

## **Planning Report & Statement of Consistency**

Strategic Housing Development  
– Rosshill, Galway





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Prepared By: **MKO  
Tuam Road  
Galway  
Ireland  
H91 VW84**



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## 1. INTRODUCTION

### 1.1 Introduction

This Planning Report and Statement of Consistency has been prepared by MKO on behalf of Alber Developments Ltd (the Applicant) to support pre-planning discussions with An Bord Pleanála (‘the Board’) for a Strategic Housing Development (SHD) located on land at Rosshill, Galway. It is intended that the forthcoming application will be made under the Strategic Housing Development provisions of the Planning and Development (Housing) and Residential Tenancies Act, 2016.

This Planning Report and Statement of Consistency has been prepared to specifically address the requirements of the Regulations and the Guidelines issued by An Bord Pleanála. The proposed development has been prepared in the context of the relevant Ministerial Guidelines and the requirements of the Galway City Development Plan.

This Statement includes details in respect of the proposed development, site location and context, a detailed development description and the relevant planning history. In accordance with national guidance and local development management policies, a mix of dwelling types, tailored to respond to local need and demand, including social housing, will be delivered within a well-designed, walkable and attractive landscaped site, designed to be a high-quality successful place which is connected, permeable and legible. This Statement also provides a high-level assessment of the proposed development’s consistency with the relevant planning policy documents at national, regional and local levels.

This Statement should be read in conjunction with the suite of information lodged in support of the application.

### 1.2 Brief Description of Proposed Scheme

The proposed development comprises in the main development of 102no. residential units and creche facility at lands to the south of Dublin Road, west of Rosshill Stud Farm Road, Rosshill approximately 4 km to the east of Galway City centre. The site is located in the townlands of Roscam and Merlin Park.

The proposed development comprises:

1. Construction of 102no. residential units comprising of 35 apartments and 67 houses:
  2. 4no. Apartment Type '1A' - 1 bed 2 person
    - 4no. Apartment Type '1B' - 1 bed 2 person
    - 3no. Apartment Type '1C' - 1 bed 2 person
    - 11no. Apartment Type '2A' - 2 bed 4 person
    - 4no. Apartment Type '2B' - 2 bed 4 person
    - 3no. Apartment Type '2C' - 2 bed 4 person
    - 3no. Apartment Type '2D' - 2 bed 4 person
    - 3no. Apartment Type '2E' - 2 bed 3 person
    - 2no. House Type 'A/A1' - 4 Bed Semi Detached
    - 8no. House Type 'B/B1' - 3 Bed Semi Detached
    - 4no. House Type 'C/C1' - 3 Bed End of Terrace
    - 2no. House Type 'C2' - 3 Bed Mid Terrace
    - 2no. House Type 'D' - 2 storey town house - end of terrace - 3 bed
    - 4no. House Type 'D1' - 2 storey town house - mid terrace - 3 bed

- 2no. House Type 'D2' - 3 storey town house - end of terrace - 4 bed
  - 2no. House Type 'E' - 3 bed Long Semi-Detached
  - 2no. House Type 'F' - 4 bed Long Semi-Detached
  - 3no. House Type 'G' - 2 storey town house - end of terrace - 3 bed
  - 6no. House Type 'G1' - 2 storey town house - mid terrace - 3 bed
  - 3no. House Type 'G2' – 3 storey town house- end of terrace- 4 bed
  - 1no. House Type 'H' - 3 Bed Semi Detached
  - 1no. House Type 'H1' - 3 Bed Semi Detached - Double front
  - 8no. House Type 'J/J1' - 3 Bed Semi Detached
  - 4no. House Type 'K' - 3 bed Long Semi-Detached
  - 4no. House Type 'L' - 4 bed Long Semi-Detached
  - 3no. House Type 'M' - 3 Bed End of Terrace
  - 3no. House Type 'M1' - 3 Bed End of Terrace
  - 3no. House Type 'M2' - 3 Bed Mid Terrace
2. Demolition of the existing silage concrete apron (40sqm)
  3. Childcare facility (399sqm over 2-storeys) associated outdoor play areas and parking
  4. Retail/Commercial space (188.5sqm) including loading bay
  5. Provision of shared communal and private open space, including play and fitness equipment
  6. Car and cycle parking, including electric vehicle charging points
  7. Provision of all associated surface water and foul drainage services and connections including pumping station
  8. Landscaping, access routes and public art
  9. Lighting and associated works
  10. Access and junction improvements at Rosshill Road and Rosshill Stud Farm Road
  11. Provision of a footpath connectivity link along Rosshill Road and Rosshill Stud Farm Road
  12. All associated works and services

A Natura Impact Statement ('NIS') and Environmental Impact Assessment Report ('EIAR') have been prepared and accompany this application.

The overall red-line area extends to 4.7ha (or thereby). The site is located to the east of Galway City, south of Merlin Park University Hospital. The Galway to Dublin railway line runs to the north of the site.

## 1.3 Structure of the Report

Following this Introduction section, the Planning Report and Statement of Consistency is set out as follows:

- Section 2 of this report provides a description of the site's context within the surrounding area.
- Section 3 sets out the relevant planning history of the application site and other relevant sites in the surrounding area.
- Section 4 provides a description of the proposed scheme.
- Section 5 considers environmental impacts.
- Section 6 provides an overview of the relevant national, regional and local planning policy framework and statement of consistency.
- Section 7 contains a concluding statement on the proposed scheme and sets out in a tabular format consistency with policy and relevant guidelines.



## 2. SITE LOCATION AND CONTEXT

### 2.1 Site Location

The site of the proposed development comprises of 4.7ha of land located at Rosshill, to the east of Galway City. The site is located immediately south of the Galway to Dublin railway line and Rosshill Road, east of Rosshill Stud Farm Road.

The site is 5km from Eyre Square, the perceived centre of Galway City and 4.1km from Main Street, Oranmore.

The development site is accessed from the Rosshill Road.

Neighbouring housing in the area surrounding the site comprises several one-off residential dwellings, predominately to the east and south of the site. The dwellings vary in type, form, design and size with the majority being single dwellings located on large plots. A residential development of 16 no. houses has recently been completed to the north-west of the railway line.

The proposed development site is greenfield in nature however was previously in use as a par 3 golf course, which ceased operation in the early 2000’s. There are now a number of tree lines and hedgerows present within the site. A mixture of hedgerows and stone walls enclose the site creating a hard boundary.

There are no watercourses on site. There are no ecological or environmental designations on site.

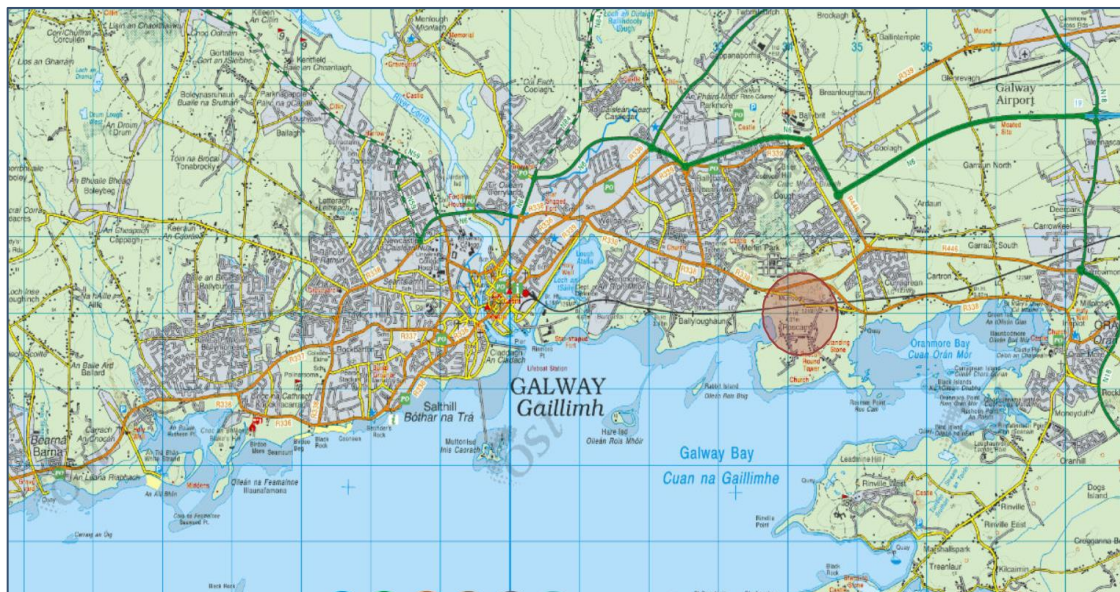


Plate 2-1: General Site Location Map (Source: MyPlan.ie)

Land to the south, west and east are zoned Low Density Residential development in the extant Galway City Council Development Plan 2021-2027.

The application site boundary is shown in detail in Plate 2-2 overleaf.

The site is zoned “Low Density Residential” in the Galway City Council Development Plan 2017-2023. Zoning is further discussed at Section 6.4 of this report.

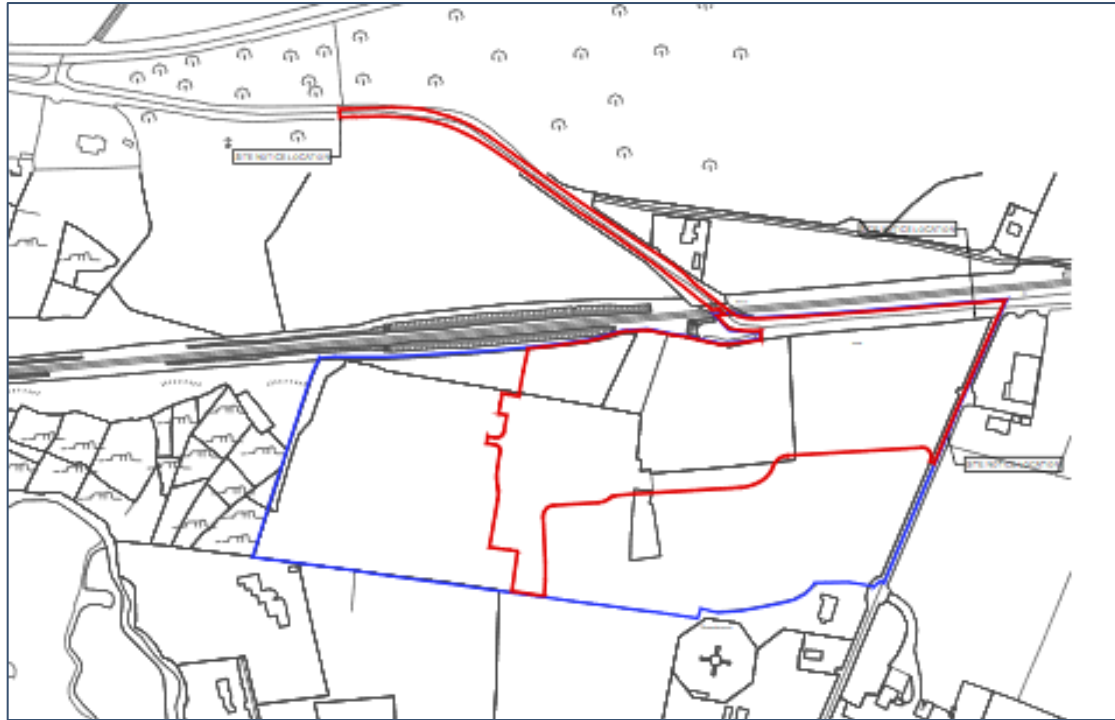


Plate 2-2: Redline Boundary Plan (Source: Extracted from Drawing No. 20175-3001)

## 2.2 Site Description

The site comprises agricultural land in rough grazing. It previously formed a par-3 golf course however the old greens and fairways are now fallow and overgrown.

