



Gaeltacht
Mhúscraí

TITHÍOCHT | Doiciméad faisnéise
HOUSING | Briefing Document



Ábhar

- 1. Gaeltacht Mhúscraí: Próifil**
Daonra, Tithíocht, Córas séarchais/Uisce, Tionacht tithíochta, Plean Forbartha Contae Chorcaí
- 2. Tacaíocht: Comhairle Contae Chorcaí**
An t-údarás áitiúil agus Tithíocht shóisialta, Íocaíocht Cúnaimh Tithíochta m/sh (HAP), Scéim Tithíochta inacmhainne, agus Tacaíochtaí Cóiríochta ar Leith.
- 3. Ceannaitheoir Céaduaire**
Scéim an Chéad tí
Scéim um Chúmáimh chun Ceannaigh
- 4. Cead Pleanála & Croí Cónaithe**
Tithíocht tuaithe aon uaire, Estáit, Croí Cónaithe, , Coinníollacha, clásál teanga

Content

- 1. Gaeltacht Mhúscraí: Profile:**
Population, Housing, Sewerage and Water quality, Tenure & Vacancy
Cork Development Plan – Housing proposals for the period 2022-28
- 2. Support: Cork County Council**
Local authority and Social Housing, Rent Supports, e.g. (HAP), and Specific Accommodation support. Affordable Housing Schemes
- 3. First Time Buyer support:**
First Home Scheme
Help to Buy Scheme,
- 4. Planning Permission & Derelict house grants:**
Once off housing, Croí Cónaithe, Estates and larger Developments, Planning Conditions and Language Clauses

Tá an cáipéis seo ullmhaithe ag Comharchumann Forbartha Mhúscraí. Rinneamar ár ndícheall eolas reatha cruinn a sholáthar ach bíonn na scéimeanna agus na rialacha ag athrú go rialta. Mar gheall ar sin moltar duit seiceáil le haghaidh nuashonruithe a dhéanamh.

** while every effort has been made to provide current information, as of 30/4/2023, it is important to check for updates, as a number of grants and planning conditions are changing (some from the 1st of May 2023).

Plean Forbartha Contae Chorcaí, (2022-2028)

Daonra, Tithíocht.

Cork Development Plan Population, Housing

1

Baile Mhúirne/ Baile Mhic Íre

Daonra (pop): **427**
Tithíocht (2020): **262+6**

(Plean 2022- 28)
Soláthar i gcomhar
30 teach breise
(provision for 30 more houses)

2

Cill na Martra

Daonra (pop): níl uimhir ann
Tithíocht: **48**

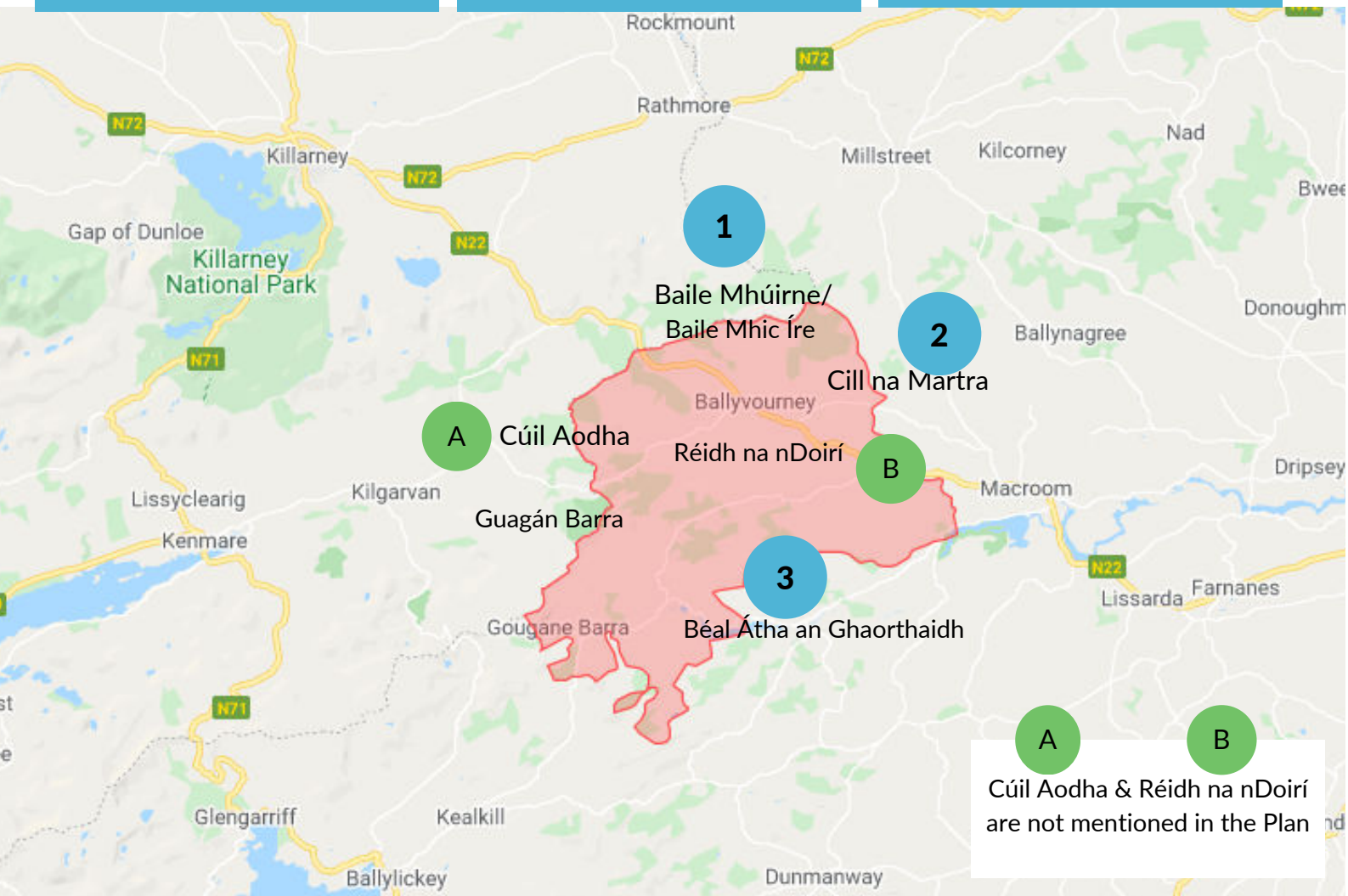
(Plean 2022- 28)
Soláthar i gcomhar
5 teach breise
(provision for 5 more houses)

