



ARCHITECTURAL DESIGN STATEMENT

STRATEGIC HOUSING DEVELOPMENT
in the townlands of Trusky East, Trusky West, Freeport and Ahaglugger,
Berna, Co. Galway

STAGE 3 SHD PLANNING SUBMISSION

September 2020

File reference:

924-606- Berna Design Statement



About



This architectural design statement has been prepared by McCauley Daye O'Connell Architects on behalf of Burkeway Homes Ltd to demonstrate how the proposed development of the circa 5.38 hectare subject site in the townlands of Trusky East, Trusky West, Freeport and Ahaglugger, Bearna, addresses the design criteria set out in the 'Urban Design Manual - A Best Practice Guide'.

McCauley Daye O'Connell is a leading award winning architecture, urban design and interior design firm offering programming, planning, design, strategic masterplanning and consulting services - specialising in innovative design that exceeds client goals and produces environments of high quality.

McCauley Daye O'Connell is a company formed in 2004 by directors who have practiced in Ireland, the USA and Australia over the past 30 years, have collaborated together for many years and have offices in Dublin and London. We have over 30 staff including architects, interior architects, interior designers, architectural technicians, financial control and support staff. MDO acted as lead design architect for the project.



CLIENT:

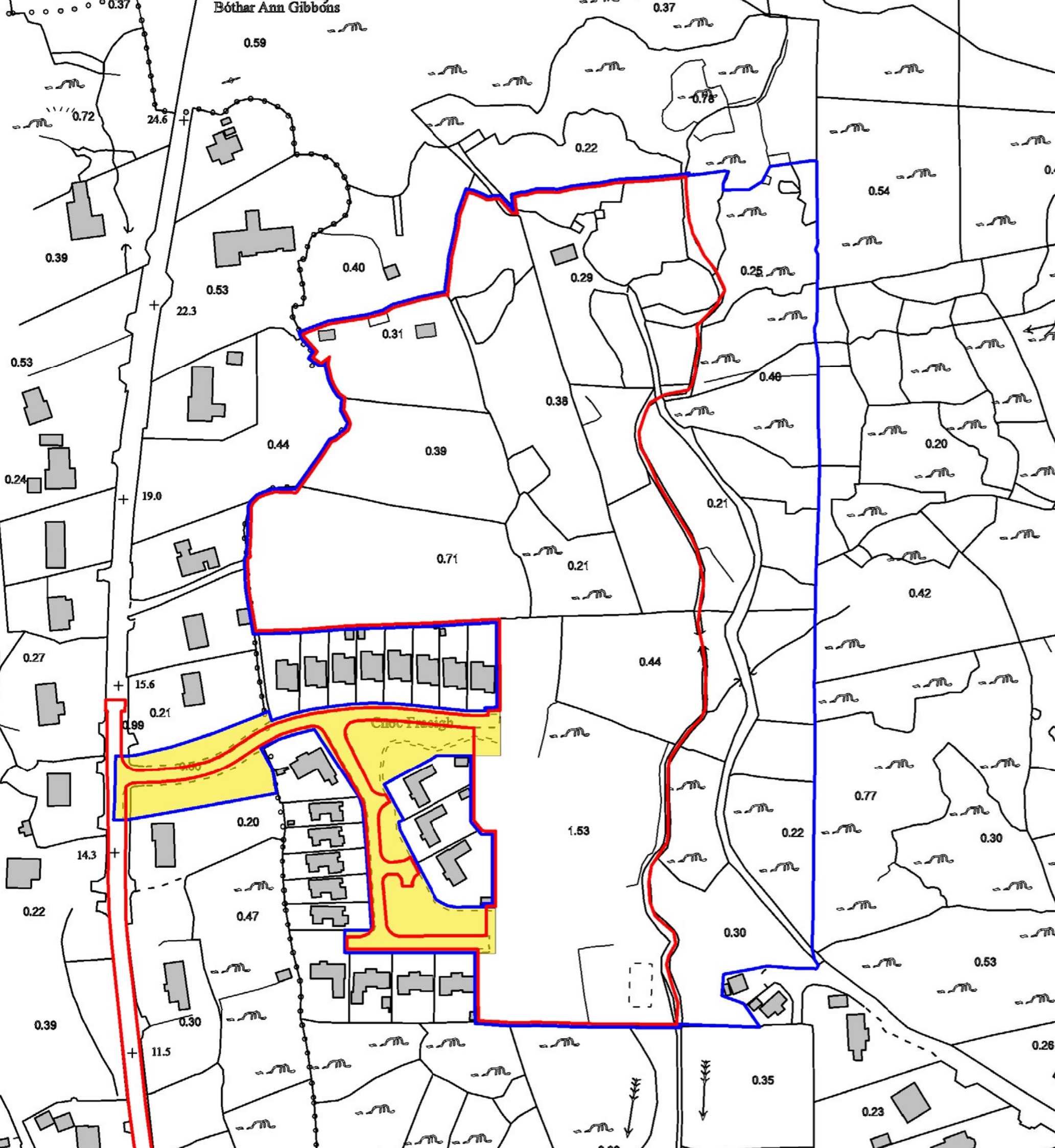
Burkeway Homes Ltd is a leading Irish homebuilder committed to delivering high quality homes that suit people in all stages of life. As well as benefiting its residents our developments always seek to enhance and improve the design of the overall neighbourhood to ensure community at the heart of all developments.

The Company vision is to build homes and to establish thriving integrated communities through well-planned, well-designed and well-built people-focused homes.

Supporting Documents

Along with the drawings required by regulation, this architectural design report forms a part of the full Strategic Housing Development Planning Application and should be read in conjunction with the supporting technical reports, prepared by the project team and the architecture, landscape drawings and engineering services drawings supplied.





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1. INTRODUCTION

1.1. Summary of Development





1.1. | Summary of Development

This architectural design statement describes the analysis and synthesis that has been undertaken for the subject site and its context. It also demonstrates how the proposed development achieves the policies and objectives set out in national policies such as:

- Project Ireland 2040: National Planning Framework (2018),
- Regional and Economic and Spatial Strategy (RSES),
- Sustainable Urban Housing; Design Standards for Apartments (2018)
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

The scheme also incorporates Local Policies affecting the site, namely the Galway County Development Plan 2015-2021 and Variations No.2 (a) & 2 (b) of the Galway County Development Plan 2015-2021 which incorporates the 'Bearna Plan' and 'Gaeltacht Plan' respectively.

The proposed development is located in Bearna, a village west of Galway City. The development is designed to meet density guidelines set in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' Section 5.11 of 35 units per hectare.

In compliance with this, 121 units are proposed which qualifies the scheme as a 'Strategic Housing Development' under Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

The design methodology chosen is based on the DoEHLG Urban Design Manual. The 121 units are proposed via a range of unit types at a scale and design that complements and the local context and provides balance in density through out the site and range of units for the future residents.

Access to the site is provided via the road though the existing development of Cnoc Fraoigh (Heather Hill), to the West of the site. All car parking for the development is provided through a surface car parking due to a high water table and quantity of rock on site.

A variety of both indoor and outdoor amenity facilities are provided for the use of the residents of this scheme and members of the local community. A proposed crèche is centrally located in the development, along with a multi-purpose room located within the apartment buildings.

The large linear park is proposed which incorporates the existing Trusky stream and the area zoned Open Space in the Bearna Plan. This could in future provide direct north-south pedestrian access to the village should the full extent of the open space zoning be realised as a larger park area. The proposed linear public amenity space alongside the Trusky Stream will provide amenities such as picnic, kick-about and children's play ground areas. Additional pocket parks will ensure all units in the development are less than 100m from any park area, with a large majority enjoying direct views to public amenity space.

Total Site Areas	sqm	ha	
Total Land Ownership	95484	9.55	
Application Site Boundary	53828	5.38	
Net Site Area	34705	3.47	
Proposed Number of Units	121		
Proposed Density (Net Site)	35		Units Per Hectare
Public Open Space (Net Site)	6711	0.67	19.3% of NETT Site Area
LAP Zoned Open Space (LU-4)	13670	1.37	
Total Public Open Space	20381	2.04	42.1% of Application Site Area excl roadworks

2. NEIGHBOURHOOD

- 2.1. Existing Context
- 2.2. Site Zoning
- 2.3. Connectivity
- 2.4. Context for New Residential Design
- 2.5. Scheme Design Rational
- 2.6. Layout for New Residential Design
- 2.7. Variety for New Residential Design
- 2.8. Inclusivity



2.1. | Existing Context

The Application Site Boundary is approximately 5.38 Hectares with a Nett site of 3.47 Hectares when works to existing roads and OS zoned lands are excluded. The site sits to the West of the Trusky stream and to the east and north of an existing development, Cnoc Fraoigh. The site connects through this existing development to the Moycullen Road, linking to the Village of Bearna and the R336 Galway City to Spiddal Road.

A series of one-off developments sites along the Moycullen Road, west of Cnoc Fraoigh bound the site and the remaining lands to the north and east are agricultural lands and farm house development along the link road to the east. Lands zoned 'Open Space/Recreation & Amenity' and 'Community Facilities' run from the village of Bearna through the eastern edge of the scheme and continue north. An Environmental Management Zone / Area runs along the Trusky Stream running north-south through the site.

The immediate vicinity consists of primarily suburban single family housing developments with the nucleus of the village of Bearna is located within 0.5km from the proposed development.

An existing waste treatment unit for Cnoc Fraoigh is located on the south of the proposed site within the Open Space Zoning. It is proposed to remove this structure and connect the existing dwellings in Cnoc Fraoigh along with the dwellings proposed in this scheme to the public foul waste.

The Nett site is a greenfield site with some existing features of significance which are being incorporated into the proposed scheme, such as the Trusky stream and the dry stone walls found on site. A number of these walls which will be de-constructed and re-used in the proposed landscape works. The top soil excavated during the proposed works will be stored and used in providing back gardens and landscaping for the development.



2.2. | Site Zoning

The application site is located within “R” Residential (Phase 1) “OS” Open Space/Recreation & Amenity and “CL” Constrained Land Use zoned lands. There are also two areas within the lands zoned “R” where Objective CCF6 also applies.

‘Variation 2(a) to Galway County Council Development Plan 2015-2021’, or the ‘Bearna Plan’, describes these land use zonings as:

Land Use Zoning - R - Residential (Phase 1)

Promote the development of appropriate and serviced lands to provide for high quality, well laid out and well landscaped sustainable residential communities with an appropriate mix of housing types and densities together with complimentary land uses such as community facilities, local services and public transport facilities, to serve the residential population of the area.

Residential (Excluding Apartments) - Within the provided Land Use Zoning Matrix this use is classified as “Permitted in Principle” subject to compliance with the relevant policies, objectives, standards and requirements set out in this plan and the principles of proper planning and sustainable development.

Apartments - Within the provided Land Use Zoning Matrix this use is classified as “Open for Consideration” where the Local Authority may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone.

Objective RD1 - Residential Development Phasing

Support the development of lands designated as Residential (Phase 1) within the lifetime of the plan subject to normal planning, access and servicing requirements.

Objective LU4 - Open Space/ Recreation and Amenity (OS)

‘Promote the development of open spaces and recreational activities in accordance with best practice and on suitable lands with adequate access to the local community and retain existing open space and recreational facilities.’

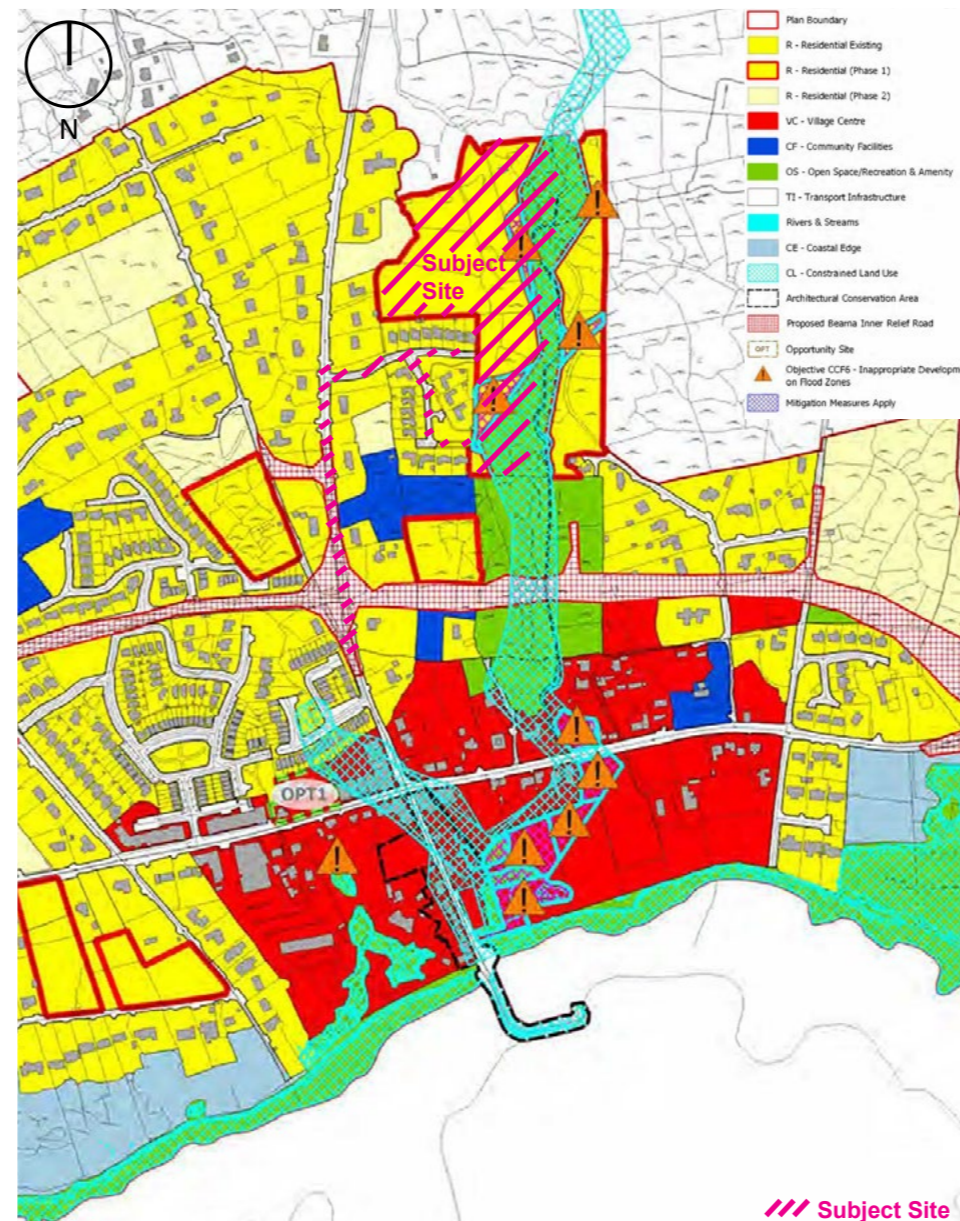
The Trusky Stream passes through the proposed site within the area designated OS- Open Space Recreation & Amenity.

Objective LU8 - Constrained Land Use (CL)

‘To facilitate the appropriate management and sustainable use of flood risk areas’

Objective CCF6 - Inappropriate Development of Flood Zones

‘Where a development/land use is proposed within any area subject to this objective the development proposal will need to be accompanied by a detailed hydrological assessment and robust SUDS design which demonstrates the capacity to withstand potential flood events and to maintain water quality and avoid potential effects to ecological features.’



Land Use Zoning Map; Variation 2(a) to Galway County Council Development Plan 2015-2021, Bearna Plan

Integration into the Design

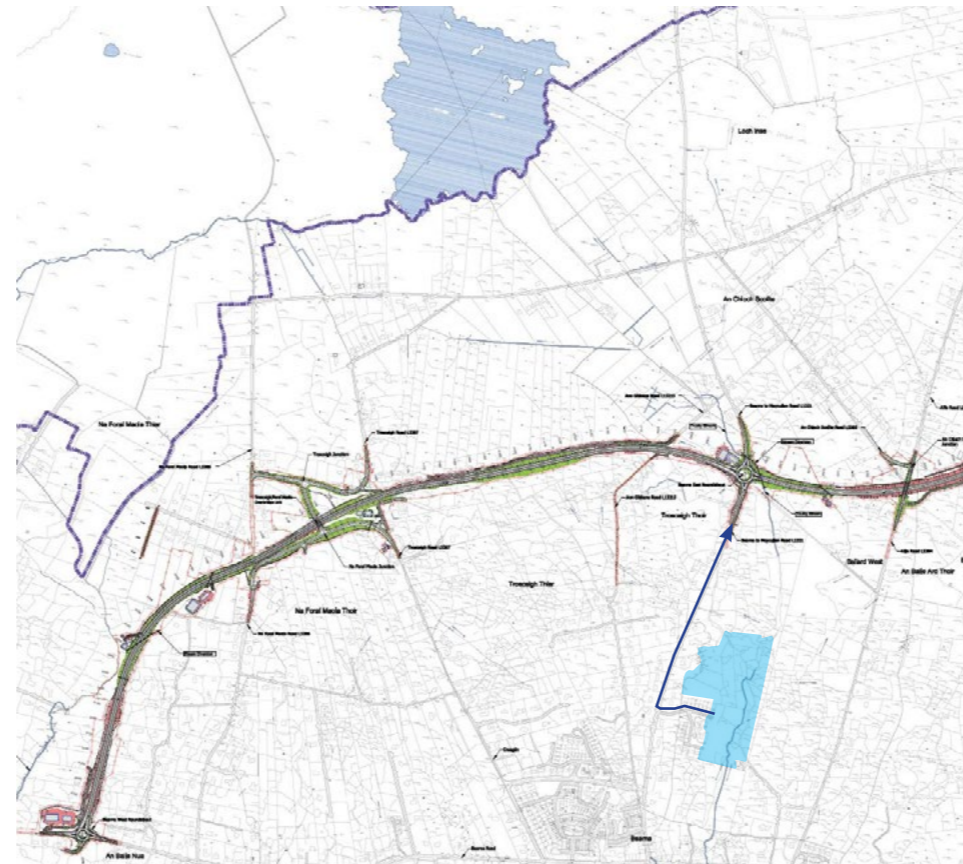
The central design challenge and opportunity for this site is to create a high quality housing development, which integrates and benefits from the existing stream / proposed open space running to the east of the site. The design of the development incorporates the above zoning criteria, locating all proposed units on lands with only an RD1 zoning. No buildings are proposed on CCF6 or OS/CL zoned land. Flood risk assessments have also been prepared by OCSC Consulting Engineers.