Hedgerows are present on site along with several mature and semi-mature trees and tree groupings.



Plate 2-3: View 01 from within the site looking south; View 02 from within the site looking towards the site access/eastern boundary

There are no watercourses on site.

The site is undulating, falling to the west.

The main site boundaries comprise in the main agricultural hedgerows and stone walls. To the north, the site is bound by the Old Dublin Road and the railway line. To the south further zoned lands exist

beyond which private residences and associated operations including a stud farm are located. The boundary in this location comprises a mix of hedgerows, trees and wire fencing with some remnants of stone walls in places. The western boundary is not physically determinable on the ground but is at the point where the site levels change. To the east, Rosshill Stud Farm Road runs in a north-south fashion and some existing trees exist.

The south of the site is bounded by undeveloped zoned Low Density Residentially zoned land. These lands are backed onto by ribbon development of one off houses. To the southeast of the site is a stone walled folly. Adjacent is a large dwelling which had been converted to a number of apartments.

The application site boundary extends north along Rosshill Road towards the recent residential development - this to facilitate infrastructure connections within the road corridor.

The topography of the application site is generally flat save for the western boundary which exists at a level change within the site, falling to the west.

A single point of access currently exists into the site from Rosshill Stud Farm Road to the east.

There are no archaeological records or protected structures located within the site of the proposed development site however the folly mentioned above is a Recorded Monument and protected structure (RMP No. GA094-070/RPS 8803) and the Rosshill Railway Bridge (RPS 8806, NIAH 30409423) is located to the north of the main site.

### 3. PLANNING HISTORY

#### 3.1 Planning History of the Application Site

##### 3.1.1 An Bord Pleanála

A previous planning application which included the subject site was lodged with An Bord Pleanála on the 17<sup>th</sup> of January 2020 (ABP ref: 306413-20). The development proposal at that time include the subject site, and extended further west and south. It comprised:

- a) *“Residential development consisting of 342 number units, comprising 185 number houses and 157 number apartments including a ground-floor community space, office, café, retail unit*
- b) *A two-storey childcare facility*
- c) *The provision of public realm landscaping including shared public open space and play areas, public art, public lighting, resident and visitor parking including car rental bays, electric vehicle charging points and bike rental spaces;*
- d) *Pedestrian, cyclist and vehicular links throughout the development;*
- e) *Access road and junction improvements at Rosshill road/Old Dublin Road;*
- f) *Provision of all associated surface water and foul drainage services and connections including pumping station and*
- g) *All associated site works and ancillary services.”*

The Board issued their decision on the application on the 7<sup>th</sup> May 2020. The application was refused for the following reasons:

1. *Having regard to the proximity of the subject site to the Inner Galway Bay Special Protection Area (site code 004031), the factors that can adversely affect the achievement of the conservation objective to maintain favourable conservation conditions of the special conservation interest species listed for the designated site, namely anthropogenic disturbance and ex-situ factors, and having regard to the information provided with the application, including the Natura Impact Statement and the absence of seasonal bird surveys for the site, in light of the assessment carried out the Board cannot be satisfied, beyond reasonable scientific doubt, that the proposed development, either individually or in combination with other plans and projects, would not adversely affect the integrity of Inner Galway Bay Special Protection Area (site code 004031), in view of the site’s conservation objectives and qualifying interests. In such circumstances the Board is precluded from granting planning permission for the proposed development.*
2. *The proposed development would be premature having regard to the existing deficiencies in the wastewater network in the area, specifically the Merlin Park Number1 Pump Station and the period within which this constraint may reasonably be expected to cease. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.*
3. *Having regard to the “Urban Design Manual –a Best Practice Guide” issued by the Department of the Environment, Heritage and Local Government in 2009, to accompany the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, which includes key criteria such as context, connections, variety and distinctiveness, it is considered that the proposed development results in poorly defined and poorly overlooked streets and open spaces, a high number of cul-de-sacs, and a lack of variety and distinctiveness in the design of the dwellings, which would result in a substandard form of development, and would be seriously injurious to the residential amenities of future occupants. Furthermore, it is considered that the development fails to integrate existing trees/woodland satisfactorily into the layout of the development and, as such, would be contrary to specific development objectives for the site as set out under chapter 11 of the Galway City Development Plan 2017-2023 which seeks to retain the*

*sylvan character of the landscape. The proposed development would, therefore, seriously injure the residential amenities of future occupants, would be contrary to these Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.*

The Inspectors consideration of the application and the Boards final decision have been considered in the formulation of this current development proposal.

### 3.1.2 Galway City Council

In addition to the previous SHD refusal, a review of the Galway City Council online planning application mapping system indicates the following planning applications have been made in respect of the subject site.

The site of the proposed development was previously in use as an 18 hole par 3 golf course which has since ceased all operations on the site in the early 2000's. Due to the time the 18 hole par 3 course was established the associated planning application documentation is unavailable. The club house was located to the south east of the development site with the old greens and fairways now overgrown and unidentifiable. A number of applications of a residential nature have also been submitted for the site; these are discussed in greater detail in the section below.

Table 3-1: Planning History Within the Proposed Development Site

Planning Ref	Description	Decision
05/352	Permission for the construction of a 137 unit residential development consisting of 16 no. 4-bed detached houses, 15 no. 5-bed detached houses, 26 no. 2-bed townhouses, 73 no. 3-bed townhouses, 7 no. 4-bed townhouses, a creche (215 sq. m.) a shop (215 sq. m.), a new access to Old Dublin Road and all associated external and site development works.	Refused by GCC 14/07/2005
06/816	Permission for the construction of (i) a 99 unit residential development (18,871 sqm) consisting of 43 no. 5-bed detached houses, 16 no. 4-bed detached houses, 25 no. 2-bed apartments, 2 no. 3-bed apartments, 12 no. 2-bed duplexes, 1 no. 3-bed end terrace house, (ii) a creche (350 sqm), (iii) a new access to the Roshill Road, (iv) an upgraded junction onto the Old Dublin Road, (v) ESB Substation, (vi) Pumping house, (vii) Car parking (225 no. spaces at surface level and 60 no. spaces underground) and (viii) all associated external and site development works.	Granted by GCC 06/06/2007

In respect to Pl.Ref.06/816 please note that this permission was not commenced due to economic reasons.

### 3.2 Planning History – Vicinity of Application Site

A review of planning applications from the Public Register and within approximately a 300m radius of the site was undertaken and is summarised below at Table 3-2. The majority of these constitute planning applications for the erection of single private dwellings, or alterations to same.

Five planning applications from the Register relate to larger development proposals, as follows:

Table 3-2: Planning History Within Approximately 300 Meters of the Site

Application Reference	Description	Decision
89/148	Erection of dwellinghouse & septic tank.	Granted by GCC

Application Reference	Description	Decision
		30/05/1989
92/24	Permission for provision of access from site of dwellinghouse to the public road.	Granted by GCC 15/04/1992
92/119	Permission for erection of dwellinghouse and septic tank.	Granted by GCC 27/05/1992
93/622	Permission for alterations to conservatory roof & addition of porch.	Granted by GCC 09/02/1994
94/70	Permission for alterations to previously approved house plan.	Granted by GCC 17/04/1994
96/201	Permission for extension to dwellinghouse (kitchen, utility and 2 bedrooms).	Granted by GCC 05/06/1996
96/851	Permission for a front extension comprising a bay window and retention of garage-shed at rear.	Granted by GCC 27/03/1997
97/66	Permission to erect dwellinghouse and septic tank.	Granted by GCC 04/06/1997
97/276	Permission for serviced dwellinghouse	Granted by GCC 06/08/1997
97/326	Permission for dwellinghouse and septic tank.	Granted by GCC 14/08/1997
98/224	Outline Permission to erect dwellinghouse with septic tank on lands.	Refused by GCC Granted by An Bord Pleanála (107054) 08/01/1999
98/469	Permission for Garden Sheds.	Granted by GCC 27/01/1999
98/471	Permission for granny flat extension.	Granted by GCC 28/09/1998
99/120	Outline permission to construct dwellinghouse and a septic tank.	Granted by GCC 20/09/1999
99/834	Approval for construction of dwellinghouse and associated garage and septic tank (Outline Ref. 224/98).	Granted by GCC 05/04/2000
00/361	Permission for extension to house.	Granted by GCC 09/08/2000
00/606	Permission for new dwellinghouse and septic tank.	Granted by GCC 18/01/2001
00/768	Permission to construct a dwellinghouse with garage, septic tank, percolation area and associated site works.	Granted by GCC 18/05/2001
00/872	Permission for dormer dwelling and septic tank with percolation area	Granted by GCC 07/03/2001
01/120	Permission for approval for 6m wide entrance roadway for 4 number sites	Granted by GCC 18/05/2001
01/162	Permission to carry out extensions to house consisting of utility room, dining / living room at ground floor level and with a study at first floor level overhead.	Granted by GCC 20/09/2001
01/318	Permission to construct a dwelling house, septic tank and percolation area.	Granted by GCC 07/10/2001
02/233	Permission for retention of development, for amendment to previous grant of planning permission (Pl. Ref. No. 816/00) by the provision of a dedicated septic tank and percolation area to a single dwellinghouse under construction.	Granted by GCC 31/07/2002