3

Béal Átha an Ghaorthaidh

Daonra (pop): **235**
Tithíocht (2020): **96**

(Plean 2022- 28)
Soláthar i gcomhar
20 teach breise
(provision for 20 more houses)



Gaeltacht Mhúscraí

Daonra | Population of the total area: **3,932**

Líon tithé | Total number of houses **1,353**

(Daonáireamh 2016)

Plean Forbartha Contae Chorcaí: Vol.4 South Cork. Lch 327

Table 4.4.2: Macroom Municipal District Scale of Development and Water Services Status

Sráidbhaile	Líon Tithe (Q2 2020)	Líon Tithe (breise) Proposal scale of development (units)	Measúnú 2021 ar Stádas Uisce Óil Drinking water assessment	Measúnú 2021 ar Stádas Fuíolluisce Waste water assessment
Baile Mhúirne/Baile Mhic Íre	262	30**	No capacity	Capacity
Cill na Martra	48	5	Some Capacity	Capacity
Béal Atha an Ghaorthaidh	96	20	Some Capacity	No Capacity
Guagán Barra	-	-	No capacity	No capacity

Cúil Aodha
Réidh na nDóirí
Níl aon eolas sa phlean

**Cork County Council, Housing for All, Delivery Action Plan 2022-26
Tá nóta ann go mbeadh sólathar do tithe acmhainne dá mbeadh éileamh.
[Possible provision for social housing \(10\) Council Land Bank i mBaile Mhúirne, if demand](#)

Tionacht Tithíochta | **Housing Tenure & Vacancy**

Próifíl Shocheacnamaíoch de na seacht gCeantar Gaeltachta in Éirinn (2018)

	Stát (national average)	Múscraí	Na Gaeltachtaí go léir
Uinéir Aitithe Owner Occupied	67.6%	80.5% (1089)	74.6%
Priobháideach Private rented	18.2%	10.6% (144)	13.1%
Sóisialta (Social rented)	9.4%	3.5% (47)	7%
Tithe Folmha (Vacant)	9.1%	16.5% (282)	13.5%

Conas a cháilítear le haghaidh tacaíochtaí tithíochta sóisialta?

Tá Comhairle Contae Chorcaí freagrach as tithíocht a sholáthar do dhaoine i nGaeltacht Mhúscaí nach féidir leo lóistín a sholáthar as a gcuid acmhainní féin amháin.

Má tá tú incháilithe, is iad na roghanna is féidir a thairiscint:

- Tionóntachtaí cíosa i réadmhaoin atá faoi úinéireacht Chomhairle Chorcaí;
- Maoine tithíochta sóisialta ón earnáil phríobháideach trí scéimeanna mar an Scéim um Chóiríocht ar Cíos (SCC), an Scéim Íocaíochta Cúnaimh Tithíochta (ÍCT) nó an scéim Léasú Fadtéarmach (LTL);
- Cóiríocht a sholáthraíonn comhlachtaí tithíochta ceadaithe (CTCanna). Is eagraíochtaí neamhspleácha neamhbhrabúis iad comhlachtaí ceadaithe tithíochta a chuireann tithíocht ar cíos ar fáil ar bhonn cosúil leis an gComhairle Contae;
- Cóiríocht shonrach a sholáthar do dhaoine gan dídean, do dhaoine scothaosta agus don Lucht Siúil.

