

Linguistic Impact Statement

Strategic Housing
Development at Trusky
East, Trusky West,
Freeport and Ahaglugger,
Bearna, Co. Galway

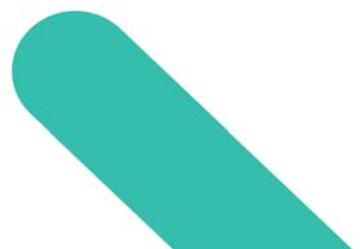


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1. INTRODUCTION

This assessment examines the likely impact of the proposed Strategic Housing Development of 121 no. dwelling houses at Trusky East, Trusky West, Freeport and Ahaglugger, in Bearna, Co. Galway on the usage of the Irish language among the population of the Electoral District (ED) of Bearna, Co. Galway.

The Irish Gaeltacht covers large sections of Mayo, Kerry, Donegal, Galway, Cork, Meath and Waterford. The Galway (Connemara) Gaeltacht is the largest and most populous Gaeltacht region in the country, spreading west from sections of Galway city, taking in areas including areas of Bearna, An Spidéal, Indreabhán, Ceathrú Rua etc.

According to the *Galway County Development Plan 2015-2021*(GCDP), the strongest Irish speaking community in the country is located in County Galway, mainly in the area from Bearna to Carna and including Oileáin Árann. The GCDP reports that this linguistic community is under severe pressure for many reasons, one being the pressure of people with no ability to speak the Irish language moving into the area, as well as other external influences and a lack of service provision in their own language. The official Gaeltacht consists of a number of different communities and the Council recognises that the Irish language is stronger in some communities than in others.

GCDP Objective G 1 – Linguistic and Cultural Heritage of An Ghaeltacht states:

“It shall be an objective of the Council to protect the linguistic and cultural heritage of the Gaeltacht and to promote Irish as the community language”.

Galway County Development Plan 2015-2021 specifically requires a Linguistic Impact Assessment (LIS) for residential developments. **Objective UHO 12 Linguistic Impact Statements** is as follows:

“Galway County Council shall require the submission of a Linguistic Impact Statement for housing proposals for two or more houses in the Gaeltacht area in order to protect and strengthen the Irish language and cultural heritage of the Galway Gaeltacht areas. A Language Enurement Clause of 15 years duration shall apply to approved developments, of two or more units.

This document has been compiled in order to fulfil the requirement of Objective UHO 12 of the CDP. The aim of the LIS therefore is to assess the possible impact of the proposed development on the use of the Irish language on the community of Bearna. This LIS should be read in conjunction with all other documentation submitted with the planning application.

1.1 Statement of Authority

This report has been prepared by Colm Ryan, Project Director with MKO with over 10 years of experience in both private practice and local authorities. Colm holds BA (Hons) in Geography & Irish received from University College Dublin and Masters in Civic Design Town & Regional Planning received from University of Liverpool. Colm is a chartered town planner with specialist knowledge in renewable energy, mixed use development and residential development. Colm holds corporate membership with the Irish Planning Institute (IPI). The report has been reviewed by Gus McCarthy (BA, MRUP, MIPI) who has over 35 years’ experience in both private practice and local authorities combined.

2.

BACKGROUND AND DEVELOPMENT CONTEXT

The village of Bearna lies approximately 6 kilometres west of Galway City on the main Spiddal Road (R336). This road connects the village of Bearna to the south Connemara Region, with Bearna as the gateway to the Gaeltacht area that stretches west as far as Carna. The Connemara Region is synonymous with the Irish language and its unique landscape. Due to its location in close proximity to Galway City and its attractive coastal location on the edge of Connemara, Bearna has experienced a significant population and household increase over the last two decades (a linguistic profile of the area is provided below in Section 5).

The village forms part of the Galway Metropolitan Area (GMA), which is on the first tier in the settlement hierarchy set out in the Galway County Development Plan 2015-2021. The current GCDP (Section 2.6.2) recognises that the future prosperity of towns and villages near the City and the quality of life of people living within the commuter band around Galway City depend on the Gateway and GMA retaining its dynamic growth character. The GCDP contends that given the GMA attracts significant inward investment and is a provider of regional services and facilities it is essential that the regional settlement strategy provides for the sustainable, dynamic development of the Galway Gateway and GMA to support the economic growth of the region.

