if it's colors of bricks etc
Let the locals who have lived here for generations build on there own land.
There are many young people from here, living and working in the area, having such great difficulty getting planning. Starting off is hard enough as prices have risen so much, people from the area should be given an opportunity to build a home. It's important to keep the young people in our area.
One should be allowed to build on your own land
I believe only people with direct links to the area should have the right to object to planning
Takes too long
I think if someone has a site and wishes to live in should be considered for planning , near their family, farm, etc . A reasonable design of housing not Basicillas like non native to areas have persued.
As always, money talks.
People born in the area should be allowed to Build on a family site



Those born here or wishing to return to their families site to live should be allowed planning permission
Needs major review and overhaul of process.
CORRUPTION AND BROWN ENVELOPES GOING ON THERE.
One off housing is ruining the area and should be strictly limited
Let people build on their land
Very restrictive, yes preservation is required however letting areas go onto decline is sad, TFI has created great connections for travel
Destroying our local community.
Housing need is contributing to the cohesion of society. Without it families become disenfranchised due to rising house prices.
Does not make sense
It's healthy to have a mix of housing, not just Connemara people but more local allocation of housing would be useful
Very unfair that those who say no to planning don't know anything about the area
Nothing fair about planning in connemara, it all depends on which planner gets your application and the use of , who you know, all so corrupt
Locals have lost the right to the determination of their communities due to planning over regulation
Again, Irish speakers need to be accommodated in their own communities to safeguard the language.
There is no continuity of planning i.e. planners will object to a certain style of window in one house but allow it 50 metres down the road.
People who grew up in connemara should be supported to build in their native county
Rural planning has to give Lee way to people living here as in children who are now adults still living at home and want their independence
Keeping the locals out who want to live local
There needs to be exceptions made in some cases but it seems these executions are going to second home builders instead of first home builders
Need more social housing especially for disabled people
There is nothing consistent about it.
Take the planning system awesome Galway co co.
teastaionn comhoibriú
Local people who have lived all there lives in connemara have veen refused on grounds of not having a housing need, insane! Also they have been told that if they had more land they could build. Also not being able to build on land that is too far from family land, more insanity.
People from the area with land available in the family name should be able to build on their own land
Planning is impossible and a huge barrier. We have the funds and site to build our own home which would add to the housing stock, but we have been refused planning. They need to extend to town zone to include sites and land on the periphery of town.
A few people deciding whether someone can build or not build on family land who will never be in the area except when planning application is submitted is unfair and a joke.
The government should be building more AFFORDABLE housing
The planning system is no longer a force for social good and is only causing deprivation instead.
The countryside can only take so many houses. Existing housing stock should be used as permanent dwellings not holiday homes. Old vacant properties should be done up. Houses should be built in existing settlements.
Rural planning /zoning needs a rethink. Could consideration not be given to allow clustering of new houses in particular townlands etc. Not quite like a typical housing estate but rather make pockets of zoned land that would have a special designation to incentivise individual rural house building - each house could make use of shared resources such as roads, waste management, energy, broadband, services and so on. It shouldn't have to be one or the other i.e. 'villages' versus 'one-off housing' - there is a middle ground to be found.



Appendices

Survey Questionnaire

15/05/2024, 17:18

1 Minute Survey - Connemara Housing, Planning & Roads Survey - 2024

1 Minute Survey - Connemara Housing, Planning & Roads Survey - 2024

Are you concerned about the future of Connemara?

- Declining / aging population
- Housing crisis
- Planning issues
- Accessibility via transportation

Take 1 minute to give your views via a quick survey conducted by: *Connemara Chamber*

** Indicates required question*

1. Do you **live** in the Connemara area? *

Mark only one oval.

Yes

No



15/05/2024, 17:18

1 Minute Survey - Connemara Housing, Planning & Roads Survey - 2024

2. Generally speaking, **what area of Connemara** do you live (if applicable)? *

Map indicative only.



Mark only one oval.

- North
- East
- West
- South
- Not Applicable



15/05/2024, 17:18

1 Minute Survey - Connemara Housing, Planning & Roads Survey - 2024

3. What **age group** do you fit into? *

Mark only one oval.

- Under 18
- 18 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 or over

4. Have you settled in your **ideal** long-term Connemara home? (whether to Rent, Buy, or Build for the long term) *

Mark only one oval.