Is iad na príomhrialacha atá i bhfeidhm ná:

- Ní féidir leat ach iarratas a dhéanamh chuig údarás tithíochta amháin
- Go ginearálta, caithfidh tú a bheith i do chónaí cheana féin sa limistéar atá clúdaithe ag an údarás tithíochta sin nó go bhfuil ceangal áitiúil agat leis an limistéar – cé go bhféadfadh údarás tithíochta aontú an riachtanas seo a tharscaoileadh.
- Ní dhéanfar tú a mheas do thithíocht shóisialta ach amháin má tá d'ioncam teaghlaigh níos lú ná an tairseach a bhaineann le limistéar an údaráis tithíochta (féach an bosca)
- Mura bhfuil do mhorgáiste reatha inbhuanaithe, cuirfear é seo san áireamh agus riachtanas do thithíocht shóisialta á mheasúnú ag do theaghlach.

Íocaíocht Cuidithe Tithíochta (ÍCT)

Ní mór duit a bheith ar an Liosta Tithíochta chun iarratas a dhéanamh ar ÍCT.

Faoi ÍCT caithfidh tú do chóiríocht phríobháideach ar cíos a aimsiú laistigh de theorainneacha cíosa ÍCT - ní bhfaighidh an t-údarás áitiúil é duit. Ní féidir leatrom a dhéanamh i do choinne agus tú ar cíos mar go bhfuil íocaíochtaí áirithe á bhfáil agat, lena n-áirítear ÍCT, mar sin ní féidir le tiarnaí talún a rá nach nglactar le ÍCT agus lóistín á bhfógairt agat.

Tithíochata Sóisialta Social Housing

Le bheith incháilithe chun iarratas a dhéanamh:

Chun a bheith incháilithe do thithíocht shóisialta ní mór duit:

na critéir ioncaim a shásamh.

I gContae Chorcaí tá tairseach: Glan ioncam: (is é seo do phá glan i do lámh). Ní mór níos lú ná 671Euro sa tseachtain nó 2,917Euro in aghaidh na míosa le duine singil. (Go ginearálta ní chuirtear coigilteas san áireamh sa mheasúnú.

Ní mór duit a thaispeáint freisin nach bhfuil cóiríocht mhalartach oiriúnach agat.

Measfar go bhfuil cóiríocht eile agat má tá maoin agat féin nó ag duine de do theaghlach a d'fhéadfaí a bheith ag súil le réasún go n-úsáidfeá é chun freastal ar do riachtanais tithíochta. Breathnófar ar an réadmhaoin seo mar chóiríocht mhalartach dá bhféadfá cónaí ann, nó é a dhíol agus an t-airgead a úsáid chun íoc as lóistín oiriúnach.

Sonraí Teagmhála

Comhairle Contae Chorcaí

Rannóg Tithíochta:

Corcaigh Theas

R'phost: housing@corkcoco.ie

Tel: 021 4285368.

10am to 4pm.

Who can apply for it (who is eligible) ?

Cork County Council is responsible for supplying housing to people in Gaeltacht Mhúscraí who cannot provide accommodation from their own resources alone.

If you are eligible, the options that can be offered are:

- Rented tenancies in Cork Council owned properties;
- Social housing properties from the private sector through schemes such as the Rental Accommodation Scheme (RAS), Housing Assistance Payment (HAP) scheme or Long Term Leasing (LTL) scheme;
- Accommodation provided by approved housing bodies (AHBs). Approved housing bodies are independent, non-profit making organisations that provide rented housing on a similar basis to the County Council;
- Provision of specific accommodation for homeless people, older people and Travellers.

The main rules that apply are:

- You can only apply to one housing authority
- In general, you must already be living in the area covered by that housing authority or have a local connection with the area – though a housing authority may agree to waive this requirement
- You will only be considered for social housing if your household income is less than the threshold that applies in the housing authority's area (see box)
- If your current mortgage is unsustainable, this will be taken into consideration in assessing your household's need for social housing.

Housing Assisted Payment (HAP)

You must be on the Housing List in order to apply for HAP.

Under HAP you must find your own private rented accommodation within the HAP rent limits - the local authority will not find it for you. You cannot be discriminated against when renting because you are getting certain payments, including HAP, so landlords cannot state that HAP is not accepted when advertising accommodation.

Tithíochata Sóisialta Social Housing

To be eligible to apply:

To be regarded as eligible for social housing you must:

1

satisfy the income criteria.

For County Cork the income threshold is:

Net Income: (this is your take home pay). A single person must be paid less than 673Euro per week or 2,917Euro per month.

(Savings are generally not included).

2

You must also show that you do not have suitable alternative accommodation.

You will be considered as having alternative accommodation if you or a member of your household has property that you could reasonably be expected to use to meet your housing needs. This property will be considered alternative accommodation if you could live in it, or sell it and use the money to pay for suitable accommodation.

Contact Details Cork County Council

Housing Section
South Cork

R'phost: housing@corkcoco.ie

Tel: 021 4285368.

10am to 4pm.

Mura gcáilíonn tú (níl tú incháilithe) do Thithíocht Shóisialta, cad iad na roghanna eile atá agat?