While integrating the key objectives of the Bearna Plan, the site also complies with the National Planning framework, Urban Design Manual and Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, providing a density of 35 Units per Hectare over a range of unit typologies within the site’s Development Area.



- OBJECTIVE RD1 - PHASE 1 RESIDENTIAL DEVELOPMENT
- OBJECTIVE CCF6 - DEVELOPMENT OF FLOOD ZONES (Additional zoning to RD1)
- OBJECTIVE LU-4 OPEN SPACE / AMENITY & RECREATION
- OBJECTIVE LU-8 CONSTRAINED LAND USE

2.3. | Connectivity

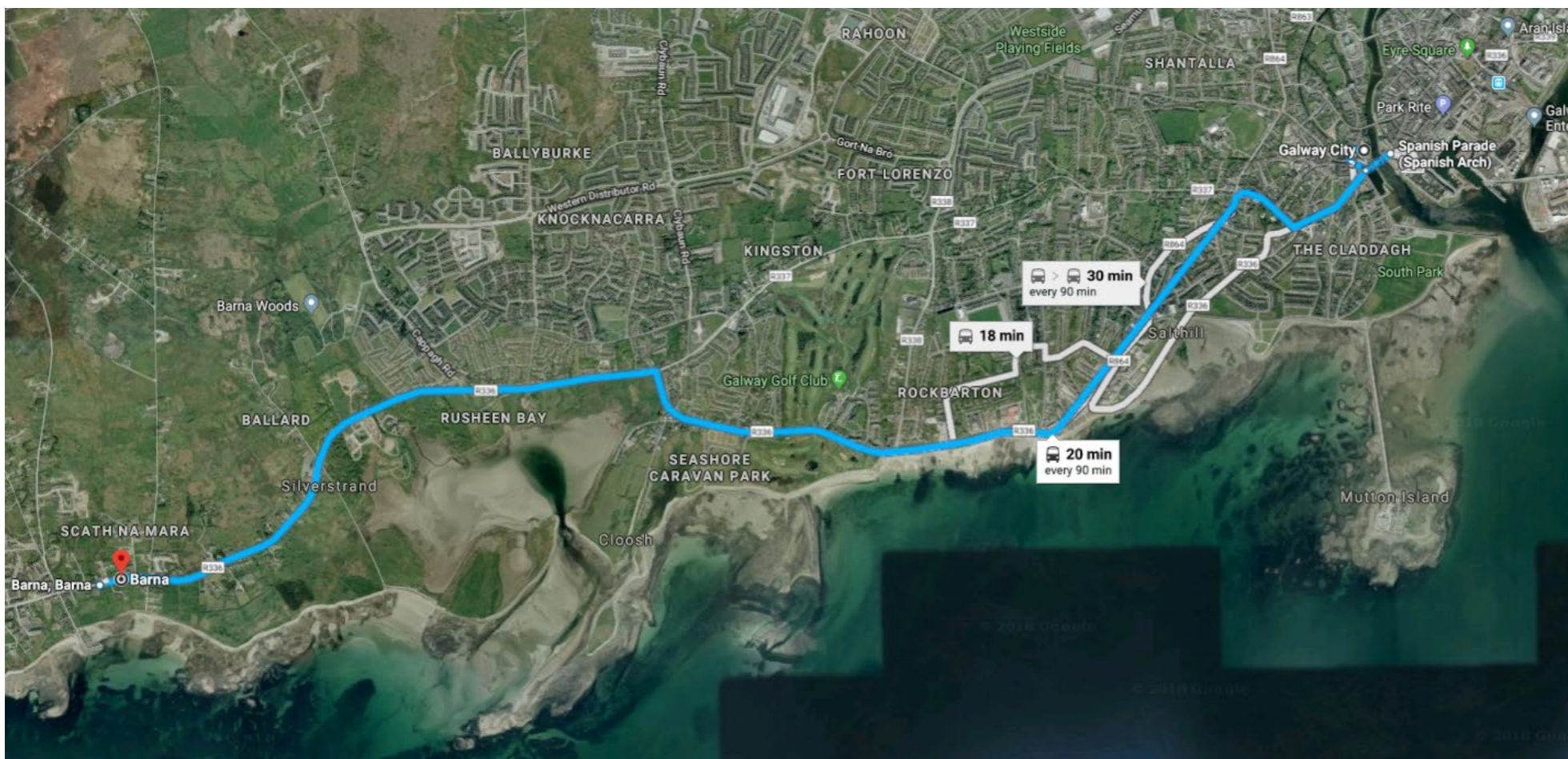


Barna is a highly desirable seaside village, located approximately 8.4 km. West of Galway City Centre. The combination of seaside location and the short distance from Galway City ensures a high demand for housing within this area.

The site is situated on the banks of the Trusky Stream and adjoins the Cnoc Fraoigh housing development which was constructed c.10 years ago and consists of 21 detached two-storey dwellings.

The subject site is located within 0.45km walking distance of the village of Barna. It is a short walk away from the main street with numerous independent shops and restaurants, local amenities such as the nearby Super Valu grocery shop, post office, playground and school among others. The proposed Barna Plan's Open Space Zoning along the Trusky Stream has the potential to provide a future green route to the village for pedestrians and cyclists should the zoned area be realised as a larger linear park.

- Scoil Shémais Naofa
- Supermarket
- Centra Shopping Area
- Playground & Tennis Courts
- Pier
- Bus Eireann Bus Stop
- ↔ Green Link



To Galway City

The site is also well connected in terms of road and public transport links to Galway City. According to Google Maps, it is approximately a 17 minute drive away from Galway City along the existing R336 road.

The proposed N6 extension will also service Barna with a junction proposed less than 1km from the site entrance along the L1321. This road will be upgraded towards Barna village as part of the scheme through a footpath and some minor widening works.

Barna is also served by commuter bus routes to Galway City: Bus Eireann Route No. 424 leaves Barna arriving at Galway Bus via Salthill and Spanish Parade station in 20mins. This service runs 12 times each way Monday to Saturday.

City Direct Route No. 414 leave Barna with journey times of 25mins to Eyre Square via the Western Distributor Road, University Hospital Galway and University Road (NUIG).

2.4. | Context for New Residential Design

The development is designed to respond to the existing environment has evolved naturally from the context and relevant development plans.

Development Plans

The National Planning Framework (2018), the Galway County Development Plan 2015-2021 and Variation No.2 (a) of the Galway County Development Plan 2015-2021 (The 'Bearna Plan') form the key documents in integrating the site into a wider scale and the broad principles for the site's development, whilst also meeting the 35 units per hectare density required by the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.

As part of the Bearna Plan, a proposed linear park is located along Trusky Stream. This spans the site in a north west direction and provides opportunity for the site to facilitate the development of a possible larger linear park. This would provide a direct benefit to the proposed scheme's residents and the existing village.

Existing Context

Two storey dwellings make up the predominant context to the west of the site, both in the existing in Cnoc Fraoigh development and along the L1321. To the remaining site boundaries, land remains in use for agricultural purposes with residential zoning applicable to many areas. The proposed scheme will respect the existing residential setting, which will help define the scale and density across the scheme.

The Site

The site itself has a natural undulating topography, falling gradually from north to south. The remnants of traditional field walls along with the undulating landscape provide a strong basis for the landscaping scheme to emerge from its environment in a fitting manner.

The proximity to the Trusky stream should ensure particular care is taken to ensure that all proposed buildings are safely located at a grade that is adequately above any effects from a potential major weather event. As a result, construction of any buildings will not be proposed in any Residential Zoned land with an additional 'at risk' or CCF6 zoning (an assessment of these areas is also included by O'Connor Sutton Cronin & Associates as part of the application).



2.5. | Scheme Design Rational

As with any design process for a large residential scheme number of factors constraints and opportunities need to be considered when laying out the scheme.

Given the constraints of the zoning and the position of the access road, we elected to keep all buildings out of the CCF6 zoned lands. It is essential that the scheme integrates and is woven into the existing residential fabric of the area. With this in mind, on some locations of the site, it was only ever appropriate to locate two story houses. This would allow houses to back on to the existing houses, with back gardens to back gardens in a traditional manner. This approach has remained consistent from an early stage throughout the design process in order to ensure a respectful approach to the existing context.

One of the key criteria was how to achieve the required density of 35 units per hectare in a cohesive and integrated manner within the scheme. In order to achieve this, a number of apartment buildings would have to be integrated into the development. We considered the most appropriate location for some of the higher density elements to be to the eastern section of the site adjacent to the land zoned open space. This would maximise views from private amenity spaces and minimise the visual impact from the existing context.

There are couple of possible locations for these higher density units. We carried out a number of layout and design studies to assess the viability of each location each of which has varying degrees of success. An initial feasibility layout looked at placing 3 No. 3.5 storey apartment blocks to the north of the scheme. This allowed the scheme to continue the unit type from existing residential environment, however the raised northern section of the site amplified the visual impact of the apartments which would be next to two storey dwellings. Considering this, the apartment buildings were moved towards the entrance to the scheme, creating a gateway point at the stage 2 submission.

As the design continued to progress, the approach has been to increase the distribution of density across the scheme within a number of unit typologies. The higher density units have been distributed approximately north-south with a prospect over the public open space within the scheme and open space zoned land. This ensures that the open space is enjoyed by the most number of people possible and ensures a high level of passive surveillance.

The unit typologies altered during this process, the apartment buildings to the entrance area reduced to 2 No. 3 storey apartment buildings rather than 3 No., 3.5 storey buildings. Two story, own door apartment buildings and 3 story duplex aid the spreading of density along the open space and the length of the scheme. Narrow plan terrace units are located to the west of the site increasing range of house type and further supplementing the density within the western section of the scheme.



Initial Layout



Spreading Density



Stage 2 Layout



Current Scheme

Higher Density, Apartment/Duplex

2.6. | Layout for New Residential Design

On entering this scheme, two corner landscaped green areas combine with a large green park to provide a lush and green entry to the scheme. The apartment buildings, two storeys to the south, three storeys to the east and the elevated single story crèche to the north of the park provide some containment to the green space but allow pedestrians and residents to circulate easily between these spaces and the wider public open spaces surrounding the scheme.

These apartment buildings are designed at a scale respectful to the local context. The two story blocks reflect simple vernacular forms while the three story buildings are provided with a mix of stone and render. Building form and windows are used to create a vertical emphasis, dividing the building into sections and reducing the legible scale to that of the context.

As one moves further into the scheme, a graded, planted bank caters for the transition in levels before arriving at a pocket park and the next focal point. Two story houses in this area back onto the existing residential setting. The layout around the park taking a 'home zone' approach, ensuring low traffic speeds in the area. Special corner units have been developed and located in prominent areas to ensure dual aspect and surveillance at all junctions. This layout also ensures no gardens back onto the road.

Around this pocket park and to the north of the scheme, stepped terraces ensure a high density level is contained in the housing areas and create an increase in typologies available.

Progressing towards the linear park, duplex units are introduced, increasing the density from the housing but providing a balance over the scheme with the apartments. The own door units of this area allow it to maintain a small scale feel, yet provide an urban edge to the linear park, optimising the passive supervision to the area.

The variation in unit type proposed ensures a wide mix of typology throughout the scheme. Both large and smaller affordable style houses are provided in conjunction with own door duplex and apartment units. The layout also maximises the number of dwellings and own door units while actively addressing the extensive amenity area.

The relationship between the public open space on residential land and the lands zoned public open space area, was carefully considered in order to create a balanced relationship between the two entities. The layout is designed to provide a natural and seamless transition between the park areas but varied to create biodiverse parklands that coexist along side amenity areas. This fulfils residents needs and will allow the natural flora and fauna of Bearna to regenerate and thrive.





Design Summary

The primary concept creates a development that overlooks, compliments and benefits from a proposed biodiverse parkland area and existing stream whilst providing sufficient density and range of units to cater for a large range of future residents,

The linear park and pocket park within the scheme ensure all units are within 100m of Public Open Space. Playground, kick-about and other amenity spaces are proposed which provide facilities for residents within the net site but merges seamlessly with the lands zoned public open space providing a natural transition to the large biodiverse park and echoing the natural topography of the area. This layout ensures over 19% of the net site is provided as parkland and over 42% of the site area when the works to existing roads are discounted.

Additionally, emphasis has been placed on the quality of the proposed private amenity of each dwelling with the majority of private amenity spaces having either an East-West or Southerly aspect.

The scheme maximises the number of dwellings which actively address this linear parkland. The small scale apartments and duplex units are laid out on a north-south axis overlooking the park maximising passive surveillance. This creates a relatively consistent density level across the site from north to south, helping achieve the 35 units per hectare required by the national framework, yet provides the required transition from the existing dwelling units in the west, maintaining a consistent density adjoining the site's context and increasing slightly towards the eastern park.

The proposed layout will allow the development of 121 residential units to provide and create an attractive, new, high quality and sustainable neighbourhood in the village of Bearna, Co. Galway.

2.7. | Variety for New Residential Design

The proposed scheme promotes social integration by providing a diverse range of dwelling typologies for a variety of tenures. 121 No. Units are proposed broken down as follows:

- 27 No. 1 and 2 Bed Apartments within 2 No. Buildings,
- 6 No. 2 Bed, Own Door Apartments within 2 No. Buildings,
- 18 No. 3 Bed, Own Door Duplex within 5 No. Buildings,
- 18 No. 2 Bed, Own Door Ground Floor Duplex Apartments within 5 No. Buildings,
- 8 No. 4 Bed Detached Houses,
- 3 No. 4 Bed Semi-Detached Houses,
- 4 No. 4 Bed End of Terrace Houses,
- 17 No. 3 Bed Semi-Detached Houses,
- 16 No. 3 Bed Terraced Houses.
- 4 No. 3 Bed End of Terrace Houses,

All of these options differ in size and layout offering a variety of solutions to people of all ages, family size and background. This balance of unit types reflects the demands of the current and future local context, offering options for both expanding families and people who would like to downsize.

The development adheres to best practices in providing comfortable access for elderly and both ambulant and non ambulant users.

Apartment Blocks A1 & A2:

2 No. Apartment blocks of 14 & 13 units are proposed containing:

9 No. 1 Bed units

18 No. 2 Bed units

Block A2 also contains a multipurpose room for residents' amenity.

These apartment blocks achieve a minimum 62% Dual Aspect ratio with any single aspect units east facing, overlooking the linear park. Accessibly designed in accordance with Part M, units are spacious, comfortably in excess of the requirements in 'Sustainable Urban Housing: Design Standards for Apartments'. Internal bike storage is provided located off the lobby area, with bin storage adjacent to the rear door.

Own Door Apartments/Duplex:

42 No Own door units are proposed made up of:

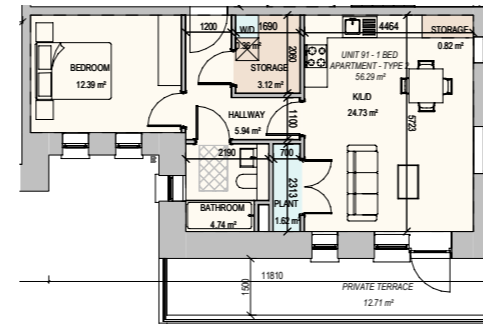
6 No. 2 Bed Apartments in 2 No. 2 storey blocks (A3 & A4)

18 No. 2 Bed Ground Floor Apartments in Duplex units (D1-4. T5)

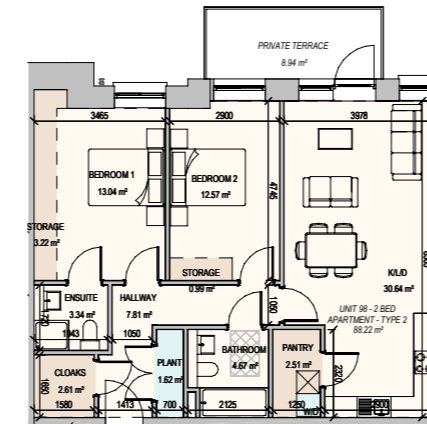
18 No. 2 Bed Apartments with 6 No. 3 Bed Duplex units (D1-4. T5)

All own door units achieve at least through aspect, ensuring none are single aspect. Generous garden and terrace areas are proposed, comfortably in excess of the minimum requirements.

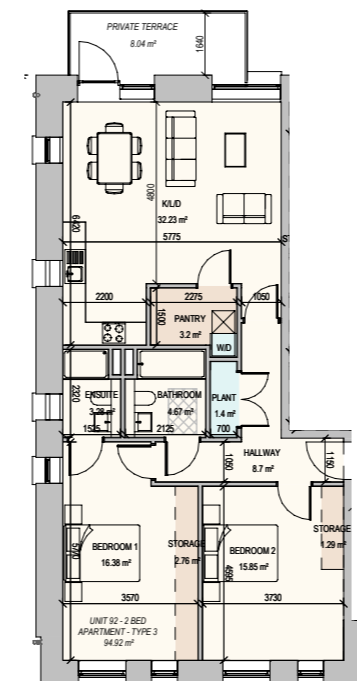
Please refer to the accompanying Housing Quality Assessment for an accurate breakdown of sizes and apartment types.