Application Reference	Description	Decision
02/407	Permission to demolish the existing shed to the front of the site and for the construction of a dwellinghouse, garage, septic tank and percolation area.	Refused by GCC 07/08/2002
02/943	Permission to construct a dwellinghouse, garage, septic tank, percolation area and puraflo unit.	Granted by GCC 04/03/2003
03/624	Permission for a multipurpose amenity development to include for 8 five a side synthetic soccer pitches, 8 tennis courts, putting greens/bowls associated lighting and dressing rooms / club house.	Granted by GCC 16/03/2004
03/982	Permission to construct a private garage at the rear of house.	Refused by GCC 18/12/2003
04/338	Permission to construct a storage shed for an agricultural tractor and its ancillary equipment at the rear of house.	Granted by GCC 05/08/2004
04/546	for the proposed demolition of the existing rear structure, provision of new two storey extension to rear of dwelling, provision of covered vehicular structure, revisions to layout of ground floor and first floor layouts and all ancillary works in relation to the development.	Granted by GCC 31/03/2005
04/868	Permission for 1) the change of use from the basement garage to a proposed playroom area of the existing dwelling house 2) the erection of a proposed garage, exercise room and first floor gymnasium 3) alterations to the rear elevations at the above address.	Granted by GCC 21/02/2005
06/293	Permission for the restoration and change of use of existing out houses and stables to use as a single residential unit, the construction of a single storey extension to same, and the provision of an effluent treatment plant and all associated site works and services.	Granted by GCC 06/07/2006
06/293	Retention permission to (1) Retain kitchen dining area to east side of dwelling house (2) Retain garage conversion to play area/bedroom (3) Build new conservatory to west site of dwellinghouse. (4) Extend existing cloaks/lobby area to provide new dining room (5) Replace kitchen window and build in new patio doors in kitchen dining area on south elevation	Granted by GCC 06/07/2006
07/27	Permission for retention and completion of all works in conjunction with existing dwelling house and all ancillary works in relation to the development (As per previous Planning approval file Ref. No. 04/546).	Granted by GCC 17/04/2007
08/144	Permission for the demolition of an existing detached single-storey dwelling house and garden shed, and the construction of a detached two-storey dwelling house, septic tank and Bord na Mona Puraflo treatment system, with new relocated site entrance from the public road and associated site works.	Granted by GCC 03/06/2008
10/116	Permission for the construction of a farm shed and internal farm roadway.	Granted by GCC 09/08/2010
10/212	Permission for the construction of 4 no. dwellinghouses (in dormer and two storey typology), 4 no. garden sheds and 4 no. individual effluent treatment plants and percolation areas on lands zoned 'L.D.R.' in the Galway City Development Plan. Permission also for all associated roads, footpaths, services, public lighting, open spaces and new site boundaries.	Granted by GCC 25/05/2011
11/6	Permission to construct a domestic garage, also to extend and renovate existing dwelling.	Granted by GCC 03/05/2011

Application Reference	Description	Decision
14/74	Permission to (1) demolish existing shed and rear porch of existing dwellinghouse (2) to construct new extension to side and rear of dwellinghouse (3) to make alterations to existing dwelling house and (4) install new treatment system and percolation with all associated services	Granted by GCC 09/06/2014
16/109	E.O.D on Pl. Reg. Ref. No. 10/212 - Permission for the construction of 4 no. dwellinghouses (in dormer and two storey typology), 4 no. garden sheds and 4 no. individual effluent treatment plants and percolation areas on lands zoned 'L.D.R.' in the Galway City Development Plan. Permission also for all associated roads, footpaths, services, public lighting, open spaces and new site boundaries	Granted by GCC 22/06/2016
16/187	Permission to construct a garage with all associated services	Granted by GCC 28/09/2016
16/354	Permission for a new residential development which contains 3 no. 2 storey 4 bedroom detached houses with individual vehicular entrances and sewage treatment systems together with all ancillary site works, landscaping and service connections	Granted by GCC 05/09/2017
17/295	Permission for development which will consist of the construction of a dwelling house, waste water treatment system and all associated site development and external works	Granted by GCC Refused by An Bord Pleanála (301019) 03/12/2018
18/44	Permission for development which will consist of the construction of a dwelling house, external store, waste water treatment system and all associated site development and external works	Granted by GCC Refused by An Bord Pleanála (301417) 03/12/2018
18/232	Permission and Retention permission for a development consisting of a change of House type to the residential dwelling on Site No. 1 which was granted planning permission under Reg. Ref 10/212 (extended under Reg. Ref 16/109) to now provide for a new house type A which comprises a 2 storey, 4 bed detached dwelling with shed/garage and associated car parking, landscaping, boundary treatments and all ancillary site works necessary to facilitate the proposed development. Retention permission is also sought for minor changes to the granted vehicle and pedestrian entrance layout to accommodate the proposed development.	Granted by GCC Granted by An Bord Pleanála (302635) 31/01/2019
19/89	Permission for development which consists of the construction of a dwelling house, external store, waste water treatment system and all associated site development and external works	Granted by GCC Refused by An Bord Pleanála (304592) 02/07/2019
19/186	Permission is sought for the change of house type to the residential dwelling on site No. 1, previously granted planning permission under Pl. Ref. 10/212 & 16/109 & associated garden shed / garage store and all associated site works & services.	Granted by GCC 15/08/2019
19/291	Permission is sought for the change of house type B at site 2 previously granted planning permission under P.L. ref 10/212 & 16/109 & associated garage store and all associated site works and services.	Granted by GCC Granted by An Bord Pleanála (306460) 07/05/2020



Application Reference	Description	Decision
20/100	Permission is sought for the development which will consist of 1) Demolish Existing Derelict Dwelling House, 2) Construct a new two storey Dwelling House with carport and external store (370m <sup>2</sup> ), 3) Retain existing site entrance, 4) Provision for new proprietary Effluent Treatment System and Percolation Area, and 5) All associated site works in the townland	Granted by GCC 14/12/2020
20/174	Permission for the construction of a single storey extension and all associated services onto an existing domestic garage. The extension will incorporate a studio and a home office	Granted by GCC 29/09/2020
21/34	Permission for development which will consist of a new two storey side extension, alterations to front entrance porch, internal alterations and all ancillary site works.	Current Application

### 3.3 Section 247 Pre-Application Meeting

MKO on behalf of the applicants requested a section 247 pre-planning meeting with Galway City Council to discuss the proposed SHD application on the 12<sup>th</sup> October 2020. No response to the formal request was received in the prescribed 4 weeks period. On the 23<sup>rd</sup> November 2020 a further request was issued which included pre-application documentation as follows:

- MKO Cover Letter
- Site Location Map drawing 2501
- Sketch 102 scheme layout drawing 2510 Rev B – draft for discussion
- Overall Site Survey drawing 2502
- Master site layout plan drawing 2510
- Site layout part 1 drawing 2511
- Site layout part 2 drawing 2512
- House type A drawing 2710
- House type C drawing 2720
- House Type C1/C3/C drawing 2730
- House Type E and F drawing 2740
- Development statistics sheet
- Preliminary Landscape Report Phase 1
- Preliminary Report on Civil Works Phase 1
- Watermain layout drawing 10690-2101 Rev D01
- Drainage layout drawing 10690-2102 Rev D01
- Combined Services layout drawing 10690-2100 Rev D01

The cover letter noted above is included here at **Appendix A** for information.

Subsequently Galway City Council proceeded to offer a meeting date of 3<sup>rd</sup> December 2020 which was accepted.

#### 3.3.1 Meeting No.1

The meeting was attended by the applicant, their project architects, engineers, landscape architect and planning consultant. Representatives from the Council’s roads/transport, drainage, planning and parks section were also in attendance.

At the meeting the applicants design team introduced both the applicants and the proposed development to Galway City Council. Key elements of the project such as landscape, civils, transport and the overall design of the development were presented and discussed in detail with the Planning Authority.

In discussions and feedback the applicants team outlined a number of elements of the project including:

- The applicants will continue to liaise with Irish Water with respect to the upgrade of the Merlin Park pumping station,
- The context of the proposed development following the refusal of Pl. 306413-20,
- Site zoning as per the Galway City Development Plan 2017-2023,
- The functionality of open space under Phase 1 with a recommendation made that the central green space of the overall scheme should be brought forward to Phase 1,
- The location of the creche was discussed in detailed with the design team invited to explore this further, and,
- The development in the context of the proposed and existing road networks.

It was agreed that the team would review the Council’s feedback and seek a follow-up meeting.

It was proposed to carry out a site walk-over between the Council’s landscape officer and the project landscape architect.

### 3.3.2 Meeting No.2

A second section 247 meeting took place between the applicant, their project architects, engineers, landscape architect, planning consultant and the representatives of Galway City Council (attended by roads/transport, drainage, planning and the parks section). The meeting took place on the 14<sup>th</sup> of January 2021. The following information was provided to the Authority ahead of the meeting:

- Rosshill Narrative
- Masterplan Site Layout 20175-3001
- Part 01 Site Layout 20715-3002
- Part 02 Site Layout 20715-3003
- Green Open Spaces Masterplan Spaces 20715-3010
- Landscape Plan
- Development Statistics
- Car Parking Requirements
- Technical Note SUDS

For information, the updated Masterplan Layout and narrative provided is enclosed here at **Appendix B**.

At the second meeting the applicants team outlined the various updates which were made to the proposed development following feedback from the initial meeting, which included:

- Revisions to the landscape design of the development such as:
  - Additional consideration and redesign of the open space located at Cell No.1,
  - The addition of play equipment
  - The introduction of swales within the car park area at the apartment block
  - Further retention and reinforcement of a number of areas of trees on site
- Various updates to the layout and design had been undertaken such as:
  - Relocation of creche building following detailed discussions with GCC to the north-east corner of the site
  - Staggering of the apartment block to create more visual interest in this location
  - Further consideration to the car parking layout (both at the apartment block and along the main road fronting Cell No.1)
  - A further diversity in house design to add to variety and distinctiveness across the site
  - A review of pedestrian movement and access throughout the site.

Galway City Council noted the positive changes which have come about following the initial meeting. Further positive feedback was also noted surrounding the context of the overall masterplan, the relocation of the creche, changes to the open spaces and the retention/reinforcement of existing trees. A number of additional elements of the proposed development including the overall design, roads and car parking were discussed further.

The applicants welcomed any additional feedback from Galway City Council with regards to the proposed development following the second meeting.

### 3.3.3 **An Bord Pleanála**

A tripartite meeting took place between An Bord Pleanála, Galway County Council and the Design team on the 1<sup>st</sup> of April 2021. Within the meeting the proposed development was discussed in detail with both An Bord Pleanála and Galway City Council with specific aspects such as zoning, development strategy, roads, parking, amenity, cultural heritage, ecology and the site in general outlined.