Scéim Um Chúnamh chun Ceannaigh

Cuidíonn an Scéim um Chúnamh chun Ceannaigh (HTB) le ceannaitheoirí céaduaire teach nó árasán nuathógtha a cheannach. Baineann sé freisin le tithe féin-thógála aonuaire. Ní bhaineann sé ach le réadmhaoín a chosnaíonn €500,000 nó níos lú.

Tugann an Scéim um Chúnamh chun Ceannaigh aisíocaíocht den cháin ioncain agus den Cháin Choinneála ar Ús Taisce (DIRT) a d'íoc tú in Éirinn sna 4 bliana cánach roimhe sin. Ní féidir leat faoiseamh a éileamh ar ÁSPC nó MSU.

Méadaíodh Scéim HTB i mí Iúil 2020. Tugtar an Scéim Feabhsaithe um Chúnamh Ceannaigh ar an méadú seo. Tá an Scéim Feabhsaithe um Chabhair chun Ceannaigh **ar fáil go dtí 31 Nollaig 2024.**

Coinníollacha: Ní mór duit a bheith i do cheannaitheoir céaduaire

Má tá tú ag ceannach (nó ag tógáil féin) an réadmhaoín le duine eile, caithfidh siad a bheith ina gceannaitheoir céaduaire freisin. Ní cháileoidh tú má bhí teach agat roimhe seo.

Ní bhaineann an scéim ach le réadmhaoín a cheannaítear nó a thógtar mar theach an cheannaitheora céaduaire. Níl sé ar fáil le haghaidh maoin infheistíochta. Ní cháilíonn ceannaitheoirí airgid thirim. Má fuair tú réadmhaoín le hoidhreacht nó má tugadh bronntanas duit, ní dhéanfaidh sé difear d'incháilitheacht.

Scéim an Chéad Tí

Is scéim tithíochta inacmhainne í an Scéim Chéad Tí (FHS), a thacaíonn le daoine tithe nua a cheannach. Is scéim chothromais roinnte í an FHS, áit a n-íocann an Stát agus na bainc rannpháirteacha suas le 30% de chostas do thí nua mar chomaoín ar sciar sa teach. Más mian leat, is féidir leat an geall a cheannach ar ais am ar bith, ach ní gá duit.

Tá an scéim ar fáil ar fud na tíre do cheannaitheoirí céaduaire agus do dhaoine áirithe eile atá ag iarraidh teach nua a cheannach ach nach bhfuil ar a gcumas. Ní dhéantar measúnú ar d'ioncam don FHS.

Tá scéim tithe inacmhainne den chineál céanna ag an údarás áitiúil ina gceannaíonn an t-údarás áitiúil sciar i do theach. Mar sin féin, ní bhaineann an scéim seo ach le réimsí áirithe. (425,000 uasphraghas na maoin).

<https://www.firsthomescheme.ie/>

Ríomhphost: info@firsthomescheme.ie

**Scéimeanna do
cheannaitheoirí
céaduaire go
príomha**

**Schemes mainly
for first-time
buyers**

If you do not qualify (are not eligible) for Social Housing, what are your other options?

Help to Buy Scheme

The Help to Buy (HTB) Scheme helps first-time buyers purchase a **newly-built house or apartment**. It also applies to once-off self-build homes. It only applies to properties that cost €500,000 or less.

The Help to Buy Scheme gives a refund of the income tax and Deposit Interest Retention Tax (DIRT) you have paid in Ireland over the previous 4 tax years. You cannot claim relief on PRSI or USC.

The HTB Scheme was increased in July 2020. This increase is known as the Enhanced Help to Buy Scheme. The Enhanced Help to Buy Scheme is available until **31 December 2024**.

Conditions: You must be a first-time buyer

If you are buying (or self-building) the property with someone else, they must also be a first-time buyer. You will not qualify if you have previously owned a home.

The scheme only applies to properties that are bought or built as the first-time buyer's home. It is not available for investment properties. Cash buyers do not qualify. If you have inherited or been gifted a property it will not affect your eligibility.

What is the First Home Scheme?

The First Home Scheme (FHS) is an affordable housing scheme, which supports people to buy new homes. The FHS is a shared equity scheme, where the State and participating banks pay up to 30% of the cost of your new home in return for a stake in the home. If you want, you can buy back the stake at any time, but you don't have to.

The scheme is **available nationwide for first-time buyers and certain other people who want to buy a new home but can't afford to. Your income is not assessed for the FHS.**

There is a similar local authority affordable home scheme where the local authority buys a stake in your home. However, this scheme only applies in certain areas. (425,000 max price of the property.)

Homepage: <https://www.firsthomescheme.ie/>

Email: info@firsthomescheme.ie

**Schemes mainly
for first-time
buyers**

**Scéimeanna do
cheannaitheoirí
céaduaire go
príomha**

Scéim Tithíochta Inachmainne

Scéim Tithíochta Inachmhainne

Scéim Cheannaigh Inachmhainne: Is scéim í seo atá á bhainistiú ag an gComhairle freisin. Níl sé soiléir an gcuirfidh an Chomhairle a leithéid de scéim ar fáil i nGaeltacht Mhúscraí.