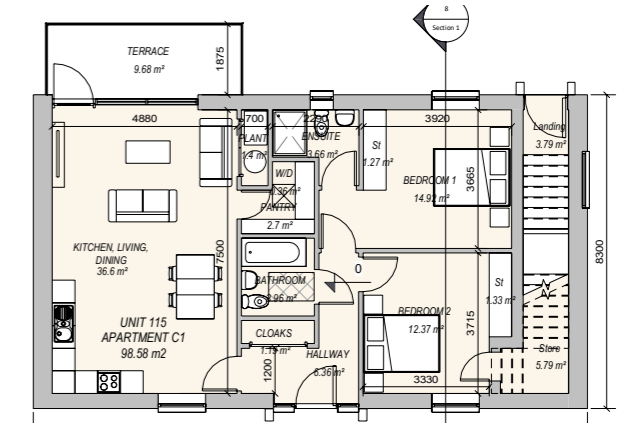
1 Bed, Unit Type 2 (Block A1 & A2)



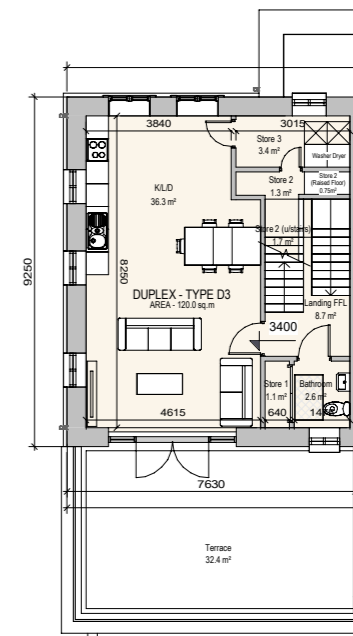
2 Bed Apartment, Type 2 (Block A1 & A2)



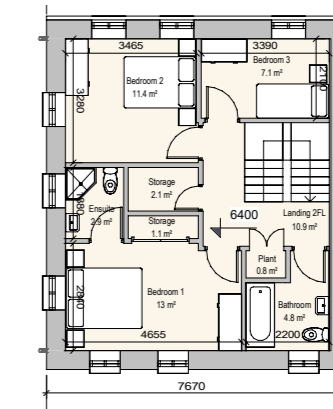
2 Bed Apartment - Type 3 (Block A1 & A2)



2 Bed, Own Door Unit Type C1 (Block A3 & A4)



3 Bed, Own Door Duplex Unit
First Floor Level



3 Bed, Own Door Duplex Unit
Second Floor Level



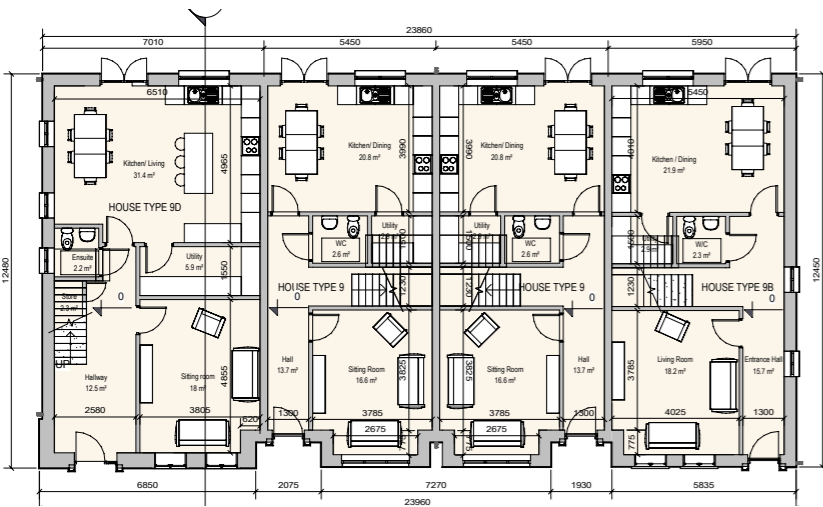
T1 - Terraced Houses (Unit Type 9D, 9, 9 & 9B)
Front Elevation



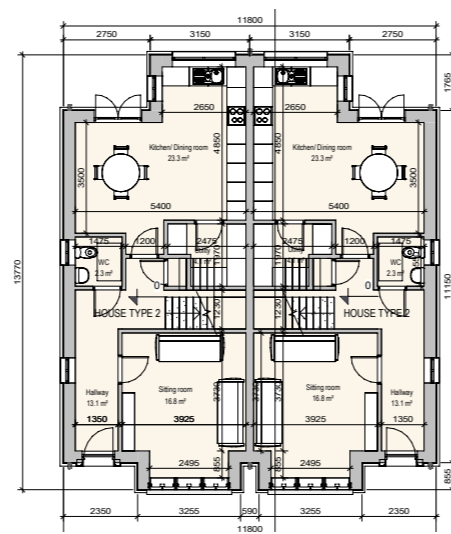
H2 - 3 Bed Semi-Detached Houses
Front Elevation



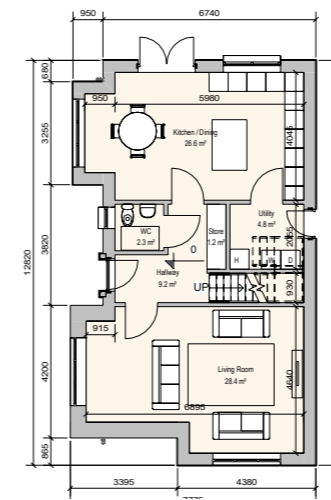
H1 - 4 Bed Detached House
Front Elevation



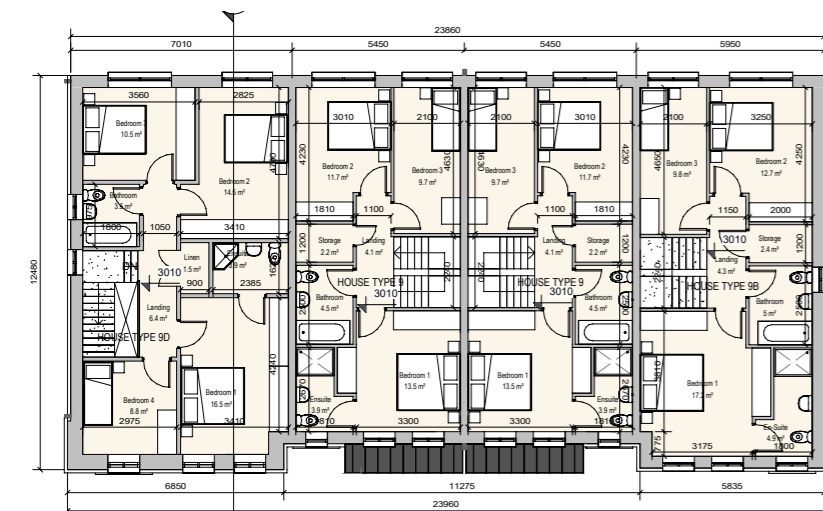
T1 - Terraced Houses (Unit Type 9D, 9, 9 & 9B)
Ground Floor



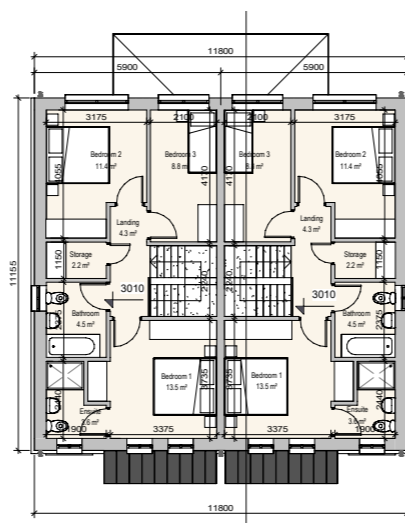
H2 - 3 Bed Semi-Detached Houses
Ground Floor Plan



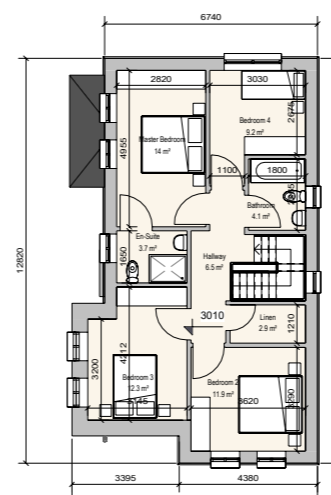
H1 - 4 Bed Detached House
Ground Floor Plan



T1 - Terraced Houses (Unit Type 9D, 9, 9 & 9B)
First Floor



H2 - 3 Bed Semi-Detached Houses
First Floor Plan



H1 - 4 Bed Detached House
First Floor Plan

Dwelling Types:

There are 12 No. proposed house types (excluding mirrored versions) for 52 No. proposed housing units. The design of these units reflects the Galway vernacular aesthetic through the use of materials, colour and detailing. The simple house form consists of gabled roof designs, with neutral and off white painted render to all façades and a reconstituted stone band detail to the front facade with matching cills and front door porch surround. Feature dwellings throughout the scheme are proposed with Lacken stone façades or a similar variety local to the area.

The proposed windows follow traditional domestic proportions generally with larger window used on the ground floor, to the front elevations that bring a greater level of detail and interest to the street level and generous amounts of natural daylight into the dwellings. This is also carried through in the surround to the front doors and consist of double glazed A rated uPVC/aluclad windows in a neutral colour.

The proposed 3 and 4 bedroom dwellings are laid out to maximize the orientation and amenity of their individual settings. All houses benefit from direct sunlight during the day, which will enhance the house in terms of comfort and energy consumption.

Externally the majority of the houses are provided with their own front garden incorporating private car parking. The front gardens are bounded by low planting to the front with metal railing used for dividers between public space and a planting plan for the front gardens is included in the landscape package. Rear gardens are provided with lawns with block walls dividing adjoining gardens.

The Internal layout of the housing units are all to the latest DoEHLG guidelines on Sustainable Housing with all bedrooms, bathrooms, living and kitchen/dining rooms meeting or exceeding the areas set out in the guidelines. Care has been taken to make all rooms as 'sensible' shapes with no long narrow living rooms or other oddities. Full sized furniture layouts have been included in each room to demonstrate their practicality.

All houses will achieve an "A" BER rating in accordance with the latest 'nZEB' Building Regulations.

2.8. | Inclusivity

Universal Design of Site Layout - Access for All

The existing site is characterised by an overall gradual rise from north to south and sporadic mounding of earth varying the degree of rise. Despite this the scheme has been design to be fully accessible for all users whilst incorporating the change in level.

Given the topography of the site, gradients of 8.3% are allowable and still by accessible by wheelchair users, however in conjunctions with OCSC Consulting Engineers, the scheme has been designed to ensure roads and their adjoining paths throughout the scheme achieve the desirable maximum gradient of less than 1:20 or 5%, set in Section 4.4.6 of DMURS.

Where the site deals with the largest change in level, the park area to the west of Apartment blocks A1, A2, a mix of ramped and stepped routes are provided to access the higher site area, north of the crèche. This ensures that all abilities are catered for in the accessibility of the site.

4 No. Accessible Parking spaces are provided, dispersed throughout the scheme providing facilities near the apartment buildings, crèche, duplex buildings and linear park/playgrounds.




In addition to this, pedestrian routes have been created which follow desire lines. These routes provide the shortest possible route for wheelchair users to the apartment buildings and playgrounds in the northern section of the site from the site entrance and from the southern point of the site. This ensures all buildings and the linear park can be accessible to all users.

Community Facilities & Public Open Space

The development is designed to provide various amenity to its final users. Playground areas are provided for both younger and older children, while further kick about areas are provided for teenagers. Various picnic and seating areas are provided amongst the more than 2 hectares of public open space provided (see section 3.2)

Indoor facilities as described in section 3.5 are also provided with a crèche and multi-purpose room for use by residents.



-  Accessible Route (<1:20 gradient)
-  Level/Stepped route
-  Accessible Parking

1. Entrance to Development
2. Woodland with Biodiverse Groundcover Planting
3. Feature stone walls in keeping with traditional landscapes
4. Playground
5. Kick about area
6. Trusky Stream
7. Mown path



Trusky Stream Linear Park

Important View Corridors Through Site

Special Corner Units designed to create variety and a distinctive sense of place throughout development



Connectivity, Permeability & Security

The site is proposed as fully open to the public with no gates proposed within any shared realm. With such a large linear park area created, establishing visual connections and active permeability is a key element of the scheme. The larger apartment blocks and duplex units are designed to front onto the park area, providing an urban edge to the development and amenity to the highest number of residents. This frontage onto the park and the visual link it provides has the added benefit of providing the maximum passive surveillance. Corner unit dwellings are also included in the scheme to ensure the internal street-scape is also fully supervised. This ensures all users of the scheme, for both the street-scape and road way can feel safe, with the visual links limiting any opportunity for anti-social behaviour.

The playgrounds provided for small children to the north of the crèche are provided with low level fence. This maintains a visual link but allows the free play of children within a secure environment. These playgrounds are also located of a home zone road ensuring low levels of traffic and all vehicles in the proximity are low speed.



Inclusivity - Variety of Units for a Range of People

As described in detail previously in section 2.7 the scheme provides a large variety of proposed unit type within the 121 units.

24 No. Unit types are proposed within the scheme (excluding mirrored versions):

- 6 No. Apartment types are provided within Apartment blocks A1 & A2.
- 6 No. own door apartment types are located in blocks A3 & A4.
- 3 No. Unit types are proposed for duplex units
- 12 No. House Types are provided (excluding mirrored versions).

This provides a mix of units with 7.4% 1 Bed, 34.7% 2 Bed, 45.5% 3 Bed and 12.4% 4 Beds. The varying size and layout within this gives a variety of solutions, providing choice to people of all ages, family size and background. This balance of unit types reflects the demands of the current and future local context, offering options for both expanding families and people who would like to downsize.

All buildings are designed to comply with Part M with provision for future updated considered as discussed in Section 4.1 Adaptability.

3. NEIGHBOURHOOD

3.1. Efficiency of Design

3.2. Distinctiveness of Design

3.3. Public Realm

3.4. Accessibility of the Scheme

3.5. Indoor Communal Amenity Facilities



3.1. | Efficiency of Design



Density

The proposal achieves a higher density of 35 units per hectare within the net site. This target is achieved taking into account appropriate accessibility by public transport, the objectives of good design, Local and National Policies. The existing site is an underutilized greenfield site surrounded by low density housing to the West and farmland to the East. In response to the existing site context, the proposed new development promotes the design of a sustainable new community. The scheme will provide for the higher density of 35 units per hectare yet its design is in keeping with the Proposed Variation No.2 (a) of the Galway County Development Plan 2015-2021. Through a more efficient use of land, availing of both local amenities and transportation links, the development encourages a more efficient and sustainable quality of life for its residents.

Energy Efficiency

The proposed development will be fully compliant with Part L. The apartment buildings and houses have been carefully sited to exploit solar orientation with the majority of dwellings in the scheme enjoying an East-West dual aspect orientation. This will ensure that residents can benefit from both morning and evening light and reduce the use of artificial lighting. There are only 10 single aspect units throughout the entire scheme, all of which enjoy eastern aspect to the linear park.

Landscaping

Landscaped areas are designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems (SUDS) for rain water management. (please refer to the Engineering Services Drawings and Report created by O'Connor Sutton Cronin & Associates, as part of this application and Racharc's Landscaping design, for further details).

Waste Management

Recycling and bin stores are provided for all apartments and duplex units either attached to the block itself or a convenient, discreet location in close proximity.

Section 3.1 Variation No.2 (a) of the Galway County Development Plan 2015-2021

Residential Density	Dwelling Units/Ha	Dwelling Units/Acre	Possible Appropriate Locations
Medium to High	35 - 50	14 - 20	Village centre or immediately adjacent to public transport hubs.
Low to Medium	15 - 35	6 - 14	Neighbourhood centres (typically within 400m walking distance of centre point), inner urban suburbs.
Low	5 - 15	2 - 6	Urban periphery, outlying lands, areas with capacity/environmental constraints.

3.2. | Distinctiveness of Design

The development seeks to integrate with the existing topography in creation of its urban and landscape design, creating a naturally evolved distinctive design.

- The site is designed with place making in mind and has recognizable features so that people can describe where they live and form an emotional attachment to the place,
- The scheme is a positive addition to the identity of the locality,
- The layout makes the most of the opportunities presented by existing buildings, land form and ecological features to create a memorable layout
- The proposal successfully exploits views into and out of the site
- There is a discernible focal point to the scheme, or the proposals reinforce the role of an existing centre.

The proposed site consists of a well proportioned plot, accessed through an existing housing development. A key feature of the site is the Trusky Stream and the open space surrounding it which offers an opportunity to create a unique sense of place. The scheme's community park along the proposed biodiverse linear park is carefully landscaped to make a feature of the existing topography for the new community. Providing amenity for residents yet merging seamlessly with the larger park area.

A series of indoor and outdoor amenities have been provided through the development located along this linear park allowing opportunities for residents and the greater community of Bearna to meet, gather, take part in activities or spend some quiet time in a beautiful landscape, planted with indigenous flora.