As part of the recently adopted Regional Spatial & Economic Strategy for the Northern & Western Regional Assembly, a co-ordinated Metropolitan Area Strategic Plan (MASP) is prepared for Galway Metropolitan area. The RSES amplifies the provisions of the National Planning Framework and the MASP sets out the strategic direction the city will grow to achieve compact growth, as envisaged within the first national strategic outcome in the NPF. As outlined in the MASP, in Section 3.6 of the RSES, the Galway Metropolitan Area has considerable land capacity that can significantly contribute to meeting the housing demands based on population targets set out in the NPF and RSES. The targets are as follows (per section 3.6.3.1 of the RSES):

- 1. Population of Galway MASP to grow by 27,500 to 2026 and by a further 14,500 to 2031 with the population of the City and Suburbs accommodating 23,000 to 2026 and a further 12,000 to 2031.*
- 2. Deliver at least half (50%) of all new homes that are targeted within the MASP to be within the existing built-up footprint.*

Bearna, has been specifically identified as a “strategic location” that “present[s] the opportunity and capacity to deliver the necessary quantum of housing to facilitate targeted growth” and in respect of which there is adequate provision of services.

The site is also governed by the policies and provisions contained in *Variation No. 2(a) Galway County Development Plan 2015-2021 (Bearna Plan)* as well as the provisions of *Variation No. 2(b) Galway County Development Plan 2015-2021 (Gaeltacht Plan)*. A full linguistic policy appraisal is provided below in Section 4.

3.

SITE LOCATION AND PROPOSED DEVELOPMENT

The applicant, Burkeway Homes Limited are applying for permission to construct 121 no. residential dwelling houses at Trusky, Bearna, Co. Galway. The site is accessed via an existing residential development at Trusky East, called Cnoc Fraoigh. The subject lands measure approximately 5.38 hectares.

The development will consist of:

- 1) Demolition of existing outbuildings
- 2) Construction of 121 no. residential units comprising
 - 52 no. houses (37 no. three-beds, 15 no. four-beds)
 - 4 no. duplex units in Duplex Block D1 (2 no. two-beds (ground floor units) and 2 no. three-beds (2 storey units))
 - 8 no. duplex units in Duplex Block D2 (4 no. two-beds (ground floor units) and 4 no. three-beds (2 storey units))
 - 6 no. duplex units in Duplex Block D3 (3 no. two-beds (ground floor units) and 3 no. three-beds (2 storey units))
 - 14 no. duplex units in Duplex Block D4 (7 no. two-beds (ground floor units) and 7 no. three-beds (2 storey units))
 - 4 no. duplex units in Terrace Block T5 (2 no. two-beds (ground floor units) and 2 no. three-beds (2 storey units))
 - 14 no. Apartments in Apartment Block A1 (5 no. one-beds, 9 no. two-beds)
 - 13 no. Apartments in Apartment Block A2 (4 no. one-beds, 9 no. two-beds and a Multipurpose Room)
 - 2 no. Apartments in Apartment Block A3 (2 no. two-beds)
 - 4 no. Apartments in Apartment Block A4 (4 no. two-beds)
- 3) Development of a crèche facility (224.80 sqm), associated outdoor play areas and parking
- 4) Provision of a footpath connectivity link along the L-1321
- 5) Provision of shared communal and private open space, car and bicycle parking, site landscaping and public lighting, decommissioning of the existing wastewater treatment plant and provision of all services, access from the L-1321 via the Cnoc Fraoigh development and all associated site development works
- 6) Provision of a public linear park along the Trusky Stream

4. POLICY CONTEXT

4.1 Policy Framework

National, regional and local planning policies recognise the importance of the Irish language. The effect of development on the Irish language is therefore a planning matter. Accordingly, this LIS has been prepared in accordance with the advice and policy provisions contained in the following documents:

- 20-Year Strategy for the Irish Language 2010-2030
- National Planning Framework
- Regional Planning Guidelines for the West Region 2010-2022
- Regional Spatial and Economic Strategy (Northern & Western Regional Assembly)
- Galway County Development Plan 2015-2021
- Variation No. 2 (b) of the Galway County Development Plan 2015-2021 - Gaeltacht Plan
- Variation No.2(a) to the Galway County Development Plan 2015-2021 – Bearna Plan

4.2 20-Year Strategy for the Irish Language 2010-2030

The 20-Year Strategy for the Irish Language outlines an integrated approach to the Irish language, in which nine areas of action are specified, which are education, the Gaeltacht, the family, public services, the media and technology, dictionaries, legislation, the economy and cross-cutting initiatives. Údarás na Gaeltachta, under the Gaeltacht Act 2012, is responsible for the implementation of the language planning process in the Gaeltacht.

4.3 National Planning Framework

The Department of Housing, Planning, Community and Local Government recently published the National Planning Framework (NPF) entitled *Ireland 2040* to succeed the National Spatial Strategy. The NPF states how the existence of areas where Irish lives as a community language is an important cornerstone in the building of a bilingual society in Ireland. “

National Policy Objective 29 – “*Support the implementation of language plans in Gaeltacht Language Planning Areas, Gaeltacht Service Towns and Irish Language Networks.*”

The NPF states that “*It is vitally important for the maintenance of the Irish language as the vernacular of the Gaeltacht and for the promotion of the language outside the Gaeltacht that ongoing supports be provided for the language planning process and that support for the Gaeltacht development authority, Údarás na Gaeltachta, be strengthened.*”

4.4 Regional Spatial and Economic Strategy (Northern & Western Regional Assembly)

The Regional Spatial & Economic Strategy for the Northern & Western Regional Assembly (RSES NWRA) was adopted on 24th January 2020. The principal purpose of the (RSES) is to support the implementation of the National Planning Framework and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the regions. Section 3.6 of the RSES sets out the Galway Metropolitan Area Strategic Plan (MASP). The Vision of this MASP is that Galway will be a leading global city, renowned as a successful, sustainable, competitive, compact and accessible city of scale that supports a high quality of life, maintains its distinctive identity and supports its rich heritage, language and cultural experience.

The RSES outlines arrangements for a co-ordinated metropolitan area strategic plan (MASP) for the Galway Metropolitan Area. The MASP has been provided with statutory underpinning to act as 12-year strategic planning and investment framework. The MASP is an opportunity for Galway to address recent growth legacy issues and build on key strengths, including a vibrant arts and cultural scene, year-round tourism and an attractive natural setting.

As outlined in the MASP, in Section 3.6 of the RSES, a significant area of the MASP has Gaeltacht status – parts of the city, Bearna and Baile Chláir. It is noted that Galway is a bilingual city and is a service centre for the Connemara Gaeltacht, and that “*The use of the Irish language is part of everyday life in Galway and the drive to achieve official status for the city as ‘Bilingual Capital of Ireland’ reflects the strong Gaeltacht culture and identity within the City.*”

RPO 5.8 of the RSES states the following;

“Promote, enhance and protect the linguistic, cultural and heritage value of our Gaeltacht Communities. This shall include development and implementation of Language Plans as the key Planning Framework and the development of the Gaeltacht brand as a tool to provide a competitive advantage.”

RPO 5.12 of the RSES states the following:

“Support and assist the formulation and implementation of Irish Language Plans through the lead agency Údarás Na Gaeltachta, across the Gaeltacht areas and within Gaeltacht areas and within Gaeltacht service Towns, as defined under the Gaeltacht Act, 2012. All future development Plans and Local Area Plans shall be consistent with the Irish Language Plans, where applicable.”

4.5

Galway County Development Plan 2015-2021

The overall development context of Bearna is set within the context of the County Development Plan and the site is governed by the policies and provisions contained in the *Galway County Development Plan 2015-2021* (CDP). The extant plan was adopted by the Members of Galway County Council on 26th January 2015 and the Plan is effective from 23rd February 2015.