Go ginearálta tá tithe nua faoin scéim seo lonnaithe sna ceantair ina bhfuil an riachtanas tithíochta is mó agus a bhfuil inachmhainneacht ina saincheist. Glacann an t-údarás áitiúil sciar céatadánach i do theach a chlúdaíonn an laghdú praghais. Mar sin, má cheannaíonn tú an teach ar lascaine 20%, beidh sciar 20% ag an údarás áitiúil i do theach.

Tá an scéim dírithe ar chabhair a thabhairt do cheannaitheoirí céaduaire.

Deir an Coiste (Coiste Gaeilge agus Gaeltachta an Oireachtais) gur cheart go gcuirfí soláthar tithíocht shóisialta a bheadh inachmhainne ar fáil sa Ghaeltacht do gach duine arb as an nGaeltacht dóibh, agus atá ag iarraidh cur fúthu ann agus an Ghaeilge a úsáid ar theanga laethúil chumarsáide.

Tuairisc 6/7/22

Soláthar a thacaíonn le daoine ag dul in aois

Tá Comhlacht Tithe Sóisialta & Forbairt an tSuláin cláraithe leis na húdaráis cuí. Tá na trí theach is déanaí lán agus tá liosta feithimh acu.

Affordable housing Schemes

Affordable Purchase Scheme:

This is a scheme that is also managed by the Council. It is not clear as to whether the Council will provide such a scheme in Gaeltacht Mhúscraí.

New homes under this scheme are generally located in areas with the greatest housing need and where affordability is an issue. The local authority takes a percentage stake in your home that covers the reduction in price. So, if you buy the home at a 20% discount, the local authority will have a 20% stake in your home.

The scheme is targeted to assist First time buyers.

Bhí 20 moladh ag an gCoiste Gaeilge agus Gaeltachta.

Tuairisc 6/7/22

Provision of Age Friendly Housing

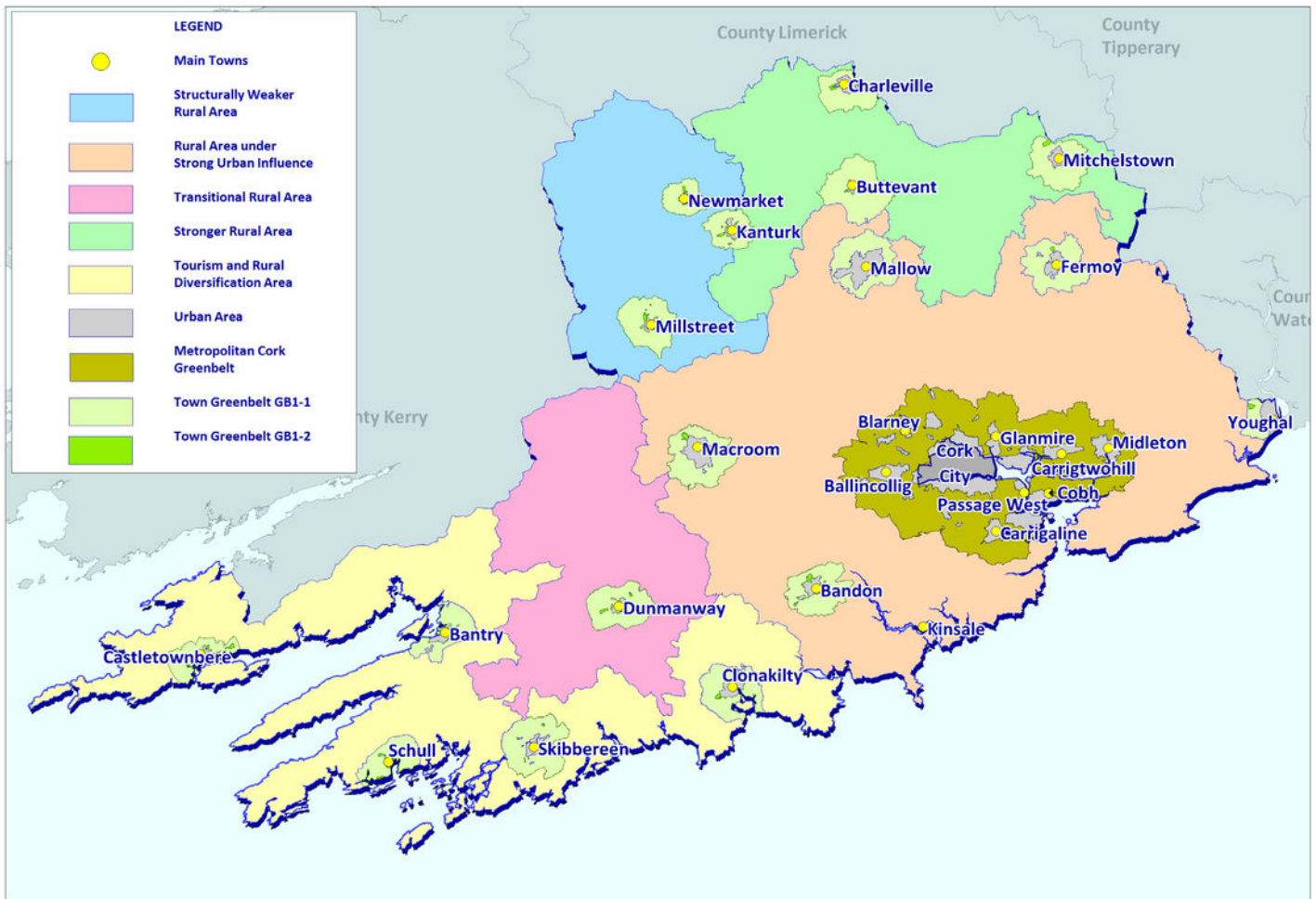
Comhlacht Tithe Sóisialta & Forbairt an tSuláin is registered to provide such housing in this area. The last 3 houses built by them in Baile Mhúirne are full and they have a waiting list.