The linear park provides a space for contemplation, the public paths meander providing areas where neighbours can meet. Pocket parks, secluded seating and picnic areas provide spaces for gathering. The centrally located and well overlooked children's playground provides a space for families to meet and kids to be active. A proposed Kick-about area allows for sports activity in addition to the younger and older playground areas whilst the multi-purpose room located in the apartment building provides an indoor space for community gatherings, talks or yoga workshops.

The scheme has been laid out to maximise the number of units that address and enjoy the shared open space. As the Bearna Plan's proposed Open Space along Trusky Stream is expanded upon, it may create a possible future green link through the site and a route to the village in a stimulating and well monitored space. The development providing variety in design through the undulating topography, biodiverse landscape and architecture providing an edge to the park.



1. Entrance to Development



2. Woodland with Biodiverse Groundcover Planting



3. Feature stone walls in keeping with traditional landscapes



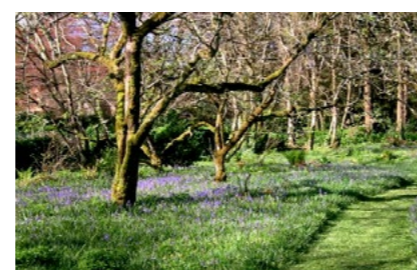
4. Playground



5. Kick about area



6. Trusky Stream



7. Mown path



3.3. | Public Realm

The scheme is laid out to ensure all public open space are overlooked by homes to ensure that the roads and amenities are safe to use. The public realm is considered as a usable, integrated element in the design of the development with children's' play spaces central to this.

Due to site conditions, surface car parking is proposed. These parking areas are considered as landscaped elements in the design of the public realm and dispersed around the apartment blocks, ensuring greater activity and minimal visual impact in any one area.

Passive Monitoring

Dwellings have been designed to address and face the public parks and streets and also "bookend" the proposed new streets. Typically corner units are double fronted with aspect to the front and a side approach, providing access and animation to the public areas and encouraging presence, use and passive surveillance of the public areas. All houses adhere to the topography of the site with the proposed design generating predominantly a East, West or South facing private open space for each dwelling. Private gardens are clearly delineated through the use of concrete block fences. Apartment terraces are surrounded by a low wall and hedge to create privacy and apartment and duplex balconies are surrounded by glass balustrades.

Furthermore, the scheme allows for the realisation of the potential of the Trusky Stream as a community amenity for Bearnna, connecting to surrounding lands adjacent to the site and stream. The scheme also allows for the provision of ample shared bin stores and bicycle parking for the proposed apartments and duplexes.

Density

The proposed scheme is designed to meet density guidelines set in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' Section 5.11 of 35 units per hectare within the Net site. In compliance with this, 121 units are proposed. These units are located so as to avoid construction of any buildings on any lands with an additional CCF6 zoning. The height and scale of this development is sensitive to the existing Cnoc Fraigh development, through which the proposed scheme is accessed.



3.4. | Accessibility of the Scheme

Accessibility of Site Layout

The existing site is characterised by an overall gradual rise from north to south and sporadic mounding of earth varying the degree of rise. Despite this the scheme has been design to be fully accessible whilst incorporating the change in level.

Given the topography of the site, gradients of 8.3% are allowable and still by accessible by wheelchair users, however in conjunctions with OCSC Consulting Engineers, the scheme has been designed to ensure roads and their adjoining paths throughout the scheme achieve the desirable maximum gradient of 1:20 or 5%, set in Section 4.4.6 of DMURS.

4 No. Accessible Parking spaces are provided, dispersed throughout the scheme providing facilities near the apartment buildings, creche, duplex buildings and linear park/playgrounds.

In addition to this, pedestrian routes have been created which follow desire lines. These routes provide the shortest possible route for wheelchair users to the apartment buildings and playgrounds in the northern section of the site from the site entrance and from the southern point of the site. This ensures all buildings and the linear park can be accessible to all users.

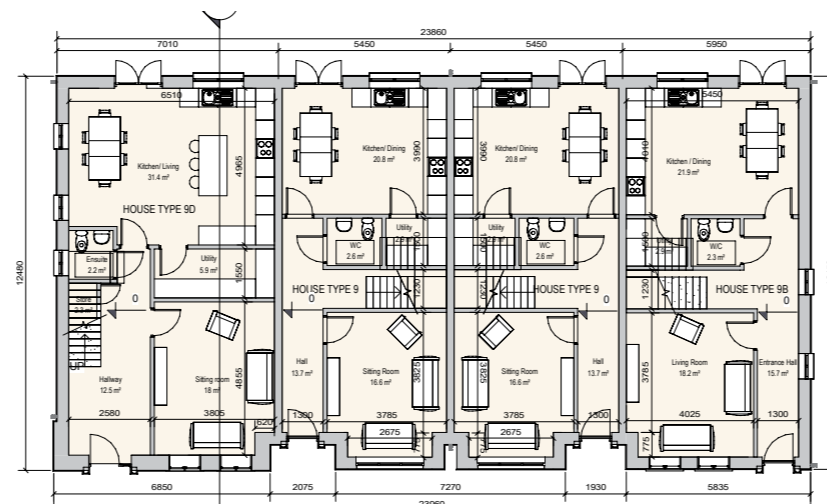
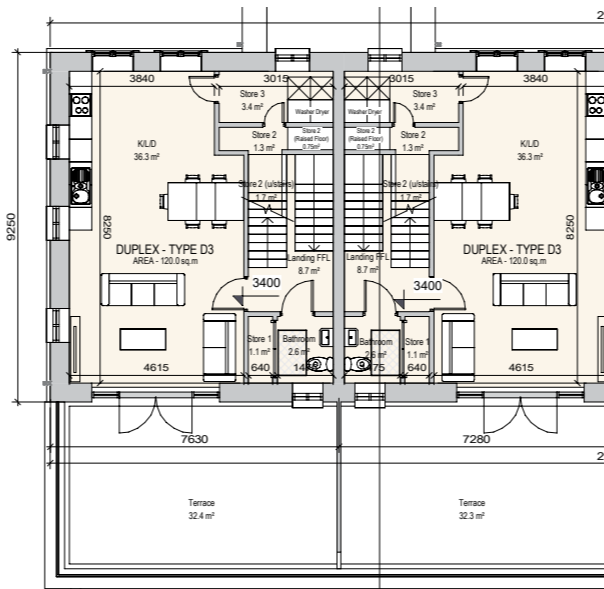
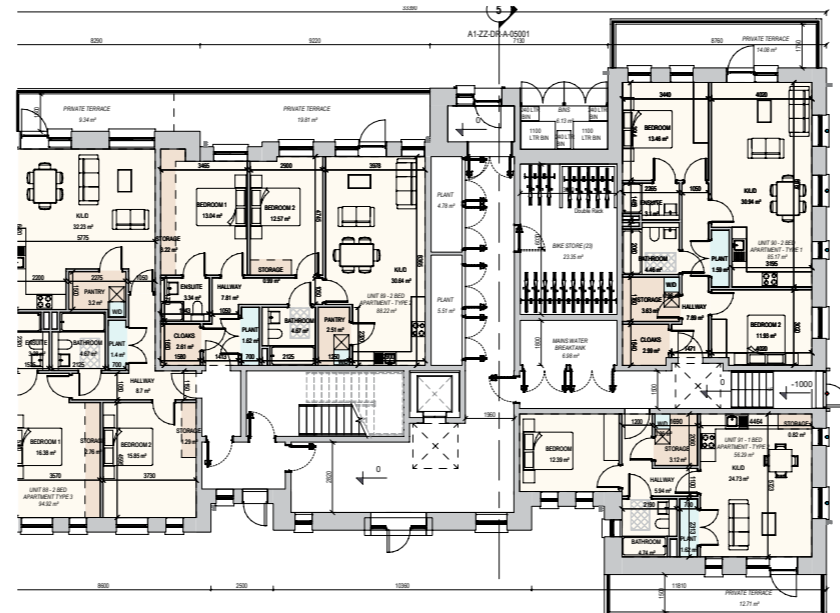
Accessibility of Buildings



All buildings are designed to be in compliance with Part M. As a general rule, all entrance doors will be level access in accordance with sections 1.2 & 3.2 of Part M and all units provided with an accessible W/C in accordance with section 3.4 Sanitary facilities for dwellings.

Apartment Buildings A1 & A2 are provided with a passenger lift and corridors/lobby areas inclusive of passing bays and clear areas in accordance with section 1.3 Circulation within buildings other than dwellings.

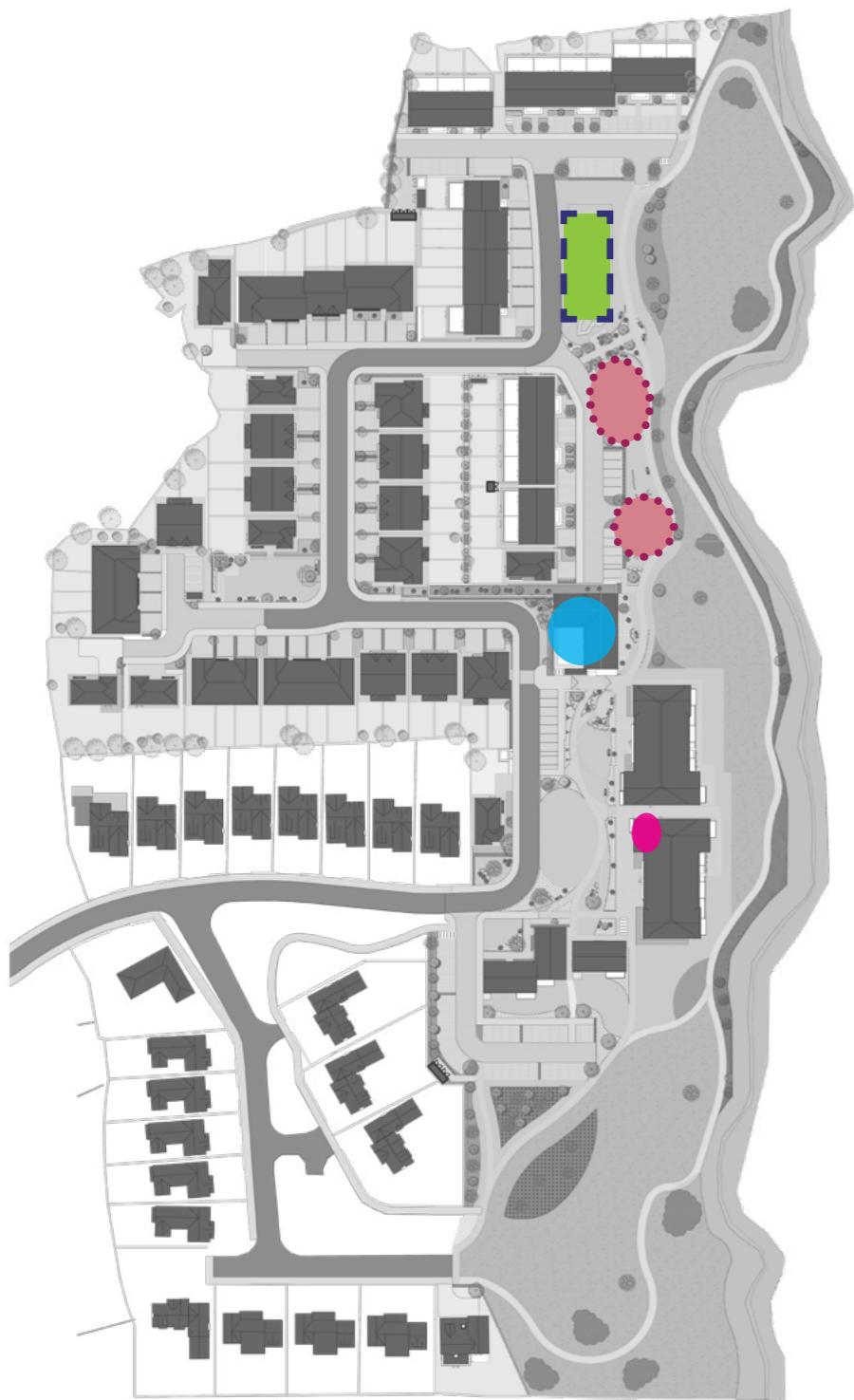
Duplex and Apartment Blocks A3,4 are all own door access and exempt from the requirement for a passenger lift under Part M section 3.1.2.5. In these buildings, stepped Access Routes with vertical circulation provided in accordance with section 3.3.2.2.

Corridors within units are designed to be at least 1050mm wide, preferably 1200mm, ensuring the ability to manoeuvre and exceeding the requirements set in Section 3.3 of Part M.

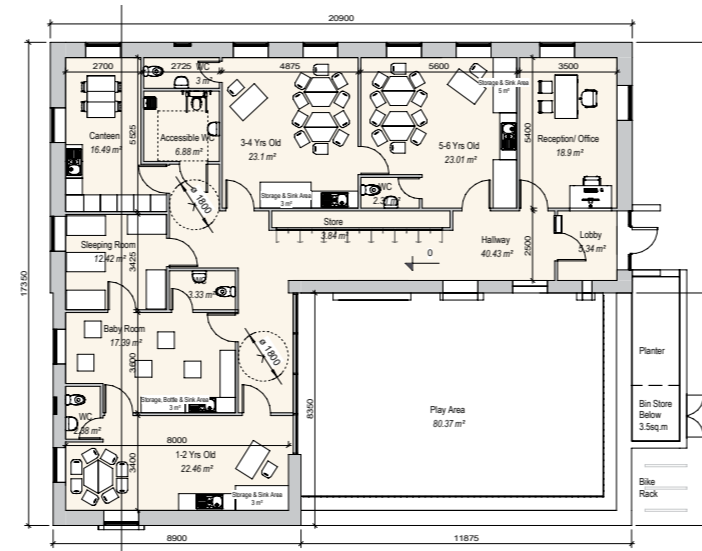
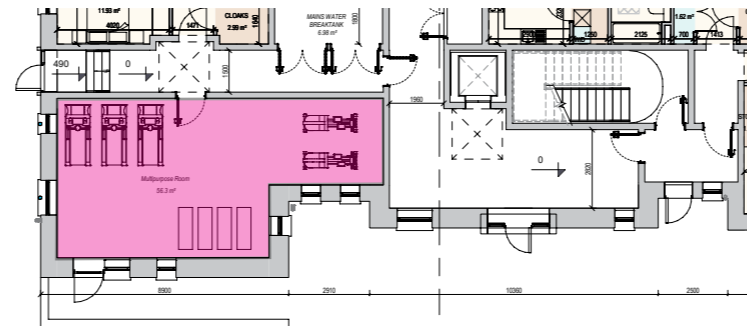


-  Accessible Route (<1:20 gradient)
-  Accessible Parking

3.5. | Indoor Communal Amenity Facilities



- Crèche
- Multi-purpose Room
- Child's Play Area
- Kickabout Area



Indoor Communal Facilities

In addition to the large outdoor park and play areas described in the section 3.3, indoor communal facilities are also provided within the development for the benefit of residents and the wider community.

Multi-purpose Room

Located within Apartment block A2, a multi-purpose room is proposed for the residents of the scheme. This 56sq.m room, located at ground floor has both access from the core and direct access to the external. This flexible room could be used for a variety of uses. The open plan space could be used as a gym with the potential for yoga, circuit training, cyclist turbo training sessions and a variety of other uses.

The direct access would also allow the space to be used for children's parties or movie nights with the direct external access beneficial to users who may live in other buildings. Its proximity to the crèche could also allow the space to function as a supervised after school drop off area for children.

Crèche

A 224.8sq.m crèche is provided for use in the scheme. This building provides designated rooms for babies, 1-2 years, 2-3 years and 3-6 year olds as well as a designated outdoor play area belonging to the crèche. In accordance with the document 'Childcare Facilities; Guidelines for Planning Authorities', 2001, Appendix 1: General Standards these rooms have the potential to provide for a combined 33 children. This is considered based on clear floor space and excludes storage and ancillary functions such as sinks and sleeping areas as recommended by the Childcare Facilities Guidelines.

This provision is in line with the requirement of appendix 2 of the document which recommends ratio of 20 child places per 75 units (32 places per 121 units).

4. HOME

- 4.1. Adaptability of Design
- 4.2. Aspect and Daylighting
- 4.3. Privacy and Amenity
- 4.4. Refuse Storage Requirements
- 4.5. Car & Bike Parking Requirements
- 4.6. Detailed Scheme Design



4.1. | Adaptability of Design

The development acknowledges the changing demographics of the country's population by providing suitable opportunities to downsize/ trade down into apartment living, whilst the structure of the home and its loose-fit design allows for adaptation and subdivision. All homes are energy-efficient and equipped for challenges anticipated from a changing climate with M&E provided in addition to ample storage exceeding minimum requirements.

The apartments are designed to be fully accessible and compliance with Part M and are provided with an open plan kitchen, living and dining room.

Large units, all more than 15% in excess of the minimum areas provide for flexibility within the proposed layouts. In addition, the internal walls in the apartments are designed to be predominantly non structural allowing for the potential for further adaptability as demonstrated with the Type 3 2 Bed Apartment.

House layouts are designed to enable future expansion and allow for different users. Designs exploit good practice lessons, such as the knowledge that certain house types are proven to be ideal for adaptation. The proposed units in this scheme have been designed to have generous living areas, ample storage and spacious private open spaces. This allows for a variety of methods that can be employed for their adaptation.

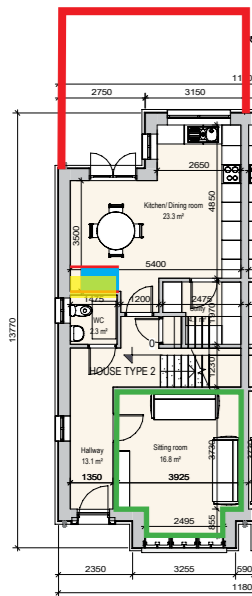
Increase in Unit area:

- Generous garden sizes ensure a high capacity for units to expand to the rear and sometimes the side. This allows for expansion without detracting from the character of their types.
- Stairs are centrally located and do not discharge into an open plan environment. This could allow for expansion into the attic area and provision of further living accommodation.