## 4. PROPOSED DEVELOPMENT

### 4.1 General Description

The application for the development of a residential development which consists of 102 units comprising of a mixture of house types (65.7%) and apartments (34.3%) along with commercial space and a childcare facility. The proposal is as follows:

1. Construction of 102no. residential units comprising of 35 apartments and 67 houses:
  - 4no. Apartment Type '1A' - 1 bed 2 person
  - 4no. Apartment Type '1B' - 1 bed 2 person
  - 3no. Apartment Type '1C' - 1 bed 2 person
  - 11no. Apartment Type '2A' - 2 bed 4 person
  - 4no. Apartment Type '2B' - 2 bed 4 person
  - 3no. Apartment Type '2C' - 2 bed 4 person
  - 3no. Apartment Type '2D' - 2 bed 4 person
  - 3no. Apartment Type '2E' - 2 bed 3 person
  - 2no. House Type 'A/A1' - 4 Bed Semi Detached
  - 8no. House Type 'B/B1' - 3 Bed Semi Detached
  - 4no. House Type 'C/C1' - 3 Bed End of Terrace
  - 2no. House Type 'C2' - 3 Bed Mid Terrace
  - 2no. House Type 'D' - 2 storey town house - end of terrace - 3 bed
  - 4no. House Type 'D1' - 2 storey town house - mid terrace - 3 bed
  - 2no. House Type 'D2' - 3 storey town house - end of terrace - 4 bed
  - 2no. House Type 'E' - 3 bed Long Semi-Detached
  - 2no. House Type 'F' - 4 bed Long Semi-Detached
  - 3no. House Type 'G' - 2 storey town house - end of terrace - 3 bed
  - 6no. House Type 'G1' - 2 storey town house - mid terrace - 3 bed
  - 3no. House Type 'G2' - 3 storey town house- end of terrace- 4 bed
  - 1no. House Type 'H' - 3 Bed Semi Detached
  - 1no. House Type 'H1' - 3 Bed Semi Detached - Double front
  - 8no. House Type 'J/J1' - 3 Bed Semi Detached
  - 4no. House Type 'K' - 3 bed Long Semi-Detached
  - 4no. House Type 'L' - 4 bed Long Semi-Detached
  - 3no. House Type 'M' - 3 Bed End of Terrace
  - 3no. House Type 'M1' - 3 Bed End of Terrace
  - 3no. House Type 'M2' - 3 Bed Mid Terrace
2. Demolition of the existing silage concrete apron (40sqm)
3. Childcare facility (399sqm over 2-storeys) associated outdoor play areas and parking
4. Retail/Commercial space (188.5sqm) including loading bay
5. Provision of shared communal and private open space, including play and fitness equipment
6. Car and cycle parking, including electric vehicle charging points
7. Provision of all associated surface water and foul drainage services and connections including pumping station
8. Landscaping, access routes and public art
9. Lighting and associated works
10. Access and junction improvements at Rosshill Road and Rosshill Stud Farm Road
11. Provision of a footpath connectivity link along Rosshill Road and Rosshill Stud Farm Road

12. All associated works and services

4.2

## Key Planning Statistics

An overview of the key planning statistics is set out below in tabular format and can also be found on the accompanying Development Statistics sheet included at Appendix 02 of the project Design Statement (ONOM, 2021)

Table 4-1: Key Planning Statistics

Unit Type	Quantity
Overall Site Area	4.70ha
Developable Site Area	2.84ha
Unit Numbers	102
Unit Types	67 Housing Units (65.7% of units)
	35 Apartment Units (34.3% of units)
Density	14.51 Units per Acre
	35.86 Units per Hectare
Plot Ratio	0.41
Site Coverage	c.17%
Communal Open Space	4,437m <sup>2</sup>
	15.60%

102no. units are being proposed across twenty-two house types and eight apartment types (please refer to the below tables). There are variants within these types, these are illustrated in full in the drawings which accompany this application pack.

Table 4-2: Conventional House Types

Unit Type	Floor Area M <sup>2</sup> Per Unit	Quantity
House Type 'A/A1' - 4 Bed Semi Detached	134.90	2
House Type 'B' - 3 Bed semi detached	113.90	4
House Type 'B1' - 3 Bed semi detached	117.70	4
House Type 'C/C1' - 3 Bed End of Terrace	113.90	4
House Type 'C2' - 3 Bed Mid Terrace	117.70	2

Unit Type	Floor Area M <sup>2</sup> Per Unit	Quantity
House Type 'D' - 2 storey town house - end of terrace - 3 bed	106.20	2
House Type 'D1/D3' - 2 storey town house - mid terrace - 3 bed	103.10	4
House Type 'D2' - 3 storey town house - end of terrace - 4 bed	146.40	2
House Type 'E' - 3 bed Long Semi-Detached	108.00	2
House Type 'F' - 4 bed Long Semi-Detached	130.00	2
House Type 'G' - 2 storey town house - end of terrace - 3 bed	106.30	3
House Type 'G1' - 2 storey town house - mid terrace - 3 bed	103.40	6
House Type 'G2' - 3 storey town house - end of terrace - 4 bed	146.40	3
House Type 'H' - 3 Bed semi detached	114.10	1
House Type 'H1' - 3 Bed semi detached - Double front	115.60	1
House Type 'J' - 3 Bed semi detached	114.00	4
House Type 'J1' - 3 Bed semi detached	114.20	4
House Type 'K' - 3 bed Long Semi-Detached	107.80	4
House Type 'L' - 4 bed Long Semi-Detached	129.80	4
House Type 'M' - 3 Bed End of Terrace	113.90	3
House Type 'M1' - 3 Bed End of Terrace	113.90	3

Unit Type	Floor Area M <sup>2</sup> Per Unit	Quantity
House Type 'M2' - 3 Bed Mid Terrace	114.10	3
<b>Total</b>	<b>7776</b>	<b>67</b>

Table 4-3: Apartment Types

Unit Type	Floor Area M <sup>2</sup> Per Unit	Quantity
Apartment Type '1A' - 1 bed 2 person (1 Storey)	50.17	4
Apartment Type '1B' - 1 bed 2 person (1 Storey)	56	4
Apartment Type '1C' - 1 bed 2 person (1 Storey)	51.00	3
Apartment Type '2A' - 2 bed 4 person (1 Storey)	77.64	11
Apartment Type '2B' - 2 bed 4 person (1 Storey)	79.64	4
Apartment Type '2C' - 2 bed 4 person (1 Storey)	85.80	3
Apartment Type '2D' - 2 bed 4 person (1 Storey)	80.30	3
Apartment Type '2E' - 2 bed 3 person (1 Storey)	70.20	3
<b>Total</b>	<b>2647.2</b>	<b>35</b>

Table 4-4: Other Buildings Types

Unit Type	Floor Area M <sup>2</sup> Per Unit	Quantity
Commercial/ Retail	188.56	1
Creche	399.00	1
<b>Total</b>	<b>587.56</b>	<b>2</b>

Table 4-5: Proposed Unit Type - Breakdown

Unit Type	Quantity	Percentage
1 Bedroom	11	10.8%
2 Bedroom	24	23.5%
3 Bedroom	54	52.9%
4 Bedroom	13	12.7%
<b>Total</b>	<b>102</b>	<b>100%</b>

Table 4-6: Proposed Unit Types – Summary

Unit Type	Quantity	Percentage
Terraced	35	34.3%
Semi-Detached	32	31.4%
Apartment	35	34.3%
<b>Total</b>	<b>102</b>	<b>100%</b>

In addition to residential uses proposed on site, the proposal includes for some local services/facilities including a creche and ground floor retail space. Provision of public realm landscaping including shared public open space, public lighting, resident and visitor parking are also included. Pedestrian and vehicular access from the Rosshill and Rosshill Stud Farm Road including the formation of a new junction to the Rosshill Road.

4.3

## Compliance with Part V of the Planning and Development Act, 2000

This section of the report details the Part V proposal at the application site. The relevant legislation regarding Part V Social Housing is contained within the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).

Under Section 96 of the Planning and Development Act 2000 the options for compliance with the Part V requirement are:

*“(3) (a) An agreement under this section may provide for–*

*(i) the transfer to the planning authority of the ownership of the land required by the agreement to be reserved for the provision of housing referred to in section 94 (4)(a),*

*(ii) instead of the transfer of land referred to in subparagraph (i), the building and transfer, on completion, to the planning authority, or to persons nominated by the authority in accordance with this Part, of houses of such number and description as may be specified in the agreement at a price determined on the basis of–*

*(I) the site cost of the houses being calculated as if it was equal to the cost of land transferred to the authority under subparagraph (i), and*

*(II) the building and attributable development costs as agreed between the authority and the developer, including profit on the costs,*

*or*

*(iii) instead of the transfer of land referred to in subparagraph (i), the transfer of such number of fully or partially serviced sites as the agreement may specify to the planning authority, or to persons nominated by the authority in accordance with this Part, at a price determined on the basis of–*

*(I) the site cost of the sites being calculated as if it was equal to the cost of land transferred to the authority under subparagraph (i), and*



*(II) the attributable development costs as agreed between the authority and the developer, including profit on the costs.”*

Article 22(2)(e) of the Regulations outlines the details to be included as part of any residential planning application which is subject to Section 96 of the Act as outlined above. It states:

*“in the case of an application for permission for the development of houses or of houses and other development, to which section 96 of the Act applies, details as to how the applicant proposes to comply with a condition referred to in sub-section (2) of that section to which the permission, if granted, would be subject, including -*

*(i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and*

*(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act,”*

As part of the SHD Stage 2 deliverables, contact was made with the Part V officer with Galway City Council on the 18<sup>th</sup> of November 2020 in which 10no. units were proposed. This proposal was deemed acceptable in principle by the Council on the 26<sup>th</sup> of November 2020.

Following on from this, contact was again made with the Part V officer in June 2021 following the design updates which took place as the design progressed.