The CDP states how it is a fundamental policy of the state to preserve the Irish language noting that “*The strongest Irish speaking community in the county is located in County Galway, mainly in the area from Bearna to Carna and including Oileáin Árann.*”

The CDP sets out an overall strategy for the protection of the Irish Language in the greater Galway Area. One of the Strategic Aims of the plan is to:

“Promote An Gaeltacht as an Irish speaking community, recognising its importance locally, nationally and internationally and endeavour to enhance, sustain and protect the remaining Irish speaking communities of An Gaeltacht, where possible.”

The implementation of A Language Enurement Clause of 15 years duration shall apply to approved developments, of two or more houses in the Gaeltacht area in order to protect and strengthen the Irish language and cultural heritage of the Galway Gaeltacht areas. This is outlined under **Objective UHO 12 – Linguistic Impact Statements;**

“Galway County Council shall require the submission of a Linguistic Impact Statement for housing proposals for two or more houses in the Gaeltacht area in order to protect and strengthen the Irish language and cultural heritage of the Galway Gaeltacht areas. A Language Enurement Clause of 15 years duration shall apply to approved developments, of two or more units.”

Objective UHO 13 – Urban Housing in Gaeltacht Settlements state the following:

“Development of multiple residential units (2 or more) in An Gaeltacht settlements shall be subject to Galway Council’s linguistic and occupancy requirements in order to protect the linguistic and cultural heritage of An Gaeltacht including the promotion of Irish as the community language.”

4.6 **Variation No. 2(a) Galway County Development Plan 2015-2021 (Bearna Plan)**

On the 23rd July 2018, Variation No.2(a) to the *Galway County Development Plan 2015-2021* was adopted by Galway County Council which incorporated the Bearna Plan into the GCDP. Accordingly, the proposed site is governed by the policies and provisions contained in the Bearna Plan.

Pertinent policy objectives relating to linguistic impact include:

Objective CH2 - Irish Language

“Protect and promote the Irish language as the first community language of the Bearna area, including:

- *Ensuring that the naming of developments are in Irish only and reflect the character of the area;*
- *Encouraging the development of educational, recreational, tourism and business facilities that operate through the medium of the Irish language;*
- *Signage shall be principally through the medium of Irish with internationally recognised symbols. “*

Objective CH3 - Language Enurement Clause

“A Language Enurement Clause will be applied on a portion of residential units in development of two or more units in Bearna. The proportion of homes to which a language enurement clause will be a minimum of 20% or to the proportion of persons using Iris Language on a daily basis, in accordance with the latest published Census, whichever is greater”.

4.7 **Variation No. 2 (b) Galway County Development Plan 2015 -2021 (Gaeltacht Plan)**

Bearna is located within the boundary of the Imeall Na Cathrach (District F) area as stated in Variation No. 2 (b) of the *Galway County Development Plan 2015-2021 - Gaeltacht Plan*. The is the part of the Gaeltacht which borders Galway City, some of it extending inside the City’s administrative boundaries. Imeall Na Cathrach is the district that is under the greatest pressure from the growth of the city and must cope not only with the changes to its language and culture but with the constant demand for infrastructure and services.

Objective GL1– Linguistic and Cultural Heritage of An Gaeltacht, of the Plan outlines that *“It shall be an objective of the Council to protect the linguistic and cultural heritage of the Gaeltacht and to promote Irish as a community language.”*

5.

LINGUISTIC PROFILE OF STUDY AREA

In order to be able to fully assess the impact of the proposed development on the Irish language within the community of Bearna, it is essential to establish the existing use of the Irish language within the community. For the purposes of this Linguistic Impact Statement, the study area has been defined as the Bearna ED (Part Rural), Co. Galway (CSO Area Code ED 27044), with data for the overall Galway Gaeltacht Area provided for comparison purposes (see Figure 1). Relevant data has been extracted from the Central Statistics Office databases pertaining to Census 2011 and Census 2016. Reference is also made to secondary data sources such as the statistics available through the Údarás na Gaeltachta webpage¹.