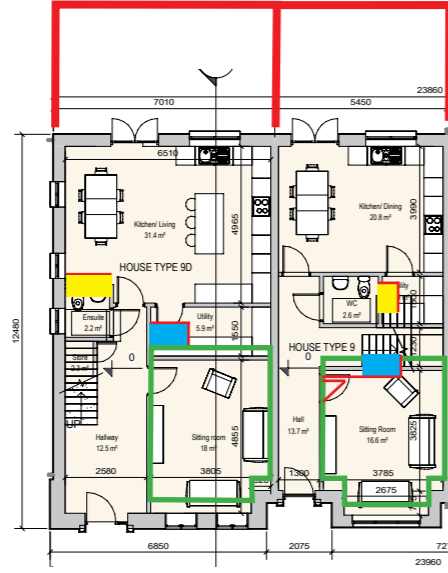
Internal Only modifications:

The houses are designed to include for potential adaptation for special needs.

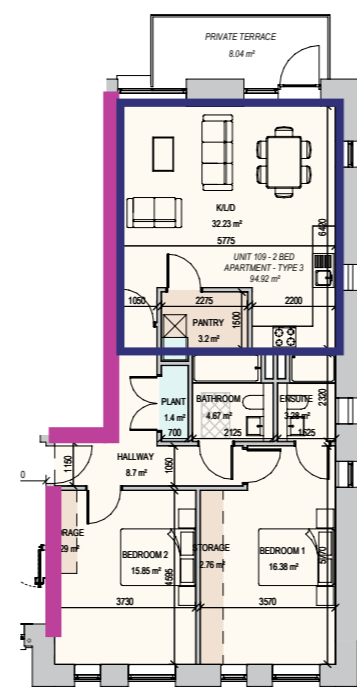
- All units have the potential for the installation of chair lifts with relatively minor modification.
- Rear extensions would facilitate an open plan, Kitchen/Living/ Dining and the conversion of the sitting room to a large bedroom area.
- A Part M accessible ground floor W/C could easily be adapted for a shower area.



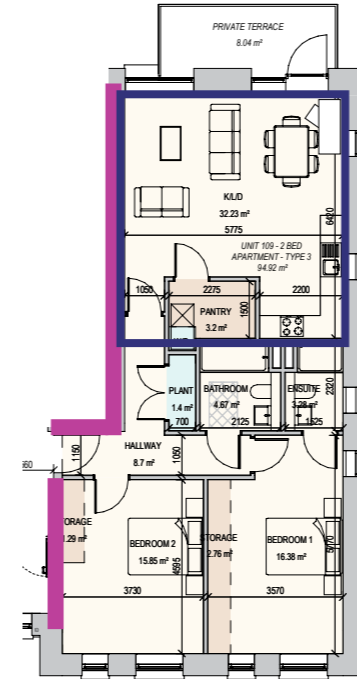
Type 2- 3 Bed Semi-Detached House Ground Floor Plan



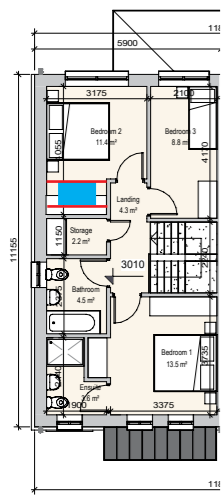
T1- Terraced Houses (Unit Type 9D, 9) Ground Floor



Type 3- 2 Bed Apartment Option 1



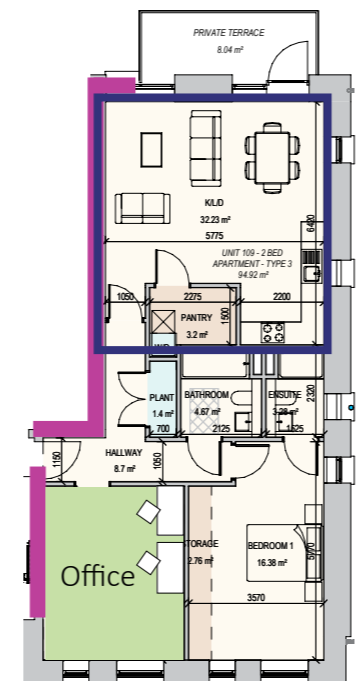
Type 3- 2 Bed Apartment Option 2



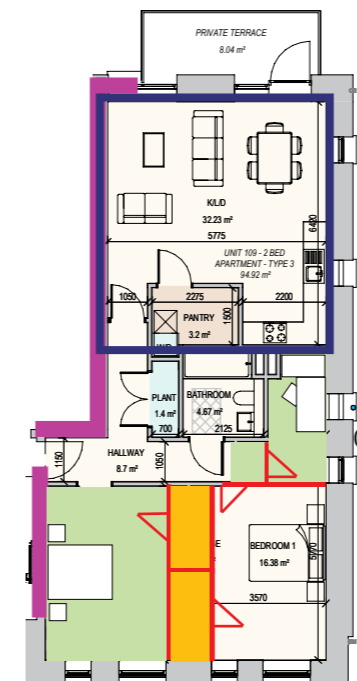
Type 2- 3 Bed Semi-Detached House First Floor Plan



T1- Terraced Houses (Unit Type 9D, 9) First Floor



Option 3



Option 4, Office & Walk In wardrobes

- Convert Sitting Room to Bedroom
- New Wall Construction
- Possible Chair lift location
- Provide Shower Area

- Structural Walls
- Large Open Plan Flexible Living Spaces

4.2. | Aspect and Daylighting

The scheme is designed to provide a high level of natural light to all units in the development:

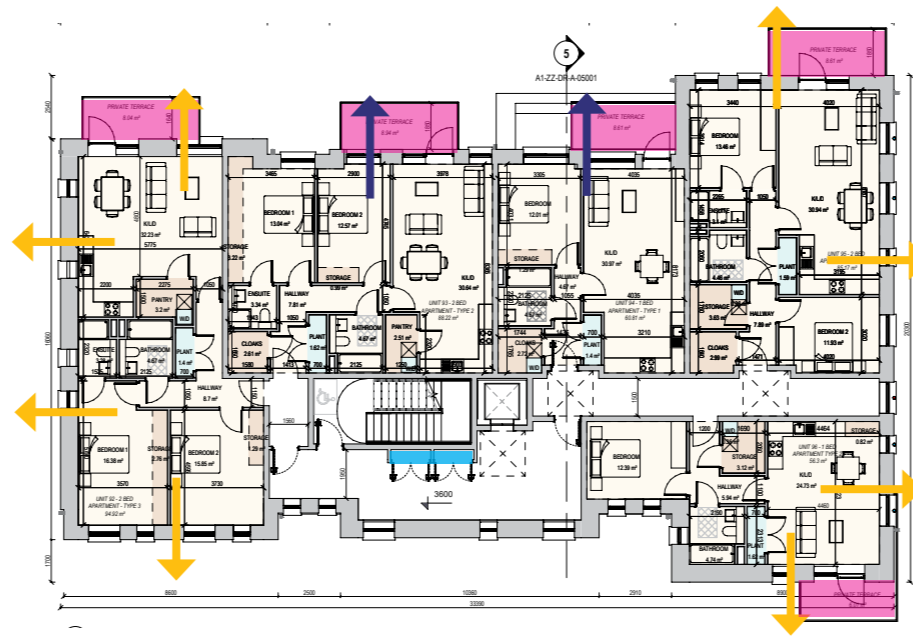
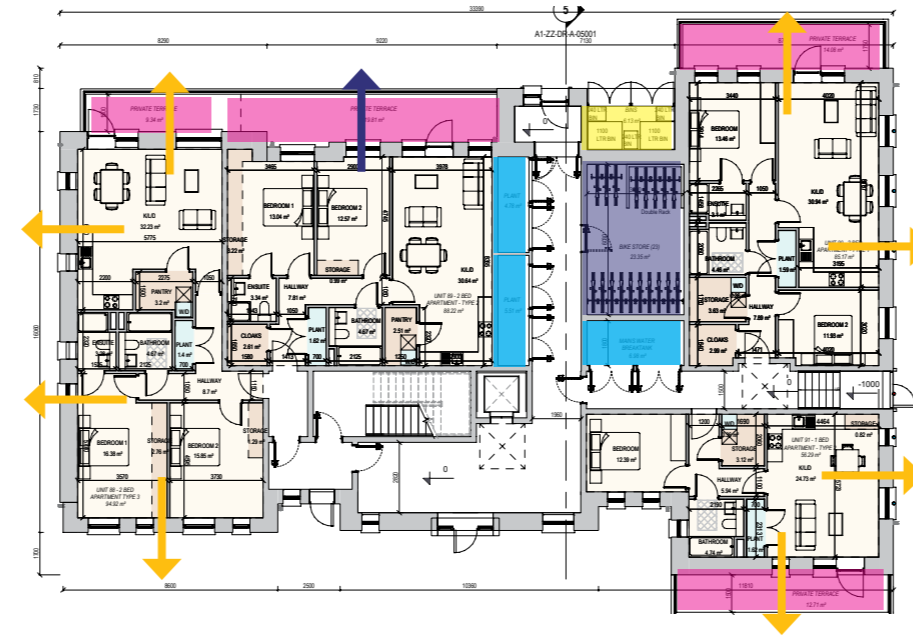
- The design maximizes the number of apartment enjoying dual aspect with just 14% of apartments and duplex units single aspect.
- Individually apartment blocks achieve a minimum 62% dual aspect ratio as shown in the table below.
- All Duplex units are designed to be at minimum through aspect.





Block	Single Aspect Units	Dual Aspect Units	Total Units	% Dual Aspect
A1	5	9	14	64%
A2	5	8	13	62%
A3	0	2	2	100%
A4	0	4	4	100%
D1	0	4	4	100%
D2	0	8	8	100%
T5*	0	4	4	100%
D4	0	6	6	100%
D5	0	14	14	100%
Totals	10	59	69	86%

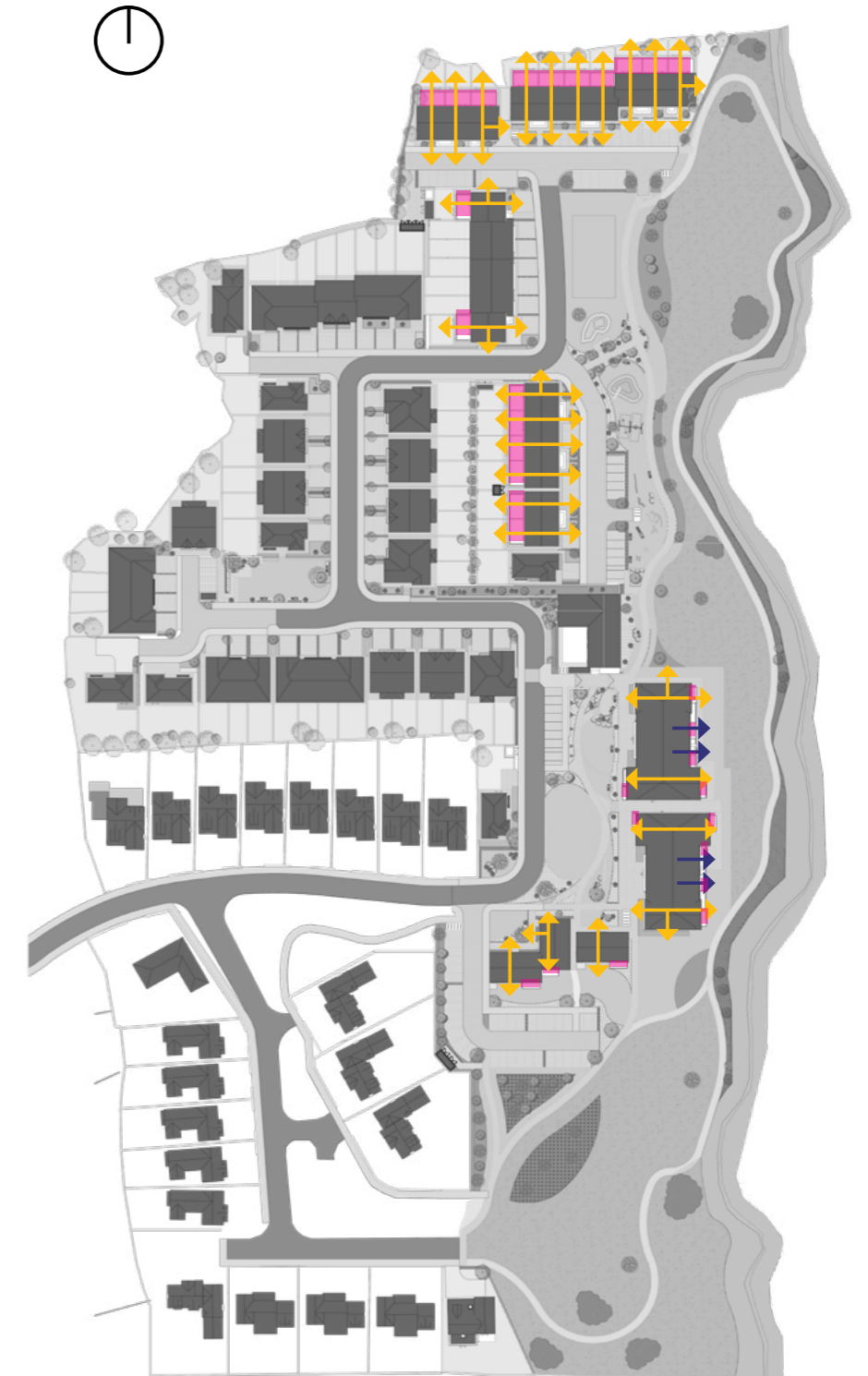
*Apartment / Duplex type units only included. All houses in the scheme are minimum through aspect




Only 10 units out of the entire 121 unit scheme have a single aspect orientation, with these enjoying East aspect ensuring direct sunlight and view over the linear park.

The units in the development are designed to a high standard with the aim of maximizing natural daylight throughout living areas. With the majority of units in the scheme enjoying a dual aspect orientation, the requirements provided by BS 8206: Part 2:2008 Code of Practice for Daylight, are generally comfortably exceeded, with all rooms shown to be in compliance with guidelines. (See Daylighting Report prepared by Varming Consulting Engineers)



-  Single Aspect Units (1 & 2 Bed Apartments)
-  Dual Aspect Units (All Houses, Duplexes and the majority of Apartments in the scheme)
-  Balcony / Private Amenity Space
-  Bin Storage
-  Resident's Bicycle Storage (21 spaces)
-  Apartment Block M&E Services



-  Single Aspect Units (1 & 2 Bed Apartments)
-  Dual Aspect Units (All Houses, Duplexes and the majority of Apartments in the scheme)
-  Balcony / Private Amenity Space

4.3. | Privacy & Amenity

All units in the scheme are provided with generous outdoor Private Amenity Spaces that meet and exceed minimum standards.

All houses are provided with a target minimum 60sq.m for a 3bed unit and 75 sq.m for a 4 bed unit. This is in excess of Table 4.1.5A Private Open Space Guidelines of the Bearna LAP 2007-2017 (no reference made in current 'Bearna Plan') which states:
"3/4/5 Bed houses should provide 60-70sq.m behind the building line."

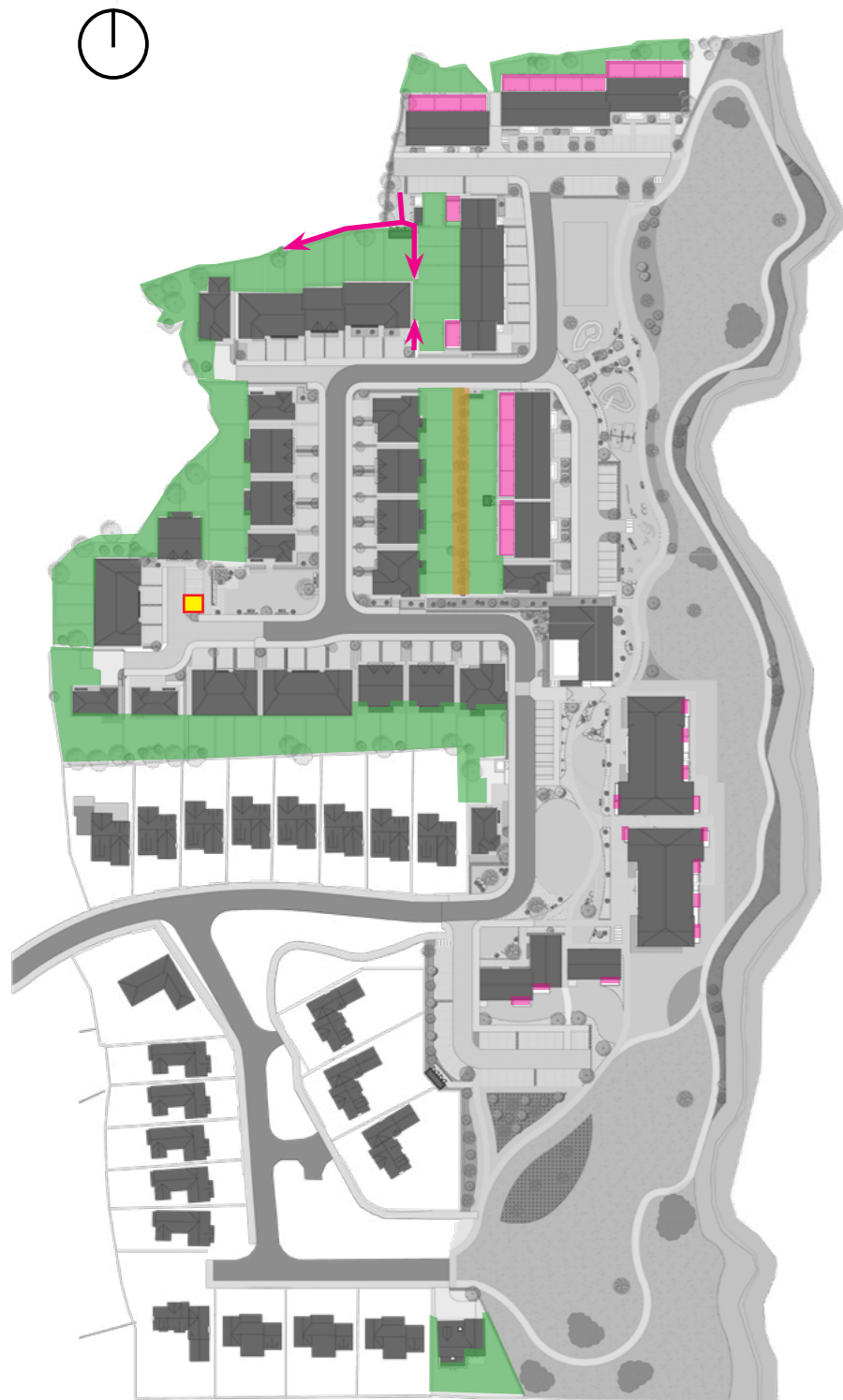
All duplexes and apartments are provided with ample private outdoor space. Duplex units are provided with garden areas for ground floor units and large terraces directly accessible from the living areas to upper 3 bedroom units. Apartments are provided with balcony and terrace spaces that overlook the public open spaces, with a minimum width of 1.5m the spaces are usable and exceed the requirements set out in the "Design Standards for Apartments 2018"

Private Amenity Areas by unit are set out in the Housing Quality Audit.