At this time 1,024.29sqm (overall residential area 10,235sqm) was proposed with a mix of units put forward. Based on the proposal put forward the Part V officer requested if it would be possible to incorporate at least one 1-bed unit into the proposed Part V units. It was confirmed that this could be facilitated however there would be a minor shortfall in the overall Part V 10%. Galway City Council’s Part V officer was accepting of this and noted that *“Upon final grant of planning being received, a full review will be completed of the development to assess the agreed Part V units as per the 10% requirement to be provided under Part V”*. In this regard, please note that there is a shortfall of 18.72sqm from being 10% of the overall residential area, however, this figure has been agreed in principle with Galway City Council. The following housing mix is proposed:

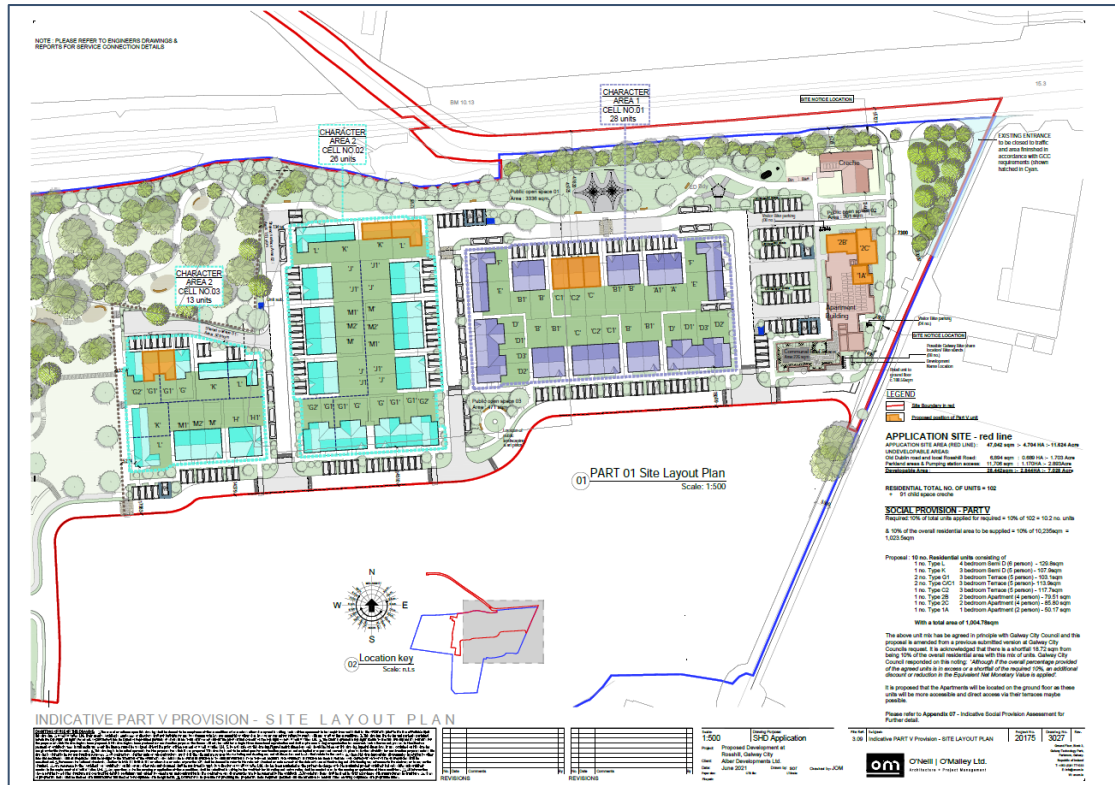


Plate 41: Part V Housing Units – Extract of drawing 20175-3027

Table 4-7: Part V Units

Unit Type	Floor Area M <sup>2</sup> Per Unit	Quantity
<b>Apartment Units</b>		
Apartment Type 1A 1 Bed 2 Persons (1 storey)	50.17	1
Apartment Type 2B 2 Bed 4 Persons (1 storey)	79.51	1
Apartment Type 2C (1 storey)	85.8	1
<b>House Units</b>		
House Type C/C1 3 Bed End of Terrace	113.9	2
House Type C2 3 Bed Mid Terrace	117.7	1
House Type G1 2 Storey Town House Mid Terrace 3 Bed	103.1	2
House Type K 3 Bed Long Semi-Detached	107.9	1
House Type L 4 Bed Long Semi-Detached	129.8	1
<b>Total</b>	<b>10</b>	<b>1004.78</b>

Per the requirements of Question 18 of the SHD Section 5 application form (refer to planning pack), the following is noted in relation to the Part V requirement:

Table 4-8: Part V Information Table

Part V Information Required	Part V Proposal
(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and	The applicant proposes to transfer 10no. completed units within the proposed development to Galway City Council.
(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and	The draft calculations and methodology has been enclosed under <b>Appendix D</b> of this report and accompany the Section 5 consultation application form.
(iii) a layout plan showing the location of proposed Part V units in the development	See Drawing 30175-3027 ‘ <i>Indicative Part V Provision- Site Layout Plan</i> ’

## 5. ENVIRONMENTAL IMPACTS

### 5.1 Legislative Context

The proposed development falls within the category of an ‘Infrastructure Project’ within Schedule 5 (10) (b) of the Planning and Development Regulations, which provides that a mandatory Environmental Impact Assessment (‘EIA’) must be carried out for the following projects:

- i. Construction of more than 500 dwellings
- ii. Construction of a car-park providing more than 400 spaces, other than a carpark provided as part of, and incidental to the primary purpose of, a development.
- iii. Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.

The proposed development does not trigger a requirement for a mandatory EIA because:

- The number of accommodation units, at 102 units, falls well below the threshold of 500 dwellings; and
- The site area of 4.7ha falls well below the area threshold for sites in an urban area.

However, an EIA will be undertaken as the site is in close proximity to the Galway Bay Complex SAC and near the Galway Bay SPA. An Environmental Impact Assessment Report has been prepared as part of this planning application and can be found within the planning pack.

This application is supported by a comprehensive Ecological Impact Assessment Report prepared by MKO.

Screening for Appropriate Assessment is required under Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive). Where it cannot be objectively concluded that a project or plan, either alone or in combination with other projects or plans, is not likely to have significant effects on a European Site then same shall be subject to an appropriate assessment of its implications for the site in view of the site's conservation objectives. This application is supported by a comprehensive Natura Impact Statement prepared by MKO. Details such as the bird surveys are discussed throughout this report.

#### 5.1.1 Location of the Project, with regard to the Environmental Sensitivities of Geographical Areas Likely to be Affected

The site area comprises 4.7ha of land located within the townlands of Rosshill Co. Galway. The application site is located south of the Rosshill Road.

There are no protected structures or archaeological monuments located within the application site.

An Ecological Impact Assessment has concluded that the proposed development is confined to agricultural grassland, disturbed ground and recolonizing bare ground, considered to be of Local importance (lower value) and hedgerows and scrub habitat considered to be of Local importance (higher value). Habitats that support higher biodiversity value i.e., hedgerows and scrub will be retained where possible and enhanced with additional planting. The hedgerows along the western, northern and north-eastern boundary of the site will be retained and enhanced. In addition, the Landscape Plan for the site provides for additional supplementary planting of native tree and pollinator friendly species that will increase biodiversity within the site.

The potential residual impacts on ecological receptors will not be significant and no potential for the proposed development to contribute to any cumulative impacts on ecology when considered in-combination with other plans and projects was identified.

Taking the above information into consideration and having regard to the precautionary principle, it is considered that the proposed development will not result in the loss of habitats or species of high ecological significance and will not have any significant effects on the ecology of the wider area. Provided that the development is constructed in accordance with the design and best practice that is described within this application, significant effects on ecology are not anticipated at any geographic scale.

Where it cannot be excluded beyond reasonable scientific doubt, that a proposed plan or project, individually or in combination with other plans and projects, would have a significant effect on the conservation objectives of a European site, an Appropriate Assessment (Natura Impact Statement (NIS)) of the plan or project is required. An NIS has been prepared by MKO and is enclosed as part of the application pack.

The NIS provides an assessment of all potential direct or indirect pathways for adverse effects on the Qualifying Interests/Special Conservation Interest habitats and species of Galway Bay Complex SAC. All identified potential pathways for impact are robustly blocked through the use of avoidance, appropriate design and mitigation measures as set out within the report and its appendices. The measures ensure that the construction and operation of the proposed development do not adversely affect the integrity of European sites. Therefore, the NIS objectively concludes that the proposed development, individually or in combination with other plans or projects, will not adversely affect the integrity of any European Site.

### 5.1.2 Description of Aspects of the Environment likely to be Significantly affected by the Project

The most likely significant negative effects on the environment, without appropriate measures in place, are:

- Overlooking or impact on private amenity of existing residential units;
- Dust noise and traffic impacts associated with the construction process;
- Creation of localised wind patterns which could be a nuisance to pedestrians.
- A range of measures have been developed to avoid or prevent likely significant negative effects on the environment, including:
- Design of buildings and landscape to avoid or minimise overlooking of existing residential units.
- Development of a Construction and Demolition Waste Management Plan to mitigate construction related impacts.
- Development of a Traffic and Mobility Report to mitigate construction traffic impacts
- Design of buildings and landscape to mitigate localised wind turbulence.

The most significant positive effects on the environment will be the provision of residential accommodation on longstanding residentially zoned lands, in close proximity to the town of Galway, meeting the housing demands of a growing population.

#### 5.1.2.1 Expected Residues and Emissions and the Production of Waste

Residues and emissions from the construction phase of the development will be related to demolition waste and emissions from construction plant. No out of the ordinary residues, or emissions, are likely during the construction phase of the development and an environmental, construction and waste management plan will mitigate likely impacts of the works.

No residues are likely during the operational phase of the development. Emissions will be linked to heating systems and will fall within regulated standards for modern residential developments. Operational waste generated will be domestic waste from the residential units and commercial waste. All domestic and commercial waste will be disposed of by a licensed waste contractor.

#### 5.1.2.2 Use of Natural Resources, in particular Soil, Land, Water and Biodiversity

As noted an Ecological Impact Assessment and an NIS has been carried out for the proposal. The reports conclude that on the basis of objective scientific information, that the proposed development, individually or in combination with other plans or projects, will not adversely affect the integrity of any European Site.

The proposed development will be connected to public main water supply and foul sewer system. The development is for residential units and ancillary uses and there will be no activities on site which would have a high demand for water resources. Natural resources may be used in the construction process (i.e. stone, gravel, water), but during the operational phase there will be no out of the ordinary use of natural resources.