Cead Pleanála chun teach a thógáil

Tá na Treoirínte Náisiúnta maidir le Tithíocht Tuaithe aonuaire ag athrú. Ba cheart go mbeadh próiseas comhairliúcháin ann i mbliana (2023). Foilsíodh na treoirínte náisiúnta deiridh d'údarais phleanála ar Thithíocht Tuaithe Inbhuanaithe in 2005. Sa doiciméad is déanaí ó Chomhairle Chorcaí (Márta 2020) liostaítear Gaeltacht Mhúscraí mar Cheantar Idirthréimhseach Tuaithe.

Planning Permission for once-off Rural Housing

The National Guidelines in relation to one-off Rural Housing are changing. There should be a consultation process about it this year (2023). The last national guidelines for planning authorities on Sustainable Rural Housing were published in 2005. The most recent document by Cork Council (March 2020) lists Gaeltacht Mhúscraí as a Transitional Rural Area.



Housing For All - the government's housing plan to 2030 has no provision for one-off rural housing (Farmers Journal 22/2/22)

Soláthraíonn an Deontas **Croí Cónaithe** maoiniú ionas gur féidir leat tithé folmha agus tréigthe a athchóiriú. Is féidir é a úsáid freisin le hathchóiriú a dhéanamh ar réadmhaoin nár úsáideadh mar mhaoin chónaithe roimhe seo.

Chun an deontas a fháil ní mór duit cónaí sa teach mar do phríomháit chónaithe phríobháideach nuair a bheidh an obair críochnaithe.

Féadfaidh tú suas le €30,000 a fháil chun réadmhaoin fholamh a athchóiriú agus deontas breise suas le €20,000, má tá an réadmhaoin tréigthe.

Tá an deontas maoinithe ag an Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta tríd an gCiste Croí Cónaithe agus déanann tú iarratas chuig d'údarás áitiúil.

Athruithe atá le teacht ar an Deontas Athchóirithe Réadmhaoine Folamh

D'fhógair an rialtas athruithe atá le teacht ar an Deontas Croí Cónaithe. Ón **1 Bealtaine 2023**, leathnófar an deontas chuig:

Réadmhaoin fholamh a tógadh roimh 2007. (Tá an deontas le haghaidh maoiné a tógadh roimh 1993 faoi láthair.)

Daoine ar mian leo na réadmhaoine atá folamh a ligean ar cíos nuair a dhéantar athchóiriú orthu.

Fógraíodh freisin go méadófar na deontais ó €30,000 go €50,000 le haghaidh réadmhaoine folmha agus ó €50,000 go €70,000 le haghaidh réadmhaoine tréigthe. Níl an dáta a dtiocfaidh na méaduithe seo i bhfeidhm ar fáil go fóill.

Croí Cónaithe

De réir Dhaonáireamh 2016, bhí 282 teach folamh i nGaeltacht Mhúscraí

Deontais eile

1. Deontais fuinnimh chun do theach a athchóiriú ó Údarás Inbhuanaithe na hÉireann (SEAI)
2. Deontais Oiriúnaithe Tithíochta ón gComhairle Chontae.

De réir taghde ag Comharchumann Forbartha Mhúscraí

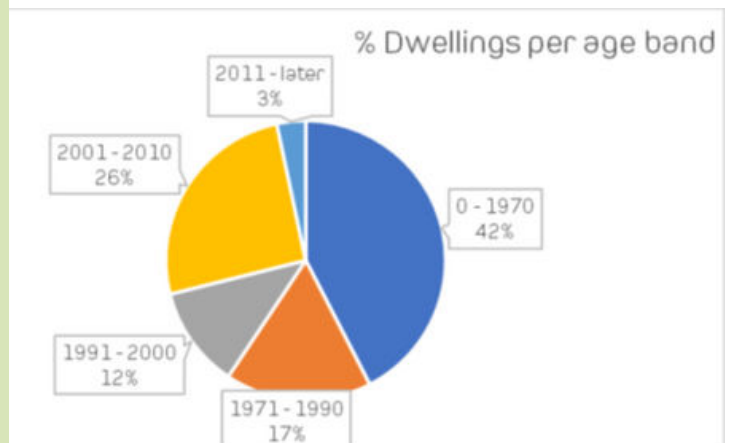
1,353 teach

Less efficient than avg countywide BER (C3 rating):
because:

More use of solid fuel (27% of dwellings)

Larger floor area (125m²)

42% of stock is pre 1970. (568 houses)



The Vacant Property Refurbishment Grant provides funding so you can refurbish vacant and derelict homes. It can also be used to renovate properties that have not been used as residential properties before.