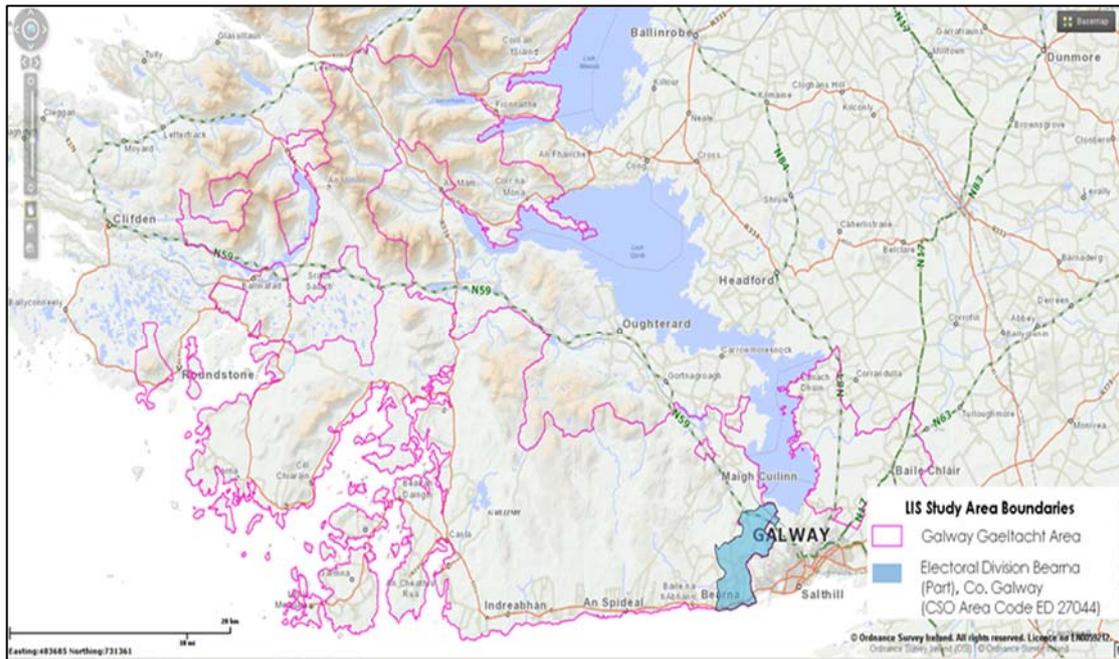


Figure 1: LIS Study Area Boundary Map

The Galway Gaeltacht covers extensive parts of County Galway, mainly in the west of the County and is the single largest and most populated Gaeltacht area in the country. The Galway Gaeltacht encompasses a geographical area of 1,225km² which represents 26% of the total Gaeltacht land area.

Table 1 below gives some indicators of the demographic characteristics of the study area – derived from census publications. Census 2016 revealed that the Galway Gaeltacht has a population of 47,385 a decrease of 3.1% since the previous Census 2011. The Bearna ED (Part Rural), Co. Galway experienced a population increase of 2.9% (104 no. persons) during the 2011-2016 inter-censal period, with a population of 3,727 persons recorded during Census 2016.

¹ Available on: <http://www.udaras.ie/en/an-ghaeilge-an-ghaeltacht/an-ghaeltacht/gaillimh>

Table 1: Study Area Population Change 2011-2016

Town	2011	2016	Actual Change 2011 -2016	% Change 2011-2016
Galway Gaeltacht Areas	48,907	47,385	-1,522	-3.1
Bearna ED (Part Rural), Co. Galway	3,623	3,727	104	2.9
Source: Census 2011 & Census 2016, Theme 1: Sex, Age and Marital Status. Available on: http://census.cso.ie/				

Table 2 and **Table 3** below provide some indicators of the ability and frequency of Irish speaking within the defined study area – derived from census publications.

As illustrated by **Table 2**, the number of persons aged 3 and over with the ability to speak Irish within the Bearna ED increased from 2,298 to 2,358 persons between the 2011 and 2016 intercensal period, representing an increase of 2.61%. During the same period, the overall Galway Gaeltacht Area experienced a significant drop on persons aged 3 and over with the ability to speak Irish, decreasing from 30,978 to 29,232 persons respectively (-5.63%).