### 5.2 Screening Statement with Reference to Annex III EU Directive 2014/52/EU

Table 5-1 below, provides screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

Table 5-1: Screening Statement with reference to Annex III EU Directive 2014/52/EU

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
<b>1. Characteristics of proposed development</b> The characteristics of the proposed development, in particular		
The size and design of the whole project	<p>The site area extends to 4.7ha however, it is envisaged that the compound works (1954sqm), as part of Phase 1, will extend to circa and be located in what will eventually be the central green space. A construction environmental management plan (CEMP) will be in place for the construction phase.</p> <p>Once measures are implemented no significant negative impacts are likely.</p>	<p>The proposed development is located in an urban area. The size and design of the project is in keeping with the urban scale of the surrounding environment and no significant negative impacts are likely.</p>
Cumulation with other existing and / or proposed development	<p>There are no other known major construction projects in immediate proximity to the proposed site, which are likely to impact with the construction process or give rise to cumulative impacts on any sensitive receptors.</p> <p>No significant negative cumulative impacts are likely.</p>	<p>There will be active on-site management to mitigate any loss of residential amenity to private housing that could occur. With measures in place no significant negative impacts are likely.</p>
The use of natural resources, in particular land, soil, water and biodiversity	<p>Energy, including electricity and fuels, will be required during both the demolition and construction phase. The construction process will include use of various raw materials. No out of the</p>	<p>No out of the ordinary use of natural resources is likely during the operation phase.</p> <p>No significant negative impacts are likely.</p>

	<p>ordinary use of natural resources is likely during the construction process.</p> <p>No significant negative impacts are likely.</p>	
The production of waste	<p>The construction process will result in the demolition of existing structures on site, demolition waste arising will be disposed of and managed in compliance with the provisions of the CEMP.</p> <p>No significant negative impacts are likely.</p>	<p>Operational waste generated will be domestic waste from the residential units and commercial waste from the retail / commercial units. It is expected that all domestic and commercial waste will be disposed of by a licensed waste contractor.</p> <p>No significant negative impacts are likely.</p>
Pollution and nuisances	<p>The construction process has the potential to cause nuisance related to noise, dust and vibration impacts. The CEMP will detail measures to mitigate likely impacts. The proposed development will be subject to normal conditions related to construction working hours to protect the residential amenity of the area.</p> <p>With measures in place no significant negative impacts are likely.</p>	<p>Standard dust and noise prevention measures will be employed and monitored. As such, pollution and nuisances are not considered to likely have the potential to cause significant effects on the environment</p>
The risk of major accidents and / or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge	<p>None foreseen, subject to strict compliance with building regulations and environmental controls.</p> <p>No significant negative impacts are likely.</p>	<p>None foreseen, subject to compliance with building and fire regulations.</p> <p>With measures in place no significant negative impacts are likely.</p>
The risks to human health (for example due to water contamination or air pollution).	<p>The CEMP will detail measures to mitigate any likely impacts associated with noise, dust or pollution from the construction process.</p>	<p>The proposed development will be connected to public water and sewer infrastructure. No emissions other than from heating units are anticipated.</p> <p>No significant negative impacts are likely.</p>



	With measures in place no significant negative impacts are likely.	
<b>2. Location of proposed development</b>		
The environmental sensitivity of geographical areas likely to be affected by proposed development, with particular regard to:		
The existing and approved land use	The proposed development will result in the construction of 102 units under a single phase. The wider lands immediately south and west are zoned for low density residential development in the adopted Development Plan and are within the Applicant’s ownership. These lands could come forward for development in the future/	The completed development will provide for residential and ancillary uses in an existing urban environment in close proximity to the City of Galway. The proposed use is compatible with the existing land use and is consistent with the pertinent zoning objectives for the land.  No significant negative impacts are likely.
The relative abundance, availability quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;	The proposed site is not sensitive in terms of natural resources.  No significant negative impacts are likely.	The proposed operational phase will not have any out of the ordinary impact on natural resources.  No significant negative impacts are likely.
The absorption capacity of the natural environment, paying attention to the following areas:  (a) wetlands, riparian areas, river mouths;  (b) coastal zones and the marine environment;  (c) mountain and forest areas,	There are no natural environments likely to be impacted by the construction of the proposed development subject to sufficient controls as will be detailed in the CEMP. There are no Protected Structures or Recorded Monuments within the vicinity of the site.  No significant negative impacts are likely.	Proposed use is compatible with the geographical area. The high quality architectural design will contribute to the urban landscape.  No significant negative impacts are likely.

<p>(d) nature reserves and parks,</p> <p>(e) areas classified or protected under national legislation, Natura 2000 areas designated pursuant to Directives 79/409/EEC and 92/43/EEC,</p> <p>(f) areas in which there has already been a failure to meet the environmental quality standards laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure,</p> <p>(g) densely populated areas,</p> <p>(h) landscapes and sites of historical, cultural or archaeological significance</p>		
<p><b>3. Type and Characteristics of potential impacts</b></p> <p>The likely significant effects of projects on the environment must be considered in relation to criteria set out under paragraphs 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:</p>		
<p>The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)</p>	<p>The site size at 4.7ha ha is small in the context of a growing City and growing suburbs. The proposed uses are consistent with land in such a location and indeed its zoning. The works during the construction phase may have a minor impact on the immediate area, which is largely residential in nature.</p> <p>With measures in place no significant negative impacts are likely.</p>	<p>The site is located in close proximity to the City of Galway and local areas of Roscam and Murrough. The proposed development will provide accommodation for 102 units. Surrounding lands south and west are zoned for low density residential development in the adopted Development Plan and a masterplan has been considered in that vein. The proposed density of development is considered appropriate, given the level of services, amenities, infrastructure and public transport available</p>

		<p>in the area. Additional services/facilities to support the development - a creche and retail/commercial unit – are being provided.</p> <p>No significant negative impacts are likely.</p>
The nature of the impact	<p>The construction impacts have potential to cause nuisance associated with noise, dust and traffic. The CEMP will put in place measure to avoid, reduce or mitigate impacts.</p> <p>With measures in place no significant negative impacts are likely.</p>	<p>The operational phase will result in the development of 102 residential units and a local creche, retail/commercial unit and open space. The nature of the use is appropriate to the urban location and proximity to existing facilities.</p> <p>No significant negative impacts are likely</p>
The transboundary nature of the impact	There are no construction phase transboundary impacts.	There are no operational phase transboundary impacts.
The intensity and complexity of the impact	<p>The intensity and complexity of the construction phase is in keeping with modern construction projects.</p> <p>No significant negative impacts are likely.</p>	<p>The operational phase of the development is moderate in scale and will be actively managed.</p> <p>No significant negative impacts are likely.</p>
The probability of the impact	Some level of construction impacts is highly probable, but these will be mitigated by the CEMP.	<p>The operational phase of the development is moderate in scale and will be actively managed.</p> <p>No significant negative impacts are likely.</p>
The expected onset, duration, frequency and reversibility of the impact.	The construction impacts will commence within approximately 6 months of planning approval however the timescale will become clearer in due course. Impacts will be short-term, over a period of a number of months and restricted by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the construction phase of the project.	The development will be occupied all year round and impacts will be irreversible.



	No significant negative impacts are likely.	
The cumulation of the impact with the impact of other existing and / or approved projects;	No other major construction projects are known which will have an impact with the proposed development. No significant negative impacts are likely.	Active on-site management of the facility will mitigate any negative cumulative impacts.
The possibility of effectively reducing the impact	The CEMP will avoid, reduce or mitigate construction impacts related to noise, dust and traffic.	The design and landscaping of the proposed development has avoided, reduced or mitigated significant negative impacts in relation to overlooking; impact on daylight of adjacent properties and wind impacts on pedestrians, as detailed in associated reports to accompany the application.

## Screening for Sub-threshold EIA and Conclusion

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, Table 5-1 above provides screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

Based on the information provided in accordance with Annex IIA and Annex III of the 2014 Directive, it is considered that a sub-threshold EIA is not a statutory requirement for the proposed development however is being undertaken given the scale and nature of the site in question. An EIA Scoping Document is included in the application pack.

## 6. STATEMENT OF CONSISTENCY

This section of the report provides a summary overview of the relevant planning policy documents at national, regional and local level. The associated summary matrix presented at Section 7 sets out conclusions of the proposals consistency with these policy considerations.

### 6.1 National Planning Policy Context

#### 6.1.1 National Planning Framework

The National Planning Framework (2018) ('NPF'), entitled 'Ireland 2040' comprises the Government's proposed long term strategic planning framework to guide national, regional and local planning and investment decisions over the next 25 years. The NPF is a strategic document providing the framework for future development and investment in Ireland, and aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications, into an overall coherent strategy. The National Planning Framework includes ten National Strategic Outcomes implemented through the Strategic Investment Priorities, and includes:

- Compact growth
- Enhanced regional accessibility
- Strengthened rural economics and communities
- Sustainable mobility
- A strong economy supported by enterprise, innovation and skills
- Sustainable management of water and other environmental resources

In terms of Ireland's future population, circa one million additional people are expected to be living in Ireland by 2040, and National Objective 1b seeks to ensure this growth is felt across all the regions. Under table 4.1 of the NPF Targeted Pattern of City Population Growth a population growth range of 50-60% is noted leading to a minimal target population of 120,000 people for Galway City and Suburbs by 2040. This leads to an estimated growth of between 40,000 to 48,000 additional people when measured against the 2016 levels. The following pertinent objectives are noted:

- **National Policy Objective 1b**  
Northern and Western Region: 160,000 - 180,000 additional people i.e. a population of just over 1 million.
- **National Policy Objective 3a**  
Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.
- **National Policy Objective 32**  
To target the delivery of 550,000 additional households to 2040.

Central to meeting **Objective 32** is guiding the delivery of future housing. In that vein the NPF sets out a range of national core principles, including:

- National core principles are set out to guide the delivery of future housing, at every level of governance:
  - Ensure a high standard quality of life to future residents as well as environmentally and socially sustainable housing and placemaking through integrated planning and consistently excellent design.
  - Allow for choice in housing location, type, tenure and accommodation in responding to need.
  - Prioritise the location of new housing provision in existing settlements as a means to maximising a better quality of life for people through accessing services, ensuring a

- more efficient use of land and allowing for greater integration with existing infrastructure.
- Tailor the scale and nature of future housing provision to the size and type of settlement where it is planned to be located.

➤ **National Policy Objective 33**

The provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

➤ **National Policy Objective 34**

Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.

The NPF calls for higher densities to avoid urban sprawl: “Historically, low-density housing development has been a feature of Ireland’s housing landscape in cities, towns, villages and the countryside. To avoid urban sprawl and the pressure that it puts on both the environment and infrastructure demands, increased residential densities are required in our urban areas.” The relevant National Policy Objective in relation to density states:

➤ **National Policy Objective 35**

Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights

In creating successful communities, National Policy Objective 4 states:

➤ **National Policy Objective 4**

Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.