To get the grant you must live in the home as your principal private residence when the work is completed.

You can get up to €30,000 to renovate a vacant property and an additional top-up grant of up to €20,000, if the property is derelict.

The grant is funded by the Department of Housing, Local Government and Heritage through the Croí Cónaithe (Towns) Fund and you apply to your local authority.

Upcoming changes to the Vacant Property Refurbishment Grant

The government has announced upcoming changes to the Vacant Property Refurbishment Grant. From 1 May 2023, the grant will be extended to:

Vacant properties built before 2007. (The grant is currently for properties built before 1993.)

People who want to rent out the vacant properties when they are refurbished.

It has also been announced that the grants will be increased from €30,000 to €50,000 for vacant properties and from €50,000 to €70,000 for derelict properties. The date when these increases will take effect is not available yet.

Croí Cónaithe

According to the Census 2016, there were 282 vacant houses in Gaeltacht Mhúscraí

Other Grants

1. Energy grants to renovate your home from the Sustainable Authority of Ireland (SEAI)
2. Housing Adaptation Grants from the County Council.

According to research commissioned by Comharchumann Forbartha Mhúscraí

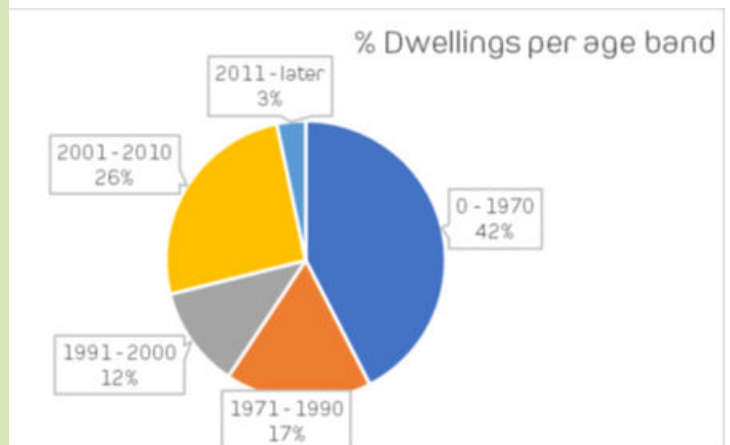
1,353 dwellings

Less efficient than avg countywide BER (C3 rating):
because:

More use of solid fuel (27% of dwellings)

Larger floor area (125m²)

42% of stock is pre 1970. (568 houses)



Athraithe ag teacht New Developments

Pleananna Forbartha

Treoirlínte nua do na hÚdaráis Áitiúla agus iad ag ullmhú Pleananna Forbartha ón An Roinn Tithíochta, Rialtais Áitiúil & Oidhreachta. Treoirlínte Pleananna Forbartha dÚdaráis Áitiúla 1ú Iúil 2022

Developments Plans

New Guidelines have issued to Local Authorities preparing Development Plans from The Dept of Housing, Local Authorities & Heritage.
1st July 2022

Dearcadh nua?

Tá an sliocht iomlán thíos.

Development plans should include a comprehensive dedicated section for An Gaeltacht that includes **mapping identifying the Gaeltacht area(s)**;

The **settlements..in Gaeltacht areas are specifically identified** and...their role in sustaining and enhancing the language and its cultural and linguistic integrity is protected;

A new approach?

The full text in included below

That development proposals in Gaeltacht areas have a positive impact on the **linguistic and cultural heritage that can be robustly assessed at planning application stage** - some forms or scales of development may not be appropriate;

The planning authority shall ensure that **policies in Gaeltacht areas prioritise the protection of the language**;

Cás Cúirte: Ard-chúirt: Irish Times 11/11/2021

High Court quashes Planning Permission in Meath Gaeltacht

A planning condition that 70 per cent of the 30 houses be provided for Irish speakers “unless otherwise agreed by the developer and the Council” amounted to an unauthorised delegation of the Board’s [An Bord Pleanála] powers, it was claimed.

Ms Justice Bronagh O’Hanlon quashed the decision. The judge said she was not satisfied that an analysis carried out by a planning consultant on behalf of the developer was sufficient to clearly show that the proposed development would enhance the use of the Irish language in the Co Meath Gaeltacht.

Proposed developments in Gaeltacht areas are required under national and local planning requirements to show that they must increase the use of the Irish language, the court added.