Table 3 depicts the number of Irish speakers aged 3 or over by frequency of speaking Irish within the study area. The Bearna ED experienced a change in the pattern of the usage of the Irish language, with a rise in Irish speakers within the educational system, rising from 672 - 713 no. persons between 2011 and 2016 which represents a 6.10% increase while the number of persons speaking Irish on a daily basis, outside of education remaining virtually constant, 192 in 2011 and 191 in 2016.

The Census data does however show a fall in the number of persons speaking Irish daily, within and also outside education system, from 80 persons in 2011 to 38 in 2016 as well as a fall in the number of persons speaking Irish outside the education system on a weekly basis.

Conversely, during the same period the overall Galway Gaeltacht Area experienced a decline within all areas indicating falling levels of the usage of the Irish language in the Galway Gaeltacht Area during the intercensal period.

Table 2: Population aged 3 or over by ability to speak Irish

Ability	2011		2016		% Change 2011-2016	
	Galway Gaeltacht Area	Bearna ED (Part Rural) Co. Galway	Galway Gaeltacht Area	Bearna ED (Part Rural) Co. Galway	Galway Gaeltacht Area	Bearna ED (Part Rural) Co. Galway
Yes	30,978	2,298	29,232	2,358	-5.63	2.61
No	15,074	1,123	15,530	1,168	3.02	4.00
Not Stated	651	41	837	60	28.56	47.51
Total	46,703	3,462	45,599	3,586	26	54

Source: Census 2011& 2016, Theme 3 - 1: Number of persons aged 3 years and over by ability to speak Irish (Table CD936)

Table 3: Irish speakers aged 3 or over by frequency of speaking Irish

Frequency	2011		2016		% Change 2011-2016	
	Galway Gaeltacht Area	Bearna ED (Part Rural) Co. Galway	Galway Gaeltacht Area	Bearna ED (Part Rural) Co. Galway	Galway Gaeltacht Area	Bearna ED (Part Rural) Co. Galway
Speaks Irish Daily, within education system only	7,190	672	7,163	713	-0.37	6.10
Speaks Irish Daily, within and also outside education system	2,540	80	2,122	38	-16.45	-52.5
Outside education system, Daily	8,392	192	7,695	191	-8.30	-0.52
Outside education	2,451	258	2,190	216	-10.64	-16.27

Frequency	2011		2016		% Change 2011-2016	
system, Weekly						
Outside education system, Less often	7,319	798	6,862	849	-6.24	6.39
Outside education system, Never	2,670	272	2,791	308	4.53	13.23
Outside education system, Not stated	416	26	249	19	-40.14	-26.92
Total	30,978	2298	29,072	2334		

Source: Census 2011 & 2016, Theme 3 - 2: Irish speakers aged 3 or over by frequency of speaking Irish (Table CD936)

6.

LINGUISTIC IMPACT ASSESSMENT

Bearna is recognised as being a Gaeltacht area and it is also a designated Settlement Centre located within the Galway Transportation and Planning Study (GTPS) area, outside of Galway City. The village also forms part of the Galway Metropolitan Area (GMA), - which is on the first tier in the settlement hierarchy set out in the GCDP.

The settlement strategy for County Galway is primarily a structured approach to the future development of the County, building strong urban centres, facilitating job creation and regeneration, supporting the rural economy and carefully managing the County's environmental, heritage and natural assets, while avoiding exacerbation of flood risk. The preferred development option supports the development of the Galway City Gateway and recognises the associated Galway Metropolitan Area, as referenced in the Regional Planning Guidelines, which includes the City area and a number of adjoining Electoral Divisions in the County which are inextricably linked to and function as part of the Gateway.

A review of available census data published by the Central Statistics Office reveals the Bearna ED (Part Rural), Co. Galway has experienced a population increase over the 2011- 2016 intercensal period, increasing from 3,623 to 3,727 no. persons (2.9%).