Overlooking & Separation

All units are set out to ensure minimum overlooking distances are achieved. A minimum of 22m overlooking distance is ensured between first floor windows for all units in the development which back onto each other. Where a transition in levels exist, this set back is measured from the ground floor of the upper unit. An longer garden is proposed to the lower unit in these locations, containing a raised area to the rear boundary which contains additional defensive planting. This will further aid screening in these locations in addition to the standard 2m boundary walls which are proposed to enclose rear gardens and ensure privacy (see Radharc's landscaping report for further details).

All buildings are set a minimum of 2.5m apart to ensure adequate side passages service rear gardens. For terrace houses, an alley way is proposed to service the rear gardens. This 1.2m wide passage will allow for the movement of wheelie bins and garden tools such as lawnmowers. 5 No. mid terrace houses are not serviced by a passageway, these units are serviced by a communal bin store.



- Usable Private Open Space (Balconies and Terraces)
- Usable Private Open Space (Rear Gardens-Houses)
- Rear Garden Access
- Communal Bin Storage (mid terrace houses)
- Stepped planted garden



4.4. | Refuse Storage Requirements

Housing

No bin storage is proposed to the front gardens of housing. The majority of the houses have rear gardens that can be accessed by either a private side passage or shared link allowing bin storage to be provided in the private open space to the rear of each house. A standard 240 litre bin measures 1170mm High x 580mm Wide x 740mm Deep, which will easily pass along the 1.2metre minimum width side passages provided.

5 No. Mid terrace houses facing onto the pocket park, are not provided with a rear passage. Bin storage for these houses is facilitated by central communal store.

Apartment

The requirements for bin storage is set by the Galway County Development Plan 2015-2021. 'Guidelines for Residential Development (Urban and Rural) DM Standard 2: Multiple Housing Schemes (Urban Areas)' Section V; Bin Storage states that:

"For Residential Units without private open space, a set of three x 240 litre bins shall be provided for a block of 10 apartments."

Communal bin stores are sized to accommodate at least three standard 1100 litre bins measuring 1300mm High x 1370mm Wide x 1120mm Deep. This ensures a high level of capacity for all units and allow adjustment of provision in co-ordination with collection companies for the provision of glass collection and other recyclables.

Bins are conveniently located for each user. For Apartment blocks A1 & A2, bins are located to the rear door which allows for high levels of ventilation. Own door duplex and apartment units are provided with conveniently located communal bin stores.

Creche

Given the crèche's raised location, bins are located at road level on approach to the building. Bins are fully enclosed with the raised planter adjoining the entrance door to the crèche extending over the proposed storage area and allowing for the storage of 240L bins.

General

All communal bin stores are ventilated enclosures which ensure bins are not exposed to the elements and that bins are catered for discretely and not visible from public areas.



4.5. | Car & Bike Parking Requirements

Note: Full Car and Bike parking schedules are included in the 'Housing Quality Assessment'

Car Parking

Car Parking for dwelling houses is provided following or in excess of Table 13.5 of the Galway County Development Plan which requires 1.5 spaces per 1-3 bedroom dwelling/apartment and 2 spaces per 4 bedroom dwelling/apartment. As shown in the table above both 3 and 4 Bedroom dwellings are provided with 2 spaces per unit. This is within curtilage for all bar 2 No. 3 Bed units where it is provided in close proximity within a 'homezone' area and designated solely for the use of the respective houses.

Car Parking for apartments/duplex is provided in accordance with the Design Standards for Apartments 2018, Section 4.22 'Peripheral and/or Less Accessible Urban Locations' which requires one space per unit together with one visitor space per 3/4 apartments.

All car parking is provided at grade across the development.

A total of 17 visitor car parking spaces have been located convenient to the apartment and duplex buildings.

The crèche is provided with 8 no spaces facilitating staff parking and drop off.

Spaces are also sized to provide for accessibility in accordance with Part M. 4 No. Spaces are dispersed throughout the development with 1 located in each of the following locations:

Main southern car park for apartments, creche, parking area north of creche serving duplex and main apartments buildings, northern homezone area serving duplex.

Bicycle Parking

Cycling is positively encouraged within the proposed development and provided with in compliance with the Design Standards for New Apartments 2018. Secure, residential bicycle parking has been provided within the core of apartment buildings A1 & A2 and communal stores provided for blocks A3,4 and Duplex units without a garden area at a ratio of 1 bicycle parking space per bedroom.

Further visitor bike parking is provided through the development to facilitate visitor parking to the apartments, open space and crèche. These spaces are located in visible locations in close proximity to the entrances.

The majority of the houses have gardens that can be accessed by side or rear passage allowing for bicycle parking and bins to be facilitated within their private gardens.



- Car Parking (residential)
- Car Parking (house unit - non curtilage)
- Car Parking (accessible)
- Car Parking (visitor)
- Creche Parking & drop off



- Internal Bike Store (A1, A2)
- Communal Bike Store
- Creche Bike Parking
- External Visitor Bike Parking

4.6. | Detailed Design

Energy Efficiency

The proposed building fabric is highly insulated meeting or exceeding the requirements of the current Part L of the Building Regulations. The structures will minimize air leakage paths, with the provision of mechanical ventilation and a heat recovery system to maintain air quality throughout. Lighting will be high efficiency LED type throughout. All units in the scheme exceed the new standards set by Part L 2019 or nZEB achieving an A2 or A3 BER Rating (see report by Varming Consulting Engineers).

Houses

The scheme has been designed to reflect the character of the adjoining context. The front elevation and form of House type 5, or unit 121 is directly derived from the adjoining units in order to fit with the street scape. The use of gables to the front of dwellings help to reduce the scale, more reminiscent of a vernacular form, while the terraced units are stepped in order to break the scale of any larger buildings.

Specific corner units are employed, for terrace, semi detached and detached dwellings. Stone facades are used to book end streetscapes, while the detached houses placed at corner units are designed so as to front both ways. Similarly the semi detached unit provides for entrances onto both streets, maintaining activity.

Durable materials are proposed throughout the scheme. Houses are stone clad and/or rendered, ensuring minimal maintenance to the facades are required. Light grey uPVC windows are almost zero maintenance yet durable for the end user. The vertical emphasis employed typical of traditional vernacular dwellings. Stone detailing to the doors in conjunction with a string detail provides additional interest to the facades yet without impacting the durability of the materials.

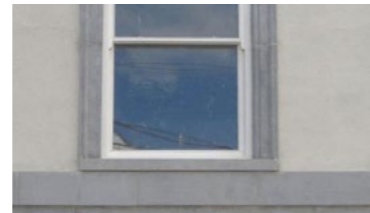


Typical grey/brown Lacken stone to be used as features on the houses, apartments and public walls throughout the site.

Project Materials



Typical colour to uPVC/Aluclad windows proposed



Typical stone band and cills used on all proposed houses and duplex. Window surround to duplex



Door Surround with side / top light detail to houses & duplex



Slate Roof Tile to all units



Predominant Stone & Render to apartments with Material and/or Colour change to set back on upper level



1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish.
3. Selected natural stone
4. Selected natural or reconstituted stone door surround.
5. Selected natural or reconstituted stone string detail.
6. Black UPVC composite front door.
7. Selected grey colour finish to UPVC windows and patio doors.
8. Front driveways - to be finished in gravel and paving, refer to Radharc layout.
9. Boundary treatment - in accordance with Radharc layout.





Traditional form apartments with vertical emphasis, Angus Road, Scone, Perth



Simple Form Duplex Units, The Crescent, Malahide



Apartments

The apartment buildings are grouped into one area providing a gateway to the scheme. The larger 3 storey blocks of A1 (14 units) & A2 (13 units) provide a level of density but are designed to maintain a small scale feel. Gables are extended to the front of the building allowing the building to read vertically. The two story stone projection to the entrance area along with the set back to the outer gables further break up the massing of the blocks, providing visual interest yet a reduction in scale.

The smaller two storey A3 & A4 apartment blocks provide for own door units within a simple, traditional form yet contemporary detailed building.

A simple material pallet is proposed with natural stone and render forming the majority of materials to the apartment buildings. Reconstituted stone window & door reveals as well as cappings are used to add detail and provide further visual interest to the buildings. These details help signalling the entrance to the occasional user, aiding wayfinding through the scheme. Windows and doors maintaining a grey finish.

Duplex

3 Story duplex blocks, work in conjunction with the apartment blocks, helping to continue to present an urban edge to the linear park whilst helping to spread the density throughout the site.

The proposed unit are aesthetically pleasing yet simple designs. The facades are proposed in render with window surrounds and stone string details adding simple yet effective detailing to the units.

Tile roofs are proposed to all units ensuring consistency across the development and a durable material typical of the local context and rural Ireland.



5. CONCLUSION





5.0. | Conclusion

The proposed development of 121 residential units, crèche, associated playgrounds and public open space amenities will create an attractive, new, high quality neighbourhood in the village of Bearna, Co. Galway. The proposed scheme has been designed to create a sustainable, accessible well orientated and good quality mix of houses, apartments and duplexes.

The development is designed to respect and enhance the detailed parameters set out in the Galway County Development Plan 2015-2021 and variation 2(a) the 'Bearna Plan'.

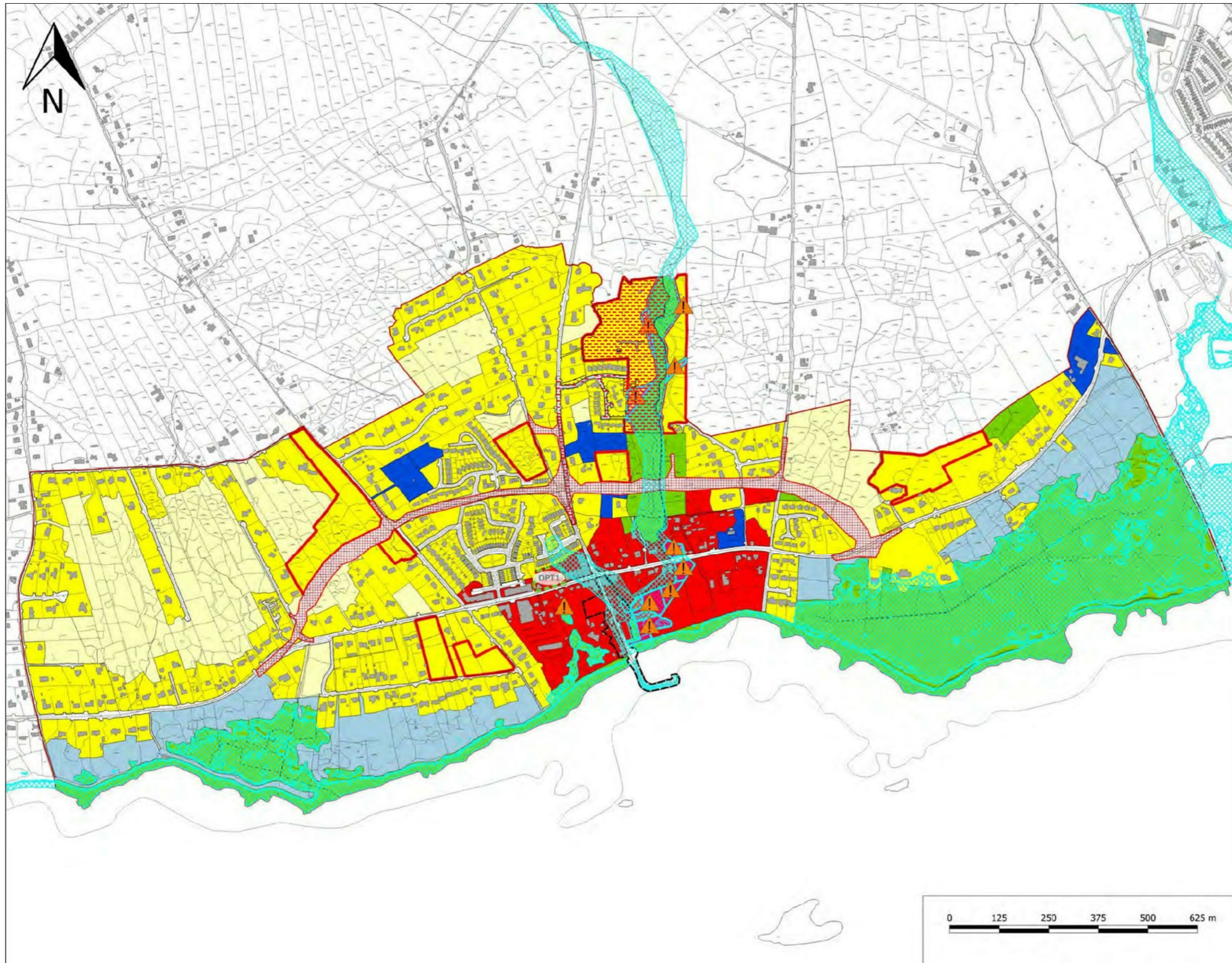
The proposed scheme is designed to minimise its impact on the existing context, providing a sympathetic scale and design of buildings yet providing a balanced density over the site. This allows the scheme to sympathetically integrate within its wider context yet achieve the density required in the national guidance in 'Sustainable Residential Development in Urban Areas'.

This urban form is achieved whilst promoting the unique features of the topography and contributing to the overall social amenity of the Bearna region. 42% of the greenfield site is provided as Public Open Space, primarily a large, biodiverse linear park. This amenity space and the pocket park within the development are actively monitored by the layout of units and that can be enjoyed by the residents of the proposed development and the wider community of Bearna, allowing the scheme to provide a positive contribution to the area.

We respectfully submit the proposed development for the consideration by An Bord Pleanála.