The NPF gives significant weight to quality of life and in that vein states *“place is intrinsic to achieving good quality of life - the quality of our immediate environment, our ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment, all combine to make a real difference to people’s lives.”*

➤ **National Policy Objective 27**

Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments and integrating physical activity facilities for all ages

The proposed scheme is found to accord with Objectives 1b, 3a, 32 and 35 noted above in that it will deliver 102 new residential units across a range of unit and tenure type on residentially zoned land in the defined Plan area. The Core Principles which sit behind Objective 32 are also accorded with as the development provides for a choice of house types, including apartments, which makes efficient use of zoned lands in close proximity to the city. Provision of a range of house and apartment types within the development allow for down-/up-sizing as required. Taking cognisance of the sites opportunities and constraints has resulted in a strong design ethos and the use of defined character areas. This in turn leads to liveable, accessible and safe high-quality spaces and places within the development, in accordance with Objectives 4 and 27 above.

## 6.2 Section 28 Ministerial Guidelines

There are various Ministerial Guidelines in respect of residential development, with those most relevant to the proposed development included below.

### 6.2.1 Planning Policy Statement 2015

The Government prepared the non-statutory Planning Policy Statement ('PPS') to set out the key principles of what it expects of planning authorities, public bodies and those engaged with the planning process and high-level priorities for the continued enhancement of the planning system.

Key principles of the PPS include:

- Planning must proactively drive and support sustainable development
- Planning is about creating communities and further development existing communities in a sustainable manner
- Planning will enhance a sense of place
- Planning will support the protection and enhancement of environmental quality

To ensure these and other Key Principles are met, Key Priorities are set out, including:

- Quality in Planning Outcomes
  - *“The success of our planning process will be judged by the quality of places that result variously from, the development of new places, the regeneration of existing places and the protection or enhancement of places that are particularly sensitive because of the natural and/or cultural heritage or environment they contain.”*
  - *“Government wants to see planning authorities encourage high standards of development in their areas informed by an understanding of the qualities of their places and the underlying economics of development...”*
  - *“Quality of place is not just determined by buildings, but how the streets and spaces between buildings work...”*

The development proposed creates a new community at Rosshill which incorporates local service/facility provision. Distinct character areas create a sense of place, assisted by a detailed landscape approach which works with the existing landscape features of the site. Consideration has been given to how each area functions for residents, pedestrian and vehicular users and how strong connectivity and access across and through the site and its surrounds can be achieved. Enhancement of the landscape is provided for which in turn has benefits for the local biodiversity on site.

### 6.2.2 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009

The role of the Guidelines is to ensure the sustainable delivery of new development throughout the country.

The Guidelines seek to inform the core principles of urban design when designing places of high quality and distinct identity. The Guidelines recommend that planning authorities promote high quality design in their policy documents and in their development management process. In this regard, the Guidelines are accompanied by a Design Manual which demonstrates how design principles can be applied in the design and layout of new residential developments, at a variety of scales of development and in various settings. The Manual sets out 12no. design criteria which should be used to guide good design as detailed below in Table 6-1.



Table 6-1: Best Practice Design Manual Criteria

Design Criteria	Wording
1	Context: How does the development respond to its surroundings?
2	Connections: How well is the new neighbourhood/site connected?
3	Inclusivity: How easily can people use and access the development?
4	Variety: How does the development promote a good mix of activities?
5	Efficiency: How does the development make appropriate use of resources, including land?
6	Distinctiveness: How do the proposals create a sense of place?
7	Layout: How does the proposal create people-friendly streets and spaces?
8	Public realm: How safe, secure and enjoyable are the public areas?
9	Adaptability: How will the buildings cope with change?
10	Privacy/amenity: How do the buildings provide a high quality amenity?
11	Parking: How will the parking be secure and attractive?
12	Detailed design: How well thought through is the building and landscape design?

These Guidelines support a plan-led approach to development as provided for in the Planning and Development Act 2000. Section 2.1 of the Guidelines note that ‘*the scale, location and nature of major new residential development will be determined by the development plan, including both the settlement strategy and the housing strategy*’.

The enclosed Design Statement (ONOM, 2021) provides a full detailed response to the design criteria set out above and illustrates how each is addressed and accorded with.

### 6.2.3 Childcare Facilities Guidelines for Planning Authorities (2001)

The Childcare Facilities - Guidelines for Planning Authorities, published in June 2001 define childcare as:

*“childcare” is taken to mean “full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children, services such as pre-schools, naíonraí (Irish language playgroups), day-care services, crèches, playgroups, and after-school groups are encompassed by these Guidelines”.*

The Childcare Facilities Guidelines for Planning Authorities state that for new residential schemes, one childcare facility will be required unless there are significant reasons to the contrary. A benchmark provision of one childcare facility per 75 dwellings is recommended (and a pro rata increase for developments in excess of 75 houses). Regard shall be given to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.

In relation to location, the Guidelines state “*The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.*”

The Guidelines stipulate criteria for suitable sites for full day care facilities in new/existing residential areas:

- *Detached houses/sites with space for off-street parking and/or suitable drop-off and collection points and also space for outdoor play*
- *Neighbourhood centres provided that the premises can accommodate open space*
- *Premises/sites on primary traffic routes close to public transport nodes and which can provide safe pull in/parking areas for customers and staff*

*“Applications for full day-care facilities in premises other than those listed above (e.g terraced houses or houses located on a cul-de-sac) should be treated on their merits having regard to the principles outlined above in relation to parking/drop-off points, layout and design of the housing area and the effect on the amenities of adjoining properties.”*

A creche has been provided on site which is capable of catering for 91no. children. This includes defined open space/amenity area and a dedicated drop-off/pic-up zone. Childcare is discussed further at Section 6.8.

6.2.4

## Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018

The Guidelines provide for updated guidance on apartment developments in response to the ‘*National Planning Framework*’ and ‘*Rebuilding Ireland*’. These guidelines supersede the 2015 ‘*Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities*’.

As part of the Ministers forward it was noted that:

*“Apartments are a key and growing part of the way in which we live in various parts of our country and particularly in our cities and towns. A move towards a much greater level of apartment living is essential in ensuring our major urban areas develop sustainably rather than sprawling inexorably outwards as has been highlighted in the Government’s National Planning Framework.”*

The Guidelines (which have taken account the provisions of the NPF) acknowledge that in the short term to 2020, the Housing Agency has identified a need for at least 45,000 new homes in Ireland’s five cities; Dublin, Cork, Limerick, Galway and Waterford.

Further to this in the longer term to 2040, the National Planning Framework (NPF) projects a need for a minimum of 550,000 new homes, at least half of which are targeted for provision in Ireland’s five cities. The guidelines further go on to recognize that the NPF also signals a shift in Government policy towards securing more compact and sustainable urban development. In relation to the above the guidelines detail that:

*“It is therefore critical to ensure that apartment living is an increasingly attractive and desirable housing option for a range of household types and tenures, building on and learning from experience to date, and that the economic and regulatory conditions are such that apartment development attracts both the investment and the seeking out of this crucial form of housing by households, that will then result in greater delivery of apartments in Ireland’s cities and towns and other appropriate locations.”*

The focus of this guidance is on the apartment building itself and on the individual units within it. The 2018 Guidelines specify planning policy requirements for:

- Internal space standards for different types of apartments, including studio apartments;
- Dual aspect ratios;
- Floor to ceiling height;
- Apartments to stair/lift core ratios;
- Storage spaces;
- Amenity spaces including balconies/patios; and
- Room dimensions for certain rooms

Further to the above the Guidelines also list a number of Specific Planning Policy Requirements ('SPPRs'); those of relevance are detailed in Table 6-2 below:

Table 6-2: Specific Planning Policy Requirements

Design Criteria	Wording
1	<i>Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).</i>
3	<i>Minimum Apartment Floor Areas:</i> <ul style="list-style-type: none"> <li>➤ Studio apartment (1 person) 37 sq.m</li> <li>➤ 1-bedroom apartment (2 persons) 45 sq.m</li> <li>➤ 2-bedroom apartment (4 persons) 73 sq.m</li> <li>➤ 3-bedroom apartment (5 persons) 90 sq.m</li> </ul>
4	<i>In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:</i> <ul style="list-style-type: none"> <li>(i) <i>A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate.</i></li> <li>(ii) <i>In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.</i></li> <li>(iii) <i>For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.</i></li> </ul>
5	<i>Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.</i>
6	<i>A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , subject to overall design quality and compliance with building regulations.</i>

The development provides for 35no. apartments (34.3% of the overall units on site) thereby assisting in making best use of this residentially zoned land. An Apartment Quality Assessment is provided for at Appendix 02 of the enclosed Design Statement. The criteria noted in SPPR 1 - 9 of the Guidelines are accorded with, as set out in the consistency matrix at Section 8. It is held the development proposed is in accordance with the Guidelines.

In respect to the elements including height and density the Inspector in their report relating to the original application (Ref: ABP-306413-20) noted that:

*“The proposed apartments are located at the eastern entrance of the site, to the north-west and in the centre of the development. I consider that a density in the range of 35-50 units per hectare is appropriate for this site and thus greater height is appropriate.*

*... I have no objection in principle to the heights (or density) proposed at the locations identified having regard to the sites location and context and the specific provisions of SPPR 4.”*

## 6.2.5 Urban Development and Building Heights Guidelines for Planning Authorities December 2018

These Guidelines, published by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), set out national planning policy guidelines on building heights in relation to urban areas, building from the strategic policy framework set out in Project Ireland 2040 and the National Planning Framework.

In regard to building heights in suburban/edge locations the Guidelines note that newer housing developments outside city and town centres and inner suburbs, (i.e. the suburban edges of towns and cities), typically now include town-houses (2-3 storeys), duplexes (3-4 storeys) and apartments (4 storeys upwards). It is judged that, developments of this form have the ability to deliver medium densities within the range of 35-50 dwellings per hectare net. The Guidelines also conclude that that developments of this style aid in addressing the need for further development of 1 and 2 bedroom units while at the same time providing for 3 and 4 bedroom units. This allows for a wider variety and wider housing demographic giving a variety of building typology and tenure options allowing households to ‘meet changing accommodation requirements over longer periods of time without necessitating relocation’.