An Roinn Tithíochta, Rialtais Áitiúil & Oidhreachta

Treoirínte Pleananna Forbartha dÚdaráis Áitiúla 1ú Iúil 2022

Mandatory objective: Gaeltacht Areas

Section 10(2)(m) of the Act requires that a development plan shall include objectives for:

“the protection of the linguistic and cultural heritage of the Gaeltacht including the promotion of Irish as the community language, where there is a Gaeltacht area in the area of the development plan.”

Gaeltacht areas form a unique part of our Irish cultural and linguistic heritage and development plans have a role to play in their protection, enhancement and development. The Gaeltacht Act 2012 gives statutory effect to the implementation of the Strategy for the Irish Language 2010–2030, where it is stated that “under the new Act, a language planning process will be instigated whereby a language plan will be prepared at community level for each Gaeltacht district”, coordinated by Údarás na Gaeltachta. Under the Act, an integrated language plan can include proposals for, among other issues, physical planning and development. The development plan should have regard to the provisions of the Language Plan and include objectives to support the promotion of the Irish language in the Gaeltacht.

Development plans should include a comprehensive dedicated section for An Ghaeltacht that includes mapping identifying the Gaeltacht area(s);

(a) reflects the Gaeltacht Language Planning Areas (Limistéar Pleanála Teanga – LPTs);

(b) the relevant policies included therein;

(c) include further policies that ensure the following:

(i) The settlements located within Gaeltacht areas are specifically identified and, aligned to the core strategy, their role in sustaining and enhancing the language and its cultural and linguistic integrity is protected;

(ii) In cases where Gaeltacht areas including the Language Planning Areas (Limistéir Phleanála Teanga - LPTs) straddle administrative boundaries, a co-ordinated policy approach will be required between the relevant local authorities and this must be reflected in their respective development plans;

(iii) As a means to contribute to the protection of the Irish language, development plan policy for Gaeltacht areas provide clarity in relation to the requirements for new residential development in Gaeltacht areas. The planning authority shall ensure that policies in Gaeltacht areas prioritise the protection of the language;

(iv) That development proposals in Gaeltacht areas have a positive impact on the linguistic and cultural heritage that can be robustly assessed at planning application stage - some forms or scales of development may not be appropriate;

(v) The **needs of the community** in land-use terms for housing, jobs, recreational and community facilities are clearly identified and provided for. Housing strategies should have particular regard to the needs of Gaeltacht residents;

(vi) Linguistic and cultural tourism projects and associated commercial schemes are positively promoted and facilitated. Zoning and development control policies and standards should be applied in a flexible manner to ensure that plans do not inhibit suitable schemes; and

(vii) The use of the Irish language is promoted in the design of developments e.g. business advertising, recreational and community facilities are clearly identified and provided and shop-front signage should be in the Irish language.

In drafting and coordinating the development plan material for An Ghaeltacht, it is recommended that the development plan team engages with the Irish Language Officer, where this expertise is available, to ensure that the Gaeltacht policies and objectives have the required input to prepare a fully considered and appropriate policy.

Section 28 Guidelines for planning matters in Gaeltacht areas will be drafted to give further detail on specific matters related to the Irish language in the planning system to ensure consistency and provide specific guidance

Development Plans

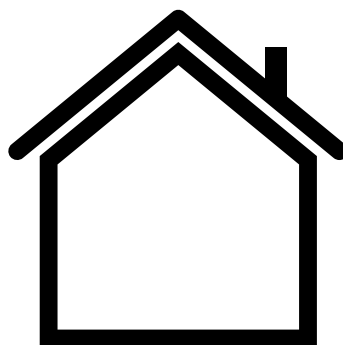
Guidelines for Planning Authorities

Prepared by the Department of Housing, Local Government and Heritage An Roinn

Tithíochta, Rialtais Áitiúil agus Oidhreachta

June 2022

<https://www.gov.ie/en/publication/f9aac-development-plans-guidelines-for-planning-authorities/>



THE RIGHT TO ADEQUATE HOUSING

Adequate housing must provide more than four walls and a roof. A number of conditions must be met before particular forms of shelter can be considered to constitute “adequate housing.”

These elements are just as fundamental as the basic supply and availability of housing. For housing to be adequate, it must, at a minimum, meet the following criteria:

Security of tenure: housing is not adequate if its occupants do not have a degree of tenure security which guarantees legal protection against forced evictions, harassment and other threats.

Availability of services, materials, facilities and infrastructure: housing is not adequate if its occupants do not have safe drinking water, adequate sanitation, energy for cooking, heating, lighting, food storage or refuse disposal.

Affordability: housing is not adequate if its cost threatens or compromises the occupants’ enjoyment of other human rights.

Habitability: housing is not adequate if it does not guarantee physical safety or provide adequate space, as well as protection against the cold, damp, heat, rain, wind, other threats to health and structural hazards.

Accessibility: housing is not adequate if the specific needs of disadvantaged and marginalized groups are not taken into account.

Location: housing is not adequate if it is cut off from employment opportunities, health-care services, schools, childcare centres and other social facilities, or if located in polluted or dangerous areas.

Cultural adequacy: housing is not adequate if it does not respect and take into account the expression of cultural identity.