APPENDIX - DIAGRAMS

- BEARNA PLAN ZONING
- BEARNA PLAN ZONING (SITE ONLY)
- NETT SITE AREA
- PUBLIC OPEN SPACE
- COMMUNITY FACILITIES
- POSSIBLE FUTURE ROAD LINKS
- TAKING IN CHARGE
- DEVELOPMENT PHASING
- ROAD WORKS



- Plan Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- VC - Village Centre
- CF - Community Facilities
- OS - Open Space/Recreation & Amenity
- TI - Transport Infrastructure
- Rivers & Streams
- CE - Coastal Edge
- CL - Constrained Land Use
- Architectural Conservation Area
- Proposed Bearna Inner Relief Road
- OPT Opportunity Site
- ▲ Objective CCF6 - Inappropriate Development on Flood Zones
- Mitigation Measures Apply
- Site Location

**Variation 2(a) to
Galway County Development Plan
2015-2021, Bearna Plan**

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	23/06/2020	Revised Boundary Line	AR
2	08/10/2020	Issued for SHD Application	AR

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Client: BURKEWAY HOMES LTD
 Project: BEARNA RESIDENTIAL DEVELOPMENT
 Title: DIAGRAMS - LAND USE ZONING MAP FOR BEARNA

Sheet No.: **924-MDO-XX-XX-DR-A-09000**
 Scale as: 1:10000 Current Rev.: 2 Project No.: 924

MC CAULEY DAYE O'CONNELL
ARCHITECTS

11 Merrion Square, Dublin 2, Ireland
 Telephone: +353 (0)1 400 4177
 info@mdo.ie | www.mdo.ie



- OBJECTIVE RD1 - PHASE 1 RESIDENTIAL DEVELOPMENT
- OBJECTIVE CCF6 - DEVELOPMENT OF FLOOD ZONES (Additional zoning to RD1)
- OBJECTIVE LU-4 OPEN SPACE / AMENITY & RECREATION
- OBJECTIVE LU-8 CONSTRAINED LAND USE

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	26/06/2020	Updated Titleblock	AR
2	29/06/2020	Revised Bike Storage	AR
3	08/10/2020	Issued for SHD Application	AR

NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

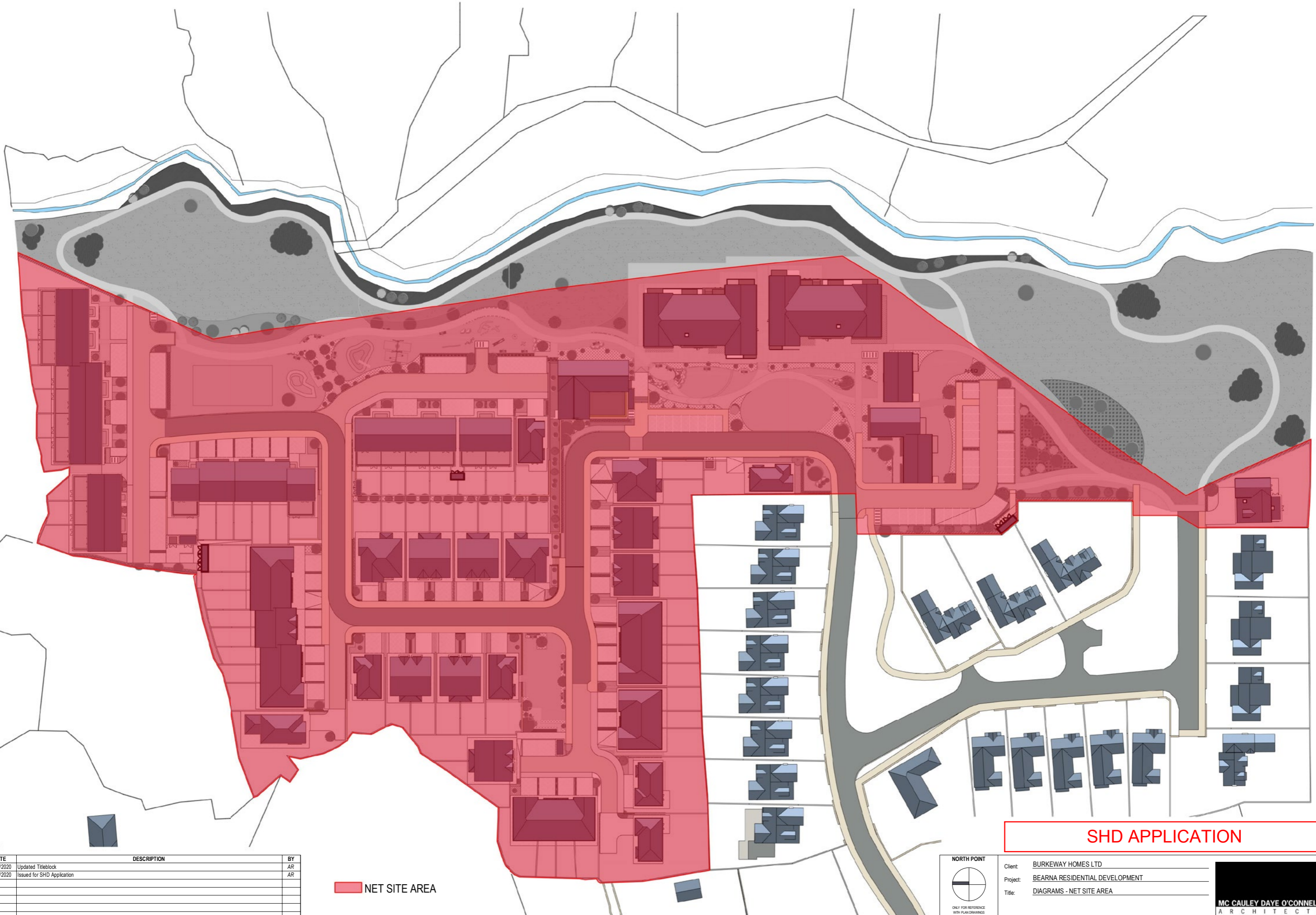
APPROVED

Client: BURKEWAY HOMES LTD
 Project: BEARNA RESIDENTIAL DEVELOPMENT
 Title: DIAGRAMS - BEARNA PLAN LAND USE ZONING (SITE ONLY)

Sheet No.: **924-MDO-XX-XX-DR-A-09001**
 Scale as: 1: 1000 Current Rev.: 3 Project No.: 924

MC CAULEY DAYE O'CONNELL
ARCHITECTS

11 Merrion Square, Dublin 2, Ireland
 Telephone: +353 (0)1 400 4177
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1	26/06/2020	Updated Titleblock	AR
2	08/10/2020	Issued for SHD Application	AR

NET SITE AREA

NORTH POINT

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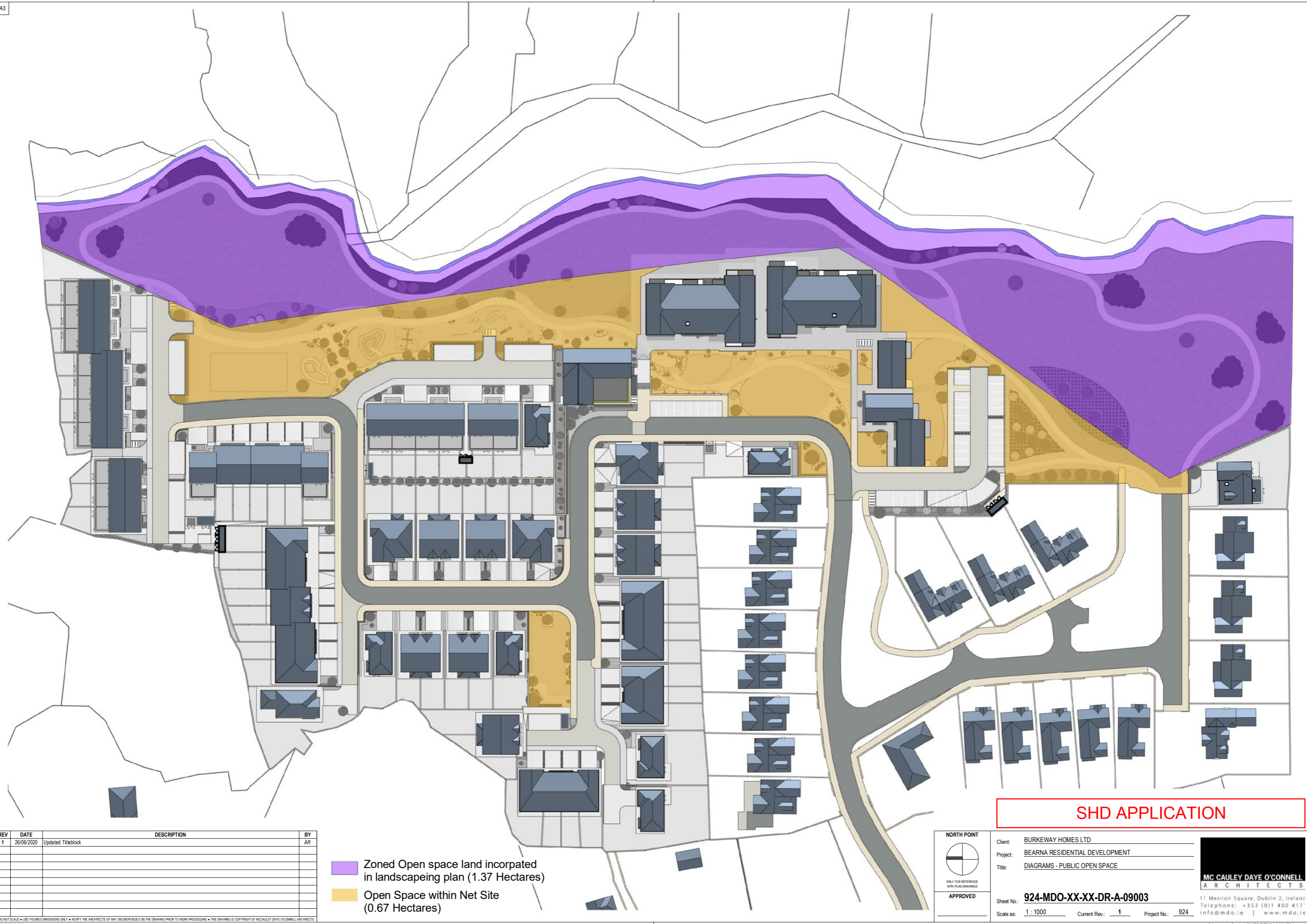
APPROVED

Client: BURKEWAY HOMES LTD
 Project: BEARNA RESIDENTIAL DEVELOPMENT
 Title: DIAGRAMS - NET SITE AREA

Sheet No.: **924-MDO-XX-XX-DR-A-09002**
 Scale as: 1:1000 Current Rev.: 2 Project No.: 924

MC CAULEY DAYE O'CONNELL
 ARCHITECTS

11 Merrion Square, Dublin 2, Ireland
 Telephone: +353 (0)1 400 4177
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REV	DATE	DESCRIPTION	BY
1	26/06/2020	Updated Titleblock	AR

- Zoned Open space land incorporated in landscaping plan (1.37 Hectares)
- Open Space within Net Site (0.67 Hectares)

NORTH POINT

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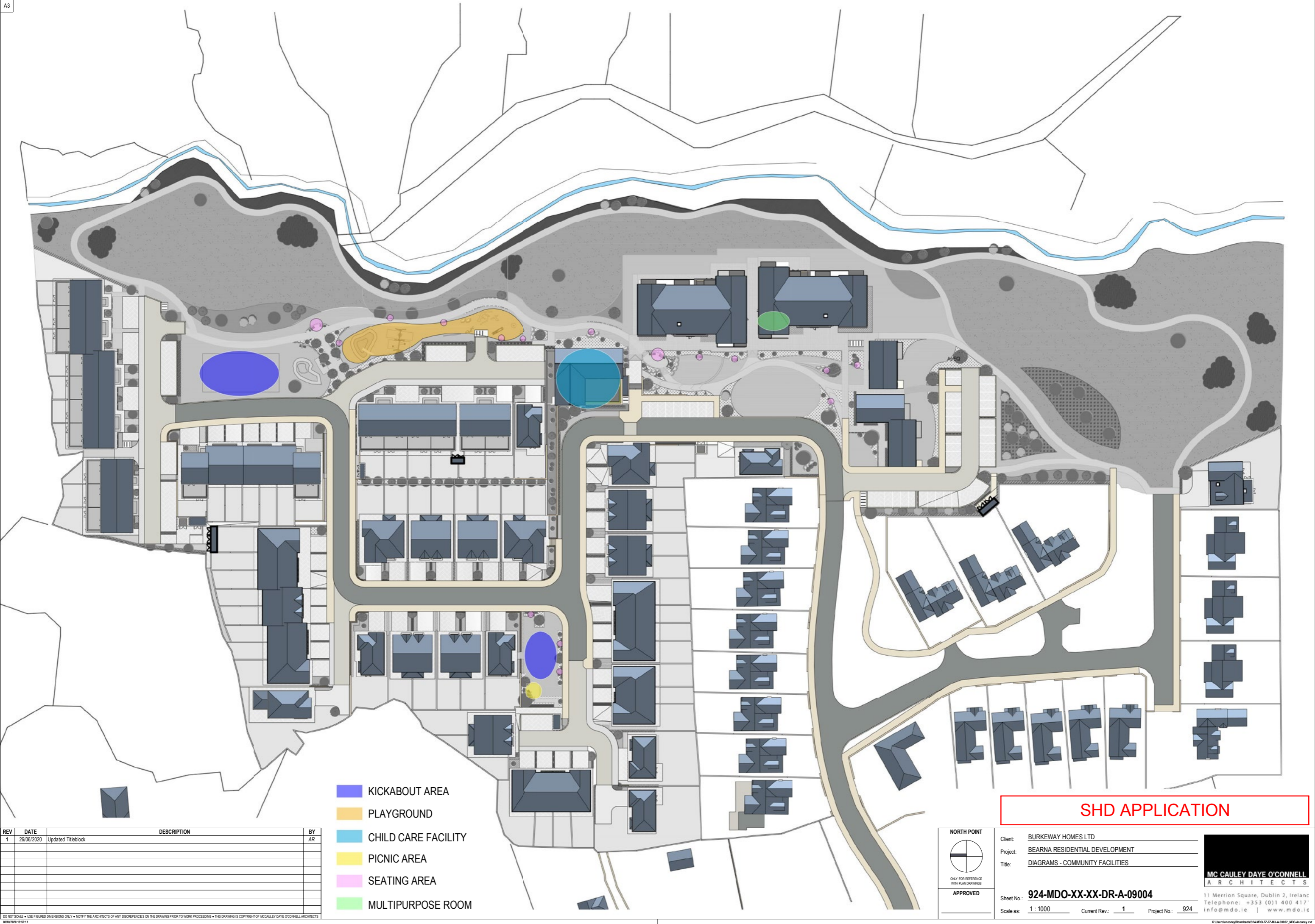
Client: BURKEWAY HOMES LTD
 Project: BEARNA RESIDENTIAL DEVELOPMENT
 Title: DIAGRAMS - PUBLIC OPEN SPACE

Sheet No.: **924-MDO-XX-XX-DR-A-09003**
 Scale as: 1: 1000 Current Rev.: 1 Project No.: 924

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 Telephone: +353 (0)1 400 4177
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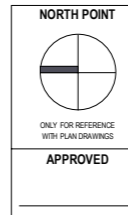
C:\Users\aroney\Downloads\924-MDO-XX-XX-DR-A-09003_MDO-Aroney.rvt



REV	DATE	DESCRIPTION	BY
1	26/06/2020	Updated Titleblock	AR

- KICKABOUT AREA
- PLAYGROUND
- CHILD CARE FACILITY
- PICNIC AREA
- SEATING AREA
- MULTIPURPOSE ROOM

SHD APPLICATION

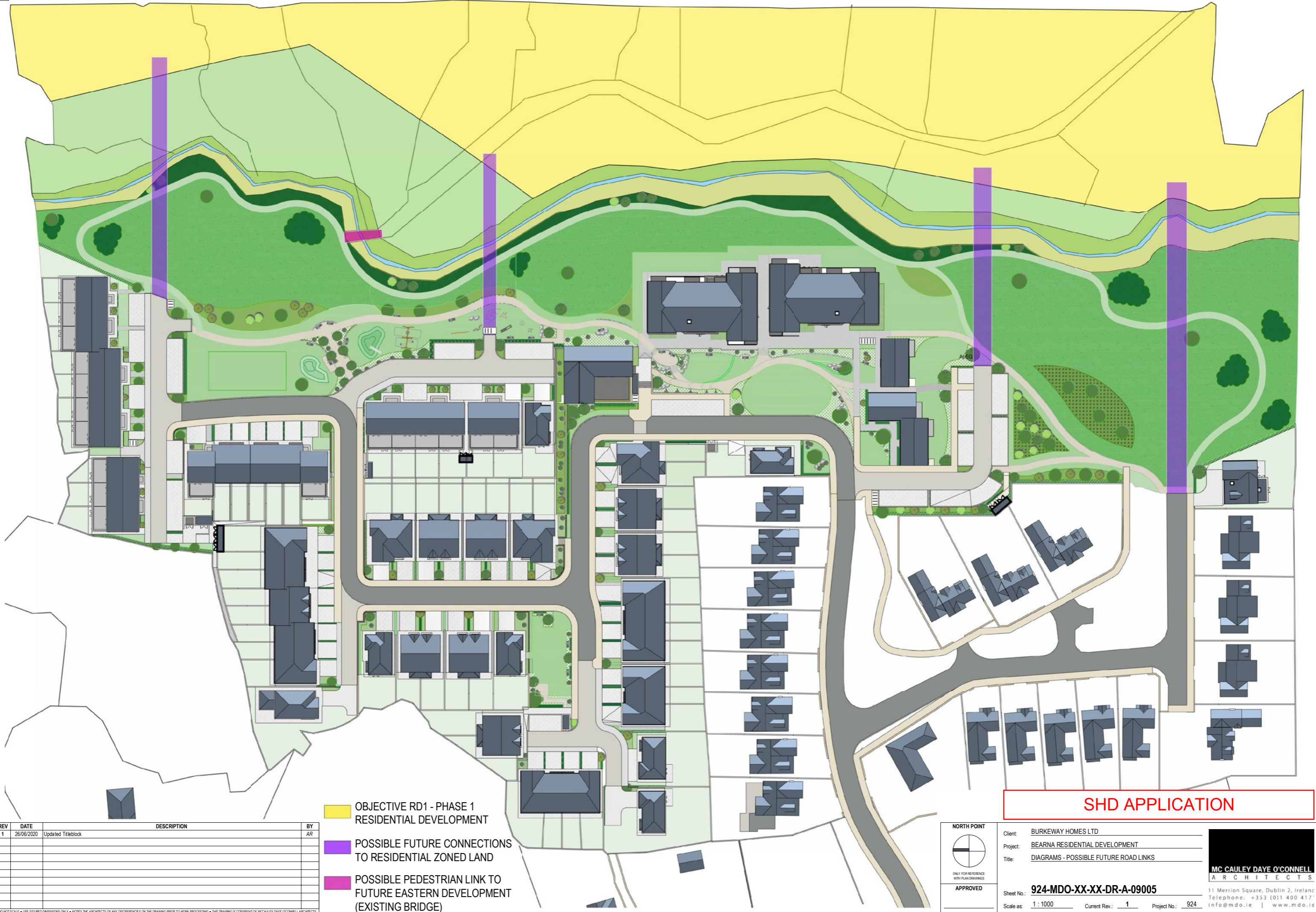


Client: BURKEWAY HOMES LTD
 Project: BEARNA RESIDENTIAL DEVELOPMENT
 Title: DIAGRAMS - COMMUNITY FACILITIES

Sheet No.: **924-MDO-XX-XX-DR-A-09004**
 Scale as: 1: 1000 Current Rev.: 1 Project No.: 924