As outlined in Section 5.0 above, the percentage of population aged 3 and over with the ability to speak Irish within the Bearna ED increased from 2,298 to 2,358 persons between the 2011 and 2016 intercensal period, representing an increase of 2.6%. During the same period, the overall Galway Gaeltacht Area experienced a drop of persons aged 3 and over with the ability to speak Irish, decreasing from 30,978 to 29,232 persons respectively (-5.63%). A review of the census data reveals that the trend in population growth within the Bearna ED (Part Rural), Co. Galway during the 2011-2016 period (2.9%) is mirrored by a corresponding upward trend in the percentage of population aged 3 and over with the ability to speak Irish within the Bearna ED, which increased by 2.6% or by 60 persons in real terms.

It is noted the number of the persons who indicated that they speak Irish daily, within and also outside education system, has fallen by a total of 52 persons (from 80 to 38) as well as a fall in those who indicated they speak Irish outside education system, on a weekly basis, which declined from 258 to 216 persons or a fall of the 16.27%. It should be noted however that due to the relatively small numbers of respondents the percentage change is magnified however with 2016 Census data shows a 11.2 per cent decrease in the number of daily Irish speakers within all identified Gaeltacht areas

In an effort to support and protect the distinct linguistic heritage of the Galway Gaeltacht Area, Section 1.4.8 of *Variation No. 2(a) Galway County Development Plan 2015-2021 Bearna Plan* provides that “*A Language Enurement Clause will be applied on a portion of residential units in development of two or more units in Bearna. The proportion of homes to which a language enurement clause will be a minimum of 20% or to the proportion of persons using Irish Language on a daily basis, in accordance with the latest published Census, whichever is greater.*”

The proposed development comprises 121 no. residential units, therefore in compliance with *Variation No. 2(a) Galway County Development Plan 2015-2021*, 24 no. residential units will be reserved for Irish speaking members of the community for a period of 7 years in accordance with the Objective CH3-Language Enurement Clause.

The information contained in Table 1 to Table 3 (inclusive) presented above in Section 5, - which has been compiled based upon the most recent Census data available, demonstrates an upward trend in the percentage of population aged 3 and over with the ability to speak Irish within the Bearna ED; consequently it is considered that the proposed development will have an imperceptible impact on the use of the Irish language in Bearna.

7.

CONCLUSION

Overall it is not anticipated that the proposed development will have any undue negative impact on the Irish language or the Irish culture in Bearna. The proposed development involves the construction of 121 no. dwelling houses within the designated development envelope of Bearna which is clearly in line with the Policies and Objectives, contained in the current National Planning Framework, Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly, Galway County Development Plan 2015-2021, Variation No. 2(a) to the Galway County Development Plan 2015-2021 (Bearna Plan) and Variation No. 2 (b) of the Galway County Development Plan 2015-2021 (Gaeltacht Plan). Therefore, the proposed scheme is in accordance with the principles of sustainable planning and development of the area.

The proposed development will provide additional residential units within Bearna which will augment and support the existing population centre. The provision of an additional 121 no. units at this location will not have an adverse impact on the linguistic integrity of the area due to the population levels and numbers of Irish speakers in the vicinity. Furthermore, in compliance with the extant Gaeltacht and Bearna Local Area Plans, 24 no. residential units will be reserved for Irish speaking members of the community. The reservation of these houses for Irish speakers will help strengthen the language in the village and that this is in addition to any further Irish speakers that may occupy the 96 no. remaining proposed houses. This will have a positive impact on the Irish language and culture in Bearna.

While many of the benefits of the proposed development from a linguistic impact viewpoint will be indirect and difficult to measure, the provision of additional residential development must be accommodated within the village of Bearna in order to comply with the objectives contained in the National Planning Framework, Regional Spatial and Economic Strategy and Galway County Development Plan 2015-2021. Overall it is not anticipated that the proposed development will have any undue negative impact on the Irish language or the Irish culture in Bearna.

It is submitted that the proposed development will cater for local housing requirements in line with the relevant national, regional and local planning policy context and will strengthen the identity of the community and the Irish language in Bearna.