- Yes
- No
- Not applicable

5. How easy are you finding it to **make your ideal** long term Connemara home? (whether it's to Rent, Buy, or Build for the long term) *

Mark only one oval.

- 1 2 3 4 5
-
- Very Very Difficult



15/05/2024, 17:18

1 Minute Survey - Connemara Housing, Planning & Roads Survey - 2024

6. Do you believe it is currently affordable **to purchase** an average family home in Connemara? *

Mark only one oval.

Yes

No

7. Is the **State doing enough** to facilitate or provide long-term housing options in Connemara? *

Mark only one oval.

1 2 3 4 5

Not Doing enough



15/05/2024, 17:18

1 Minute Survey - Connemara Housing, Planning & Roads Survey - 2024

8. Rank EACH of following factors in terms of how much you think they contribute * to the housing crisis.

1 = a minor contributing factor to the housing crisis

5 = a major contributing factor to the housing crisis

Mark only one oval per row.

	1 (Minor Factor)	2	3	4	5 (Major Factor)
Low Supply of General / Social / Affordable Houses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tourism Use - Short-term Letting (Airbnbs) / Staff Accommodation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ability to Finance and/or Purchase at Current House Prices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Planning Regulations / System	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Government Use of Private Property for Social / Refugee / Asylum Purposes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



15/05/2024, 17:18

1 Minute Survey - Connemara Housing, Planning & Roads Survey - 2024

9. Would you like to make a **comment** in regards to housing in Connemara?

Skip to question 10

RURAL PLANNING - ONE-OFF HOUSES

10. Do you Agree / Disagree with the following statement... *

"Those that are from or live in the Connemara area for more than 10 years should have the right to build their own home there"

Mark only one oval.

- Yes
- No
- Other: _____

11. Has the current planning system (for one off rural planning) **negatively affected** * the ability of you or members of your family in building a home in Connemara?

Mark only one oval.

- Yes
- No
- Not applicable



15/05/2024, 17:18

1 Minute Survey - Connemara Housing, Planning & Roads Survey - 2024

12. If you were refused planning permission for a one off rural house in Connemara, what were the **main grounds of refusal**?

13. Do you believe people living outside Connemara have the **right to object** to planning applications? *

Mark only one oval.

Yes

No

14. **Do you Agree / Disagree with the following statement...** *

The planning system (for one off rural planning) is fair and fit for purpose?

Mark only one oval.

1 2 3 4 5

Strongly Strongly Agree

15. Would you like to make a **comment** in regards to rural planning in Connemara?

Skip to question 16

GALWAY CITY TRAFFIC CONGESTION



15/05/2024, 17:18

1 Minute Survey - Connemara Housing, Planning & Roads Survey - 2024

16. How concerned are you with the Galway City Traffic Congestion & its impact on **access to Connemara?** *

Mark only one oval.

1 2 3 4 5

Not Very Concerned

17. Do you believe the congestion negatively affects your accessibility to services? *

Mark only one oval.

Yes

No

18. Are you in **favour** of the Galway City Ring Road to relieve traffic congestion and **improve access to Connemara?** *

Mark only one oval.

Yes

No

19. Which road do you mainly use going to/from Galway city? *

Mark only one oval.

N59 Road Skip to question 20

R336 Road Skip to question 23

N59 Road Quality



15/05/2024, 17:18

1 Minute Survey - Connemara Housing, Planning & Roads Survey - 2024

20. If applicable, has the Moycullen Bypass **reduced** your journey time to and from Galway? *

Mark only one oval.

- Yes
- No
- Not applicable

21. Would you like to see more sections of the N59 brought up to the **same standard** of the Maam Cross to Bunakill section? *

Mark only one oval.

- Yes
- No

22. How do you rate the **current quality** of the **N59 Road** to/from Galway? *

Mark only one oval.

1 2 3 4 5

Not Excellent

Skip to question 24

R336 Road Quality

23. How do you rate the **current quality** of the **R336 Road** to Galway? *

Mark only one oval.

1 2 3 4 5

Not Excellent

Skip to question 24

YOUR CONTACT DETAILS



15/05/2024, 17:18

1 Minute Survey - Connemara Housing, Planning & Roads Survey - 2024

24. Please provide us with your email address (in confidence).

This content is neither created nor endorsed by Google.

Google Forms



15/05/2024, 17:18

1 Minute Survey - Connemara Housing, Planning & Roads Survey - 2024