MC CAULEY DAYE O'CONNELL
ARCHITECTS

11 Merrion Square, Dublin 2, Ireland
 Telephone: +353 (0)1 400 4177
 info@mdo.ie | www.mdo.ie



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REV	DATE	DESCRIPTION	BY
1	26/06/2020	Updated Titleblock	AR

- OBJECTIVE RD1 - PHASE 1 RESIDENTIAL DEVELOPMENT
- POSSIBLE FUTURE CONNECTIONS TO RESIDENTIAL ZONED LAND
- POSSIBLE PEDESTRIAN LINK TO FUTURE EASTERN DEVELOPMENT (EXISTING BRIDGE)

NORTH POINT

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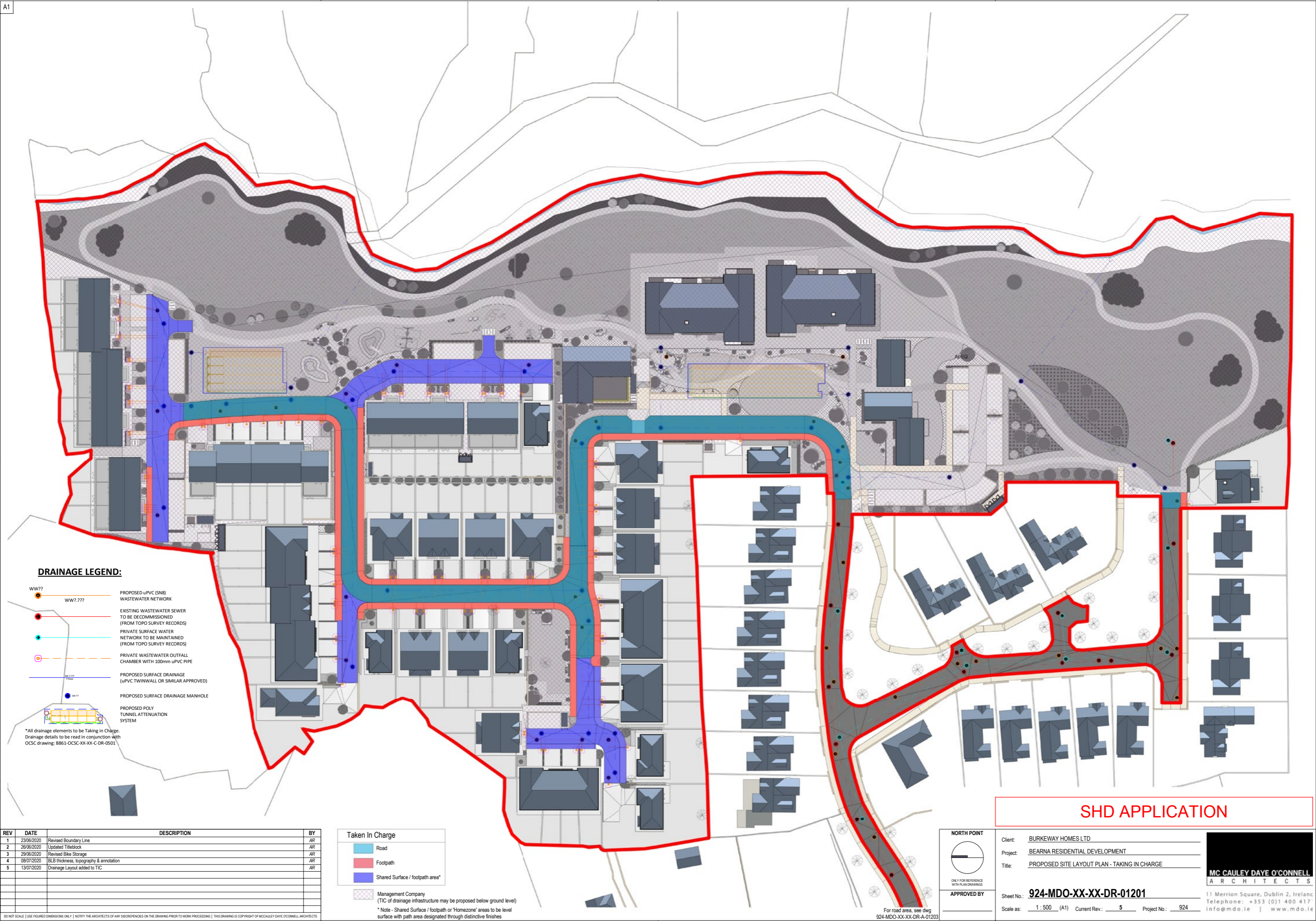
Client: BURKEWAY HOMES LTD
 Project: BEARNA RESIDENTIAL DEVELOPMENT
 Title: DIAGRAMS - POSSIBLE FUTURE ROAD LINKS

Sheet No.: **924-MDO-XX-XX-DR-A-09005**
 Scale as: 1:1000 Current Rev.: 1 Project No.: 924

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 ARCHITECTS

11 Merrion Square, Dublin 2, Ireland
 Telephone: +353 (0)1 400 4177
 info@mco.ie | www.mco.ie

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DRAINAGE LEGEND:

- WW???
- WW?.???
- EXISTING WASTEWATER SEWER TO BE DECOMMISSIONED (FROM TOPO SURVEY RECORDS)
- PRIVATE SURFACE WATER NETWORK TO BE MAINTAINED (FROM TOPO SURVEY RECORDS)
- PRIVATE WASTEWATER OUTFALL CHAMBER WITH 100mm uPVC PIPE
- PROPOSED SURFACE DRAINAGE (uPVC TWINWALL OR SIMILAR APPROVED)
- PROPOSED SURFACE DRAINAGE MANHOLE
- PROPOSED POLY TUNNEL ATTENUATION SYSTEM

*All drainage elements to be Taken In Charge. Drainage details to be read in conjunction with OCS drawing: B861-OCSC-XX-XX-C-DR-0501

REV	DATE	DESCRIPTION	BY
1	23/06/2020	Revised Boundary Line	AR
2	26/06/2020	Updated Titleblock	AR
3	29/06/2020	Revised Bike Storage	AR
4	08/07/2020	BLB thickness, topography & annotation	AR
5	13/07/2020	Drainage Layout added to TIC	AR

Taken In Charge

- Road
- Footpath
- Shared Surface / footpath area*

■ Management Company
 (TIC of drainage infrastructure may be proposed below ground level)
 * Note - Shared Surface / footpath or 'Homezone' areas to be level surface with path area designated through distinctive finishes

SHD APPLICATION

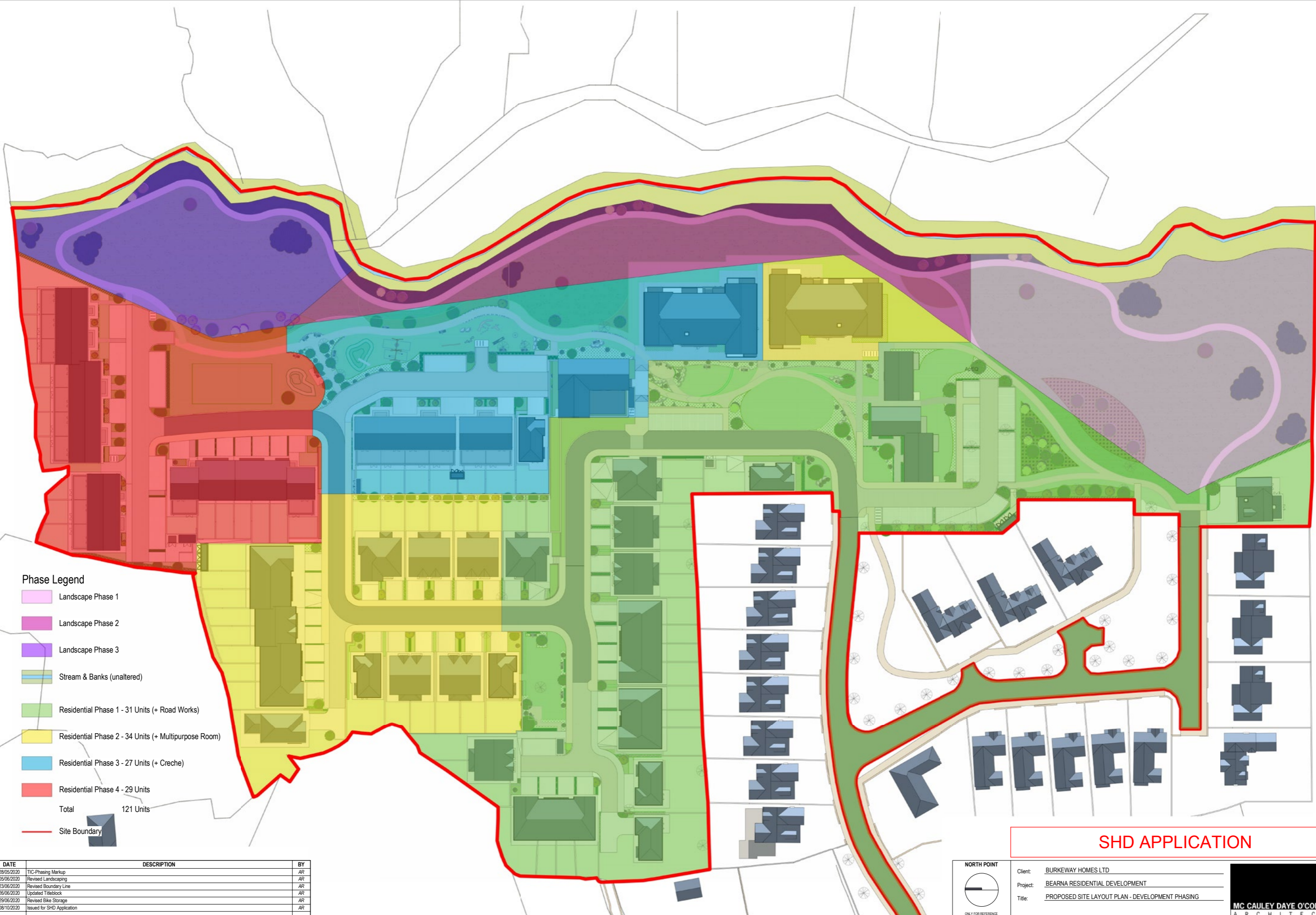
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Client: BURKEWAY HOMES LTD
 Project: BEARNA RESIDENTIAL DEVELOPMENT
 Title: PROPOSED SITE LAYOUT PLAN - TAKING IN CHARGE

Sheet No.: **924-MDO-XX-XX-DR-01201**
 Scale as: 1:500 (A1) Current Rev.: 5 Project No.: 924

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 ARCHITECTS
 11 Merrion Square, Dublin 2, Ireland
 Telephone: +353 (0)1 400 417
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Phase Legend


- Landscape Phase 1
- Landscape Phase 2
- Landscape Phase 3
- Stream & Banks (unaltered)
- Residential Phase 1 - 31 Units (+ Road Works)
- Residential Phase 2 - 34 Units (+ Multipurpose Room)
- Residential Phase 3 - 27 Units (+ Creche)
- Residential Phase 4 - 29 Units
- Total 121 Units
- Site Boundary

REV	DATE	DESCRIPTION	BY
1	28/05/2020	TIC-Phasing Markup	AR
2	05/06/2020	Revised Landscaping	AR
3	23/06/2020	Revised Boundary Line	AR
4	26/06/2020	Updated Titleblock	AR
5	29/06/2020	Revised Bike Storage	AR
6	08/10/2020	Issued for SHD Application	AR

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for roadworks phasing, see dwg:
924-MDO-XX-XX-DR-A-01203

NORTH POINT



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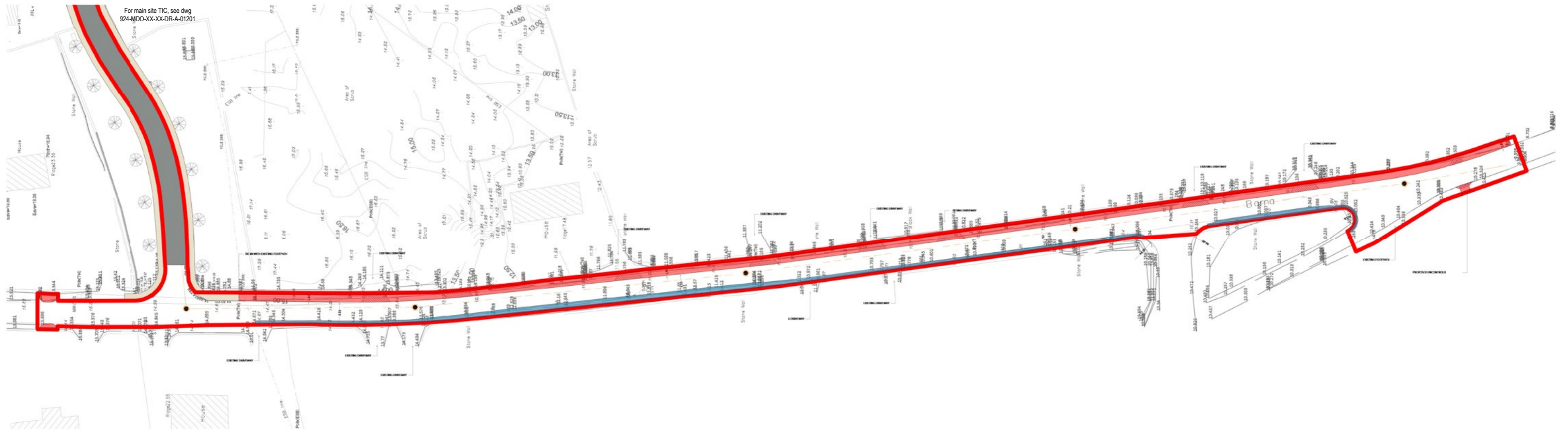
Title: PROPOSED SITE LAYOUT PLAN - DEVELOPMENT PHASING

Sheet No.: **924-MDO-XX-XX-DR-01202**

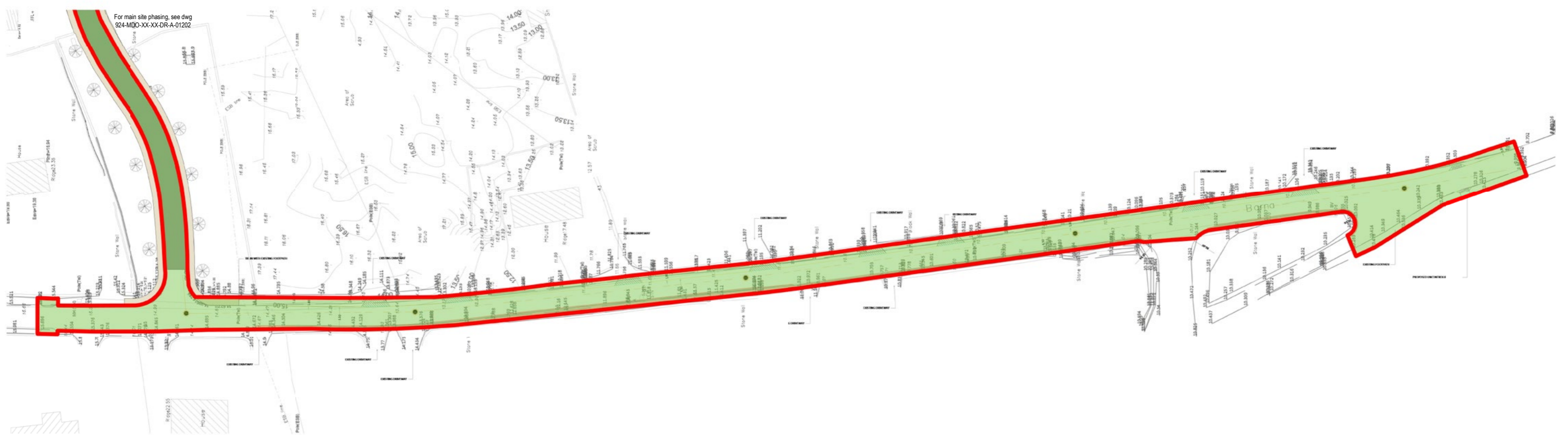
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ARCHITECTS

11 Merrion Square, Dublin 2, Ireland
Telephone: +353 (0)1 400 417
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2 Proposed Site Layout Plan - Roadworks Taking in Charge
1:500



1 Proposed Site Layout Plan - Roadworks Phasing
1:500

REV	DATE	DESCRIPTION	BY
1	28/05/2020	TIC-Phasing Markup	AR
2	08/10/2020	Issued for SHD Application	AR

LEGEND	
TAKING IN CHARGE	PHASING
■ Road (Widening)	■ Phase 1
■ Footpath	

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SHD APPLICATION

Client:	BURKEWAY HOMES LTD
Project:	BEARNA RESIDENTIAL DEVELOPMENT
Title:	PROPOSED SITE LAYOUT PLAN - ROADWORKS - TAKING IN CHARGE & PHASING
Sheet No.:	924-MDO-XX-XX-DR-01203
Scale as:	1:500 (A1) Current Rev.: 2 Project No.: 924

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ARCHITECTS

11 Merrion Square, Dublin 2, Ireland
Telephone: +353 (0)1 400 417
info@mdo.ie | www.mdo.ie

08/10/2020 14:10:14



McCauley Daye O'Connell Architects Limited

11 Merrion Square, Dublin 2

Tel: 01 400 4171 | info@mdo.ie | www.mdo.ie