The Guidelines detail that developments should include an effective mix of 2,3 and 4 storey developments which integrate well into the existing historical neighbourhoods. It notes that 4 storeys or more can be accommodated alongside existing larger buildings, trees, parkland, river/sea frontage or along wider streets. Specific Planning Policy Requirements (‘SPPR’) 2 details the following:

*“In driving general increases in building heights, planning authorities shall also ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy. Mechanisms such as block delivery sequencing in statutory plans<sup>2</sup> could be utilised to link the provision of new office and residential accommodation, thereby enabling urban redevelopment to proceed in a way that comprehensively meets contemporary economic and social needs, such as for housing, offices, social and community infrastructure, including leisure facilities.”*

Specific Planning Policy Requirement 4 details the following:

*“It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:*

*the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled “Sustainable Residential Development in Urban Areas (2007)” or any amending or replacement Guidelines;*

*a greater mix of building heights and typologies in planning for the future development of suburban locations; and*

*avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.”*

The proposed development contains a single apartment block of 3 stories as well as housing units. The nationally sought minimum density of between 35-50 units has been achieved, with the proposal being 35.86 units/ha. A mix of 1 and 2-bed apartments are provided and complemented by houses on site which include 2, 3 and 4-bed units. Local services/facilities are proposed which include a retail/commercial unit and creche. The development utilises and integrates with existing features on site such as existing trees, stone walls and site contours. It is ultimately held the Guidelines are accorded with.

## 6.2.6 Design Manual for Urban Roads and Streets (2019)

Design Manual for Urban Roads and Streets (DMURS) was published by the Department of Transport, Tourism and Sport and the Department of Environment, Community and Local Government in April 2013. DMURS provides guidance relating to the design of urban roads and streets. DMURS encourages designers to give due consideration to creating a ‘sense of place’ which is of core significance to the creation of safe and more integrated street designs. The guidance document notes that four interlinked characteristics influence the sense of place within a street, including:

- **Connectivity:** The creation of vibrant and active places requires pedestrian activity. This in turn requires walkable street networks that can be easily navigated and are well connected.
- **Enclosure:** A sense of enclosure spatially defines streets and creates a more intimate and supervised environment. A sense of enclosure is achieved by orientating buildings toward the street and placing them along its edge. The use of street trees can also enhance the feeling of enclosure.
- **Active Edge:** An active frontage enlivens the edge of the street creating a more interesting and engaging environment. An active frontage is achieved with frequent entrances and openings that ensure the street is overlooked and generate pedestrian activity as people come and go from buildings.
- **Pedestrian Activity/Facilities:** The sense of intimacy, interest and overlooking that is created by a street that is enclosed and lined with active frontages enhances a pedestrian’s feeling of security and well-being. Good pedestrian facilities (such as wide footpaths and well-designed crossings) also make walking a more convenient and pleasurable experience that will further encourage pedestrian activity.

The DMURS guidance emphasises that these four characteristics represent the basic measures that should be established in order to create people friendly streets that facilitate more sustainable neighbourhoods.

A statement of compliance with DMURS has been prepared by the project engineers Tobin Consulting Engineers and is included with the application pack.

6.2.7

## Guidelines for Planning Authorities on The Planning System and Flood Risk Management (November 2009)

The Planning System and Flood Risk Management Guidelines require the planning system at all levels to avoid development in areas at risk of flooding, particularly floodplains, unless there are proven wider sustainability grounds that justify appropriate development and where the flood risk can be reduced or managed to an acceptable level without increasing flood risk elsewhere; adopt a sequential approach to flood risk management when assessing the location for new development based on avoidance, reduction and mitigation of flood risk; and incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals.

The purpose of the Guidelines is to introduce “*comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process.*” The document goes on to state that:

*“Planning authorities will ensure that only developments consistent with the overall policy and technical approaches of these Guidelines will be approved and permission will be refused where flood issues have not been, or cannot be, addressed successfully and where the presence of unacceptable residual flood risks to the development, its occupants or users and adjoining property remains.”*

The Guidelines introduce comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. The guidelines require the planning system to:

- Avoid development in areas at risk of flooding unless proven wider sustainable
- development grounds and risk can be mitigated without increasing risk elsewhere.
- Adopt a sequential approach to flood risk management for new development
- location based on avoidance, reduction and mitigation of flood risk.
- Incorporate flood risk assessment into decision making on planning applications.

Flood risk has been considered in the development proposals and a Flood Risk Assessment (Tobin Consulting Engineers, 2021), which takes cognisance of the Guidelines, is enclosed with the application pack. It considers a range of technical guidance including the PSFRM Guidelines and concludes ultimately that:

- the risk of fluvial flooding is minimal; the risk of groundwater flooding is minimal.
- the proposed site is not liable to pluvial flooding; and
- the site is not predicted to flood during a 1 in 1000-year mid-range future scenario coastal flood event.

6.2.8

## Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2002)

MKO has been appointed as Environmental Consultants on this project and has been commissioned to prepare an Environmental Impact Assessment Report (EIAR) that fulfils the requirements set out by the

Environmental Protection Agency (EPA) in the *Guidelines on the Information to be contained in Environmental Impact Statements* (2002), as well as taking account of the recent *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment* (August 2018), and Schedule 6 of the *Planning and Development Regulations 2001*, as amended, relating to the information to be contained in an EIAR.

The purpose of the EIAR will be to document the current state of the environment in the vicinity of the proposed development site in an effort to quantify the possible effects, if any, of the proposed

development on the environment. The assessment process will serve to highlight any areas where mitigation measures may be necessary in order to protect the surrounding environment from any negative impacts of the proposed development. The objective of this process is to facilitate the most efficient and positive design of the proposed development in order to enable the development to be incorporated onto the surrounding landscape and to plan for the identified effects so that measures are in place to ensure the environment is protected before any negative impacts are allowed to occur. The information to be contained in an EIAR is specified in Schedule 6 of the Planning and Development Regulations, 2001 (as amended).

An EIAR is being prepared and the Scoping Report is included with the application pack at this stage.

## 6.2.9 Birds and Habitats Directive – Appropriate Assessment

Under Article 6 (3) of the EU Habitat Directive and Regulation 30 of *SI no. 94/1997 European Communities (Natural Habitats) Regulations (1997)* any plan or project which has the potential to significantly impact on the integrity of a Natura 2000 site (i.e. Special Area of Conservation or Special Protection Area) must be subject to an Appropriate Assessment. This requirement is also detailed in the *Planning and Development Act 2000 (as amended)*.

A Natura Impact Statement (and Appropriate Assessment Screening Report) and Ecological Impact Assessment have been prepared and are included with this application pack.

## 6.3 Regional Planning Policy Context

### 6.3.1 Regional Spatial and Economic Strategy (Northern & Western Regional Assembly) 2020-2032

The Regional Spatial & Economic Strategy (‘RSES’) 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.

With regard to growth ambitions for the region, the RSES NWRA notes the importance of compact growth in order to create more compact settlements:

*“Compact growth will be pursued to ensure sustainable growth of more compact urban and rural settlements, supported by jobs, houses, services and amenities, rather than continued sprawl and unplanned, uneconomic growth.”*

#### ➤ Regional Policy Objective 3.1

*“Develop urban places of regional-scale through:*

- *Delivering on the population targets for the Metropolitan and Regional Growth Centres through compact growth:*
- *Delivering significant compact growth in Key Towns; and*

- *Developing derelict and underutilised sites, with an initial focus within town cores.”*

The proposed development will provide 102 no. residential units which will become a key growth settlement to support the Galway Metropolitan Area.

➤ **Regional Policy Objective 3.2:**

- a) Deliver at least 50% of all new city homes targeted in the Galway MASP, within the existing built-up footprint of Galway City and suburbs
- b) Deliver at least 40% of all new housing targeted in the Regional Growth Centres, within the existing built-up footprint
- c) Deliver at least 30% of all new homes that are targeted in settlements with a population of at least 1,500 (other than the Galway MASP and the Regional Growth Centres), within the existing built-up footprints;

The proposed development will provide 102 no. residential units which will become a key growth settlement to support the Galway Metropolitan Area.

With regard to the Roscam area the following is noted:

*“A number of strategic locations have been identified that present the opportunity and capacity to deliver the necessary quantum of housing to facilitate targeted growth, subject to the adequate provision of services.*

*i. Consolidation of the existing neighbourhoods of Knocknacarra, Rahoon, Castlegar and Roscam.*

*ii. Development of Regeneration Lands at Ceannt Station Quarter, Inner Harbour and Headford Road*

*iii. Ardauniv. Murroughv. Baile Chláir, Bearna, Oranmore, Briarhill”*

The proposed development will provide 102 no. residential units within the general Roscam area which has been identified as a ‘strategic location’ within the RSES. As per the above these areas have been identified as strategic locations that present the opportunity and capacity to deliver the necessary quantum of housing to facilitate targeted growth.

➤ **Policy Objective 3.8:**

*“Support the design of new/replacement/refurbished dwellings to high energy efficiency standards that fully avail of renewable technologies, maximise solar gain, utilising modern materials and design practices.”*

The provisions of Policy Objective 3.8 have been considered and the design has been influenced by its provisions.

➤ **Regional Policy Objective 6.30**

*“Planning at the local level should promote walking, cycling and public transport by maximising the number of people living within walking and cycling distance of their neighbourhood or district centres, public transport services, and other services at the local level such as schools.”*

The proposed development promotes the use of public transport and well as pedestrian moveability both within the site as well as the greater surrounding area. Public transport and connectivity is further discussed under Section 7.7.3 of this report.

➤ **Regional Policy Objective 7.19**



*“The proposed residential units have been designed to accommodate the changing needs of a household over time. 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.”*

The proposed development incorporates a mixed of dwellings in terms of form, size and type to specifically create a community which responds to the ongoing and changing needs of a community. Creation of developments where residents can remain throughout their lifetime is a positive and will add to the creation of strong sustainable communities.

➤ **Regional Policy Objective 7.20**

*“Increase population living within settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, in-fill development schemes, area or site-based regeneration, service site provision and increased building heights appropriate to the settlement, together with infrastructure provision.”*

The proposed development will provide 102no. residential units which will become a key growth settlement to support the greater Galway City area.

As part of this RSES, a co-ordinated Metropolitan Area Strategic Plan (MASP) is prepared for Galway Metropolitan area. The RSES amplifies the provisions of the NPF 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.

The Galway Metropolitan Area is the primary centre identified for growth in the north west region. Table 6-3 below outlines the MASP population targets as set out within Table 3 of the RSES:

Table 6-3: MASP Population Targets

Settlement	Population 2016 Census	% Increase to 2040 (min)	Uplift to 2040	Proposed 2026 uplift (min)	Proposed 2021 Uplift (min)	Transitional Target Population <sup>2</sup>
Galway City	79,900	50-55%	52,000	23,000	12,000	115,000

The following Regional Policy Objectives also relates to the population targets:

*“RPO 3.2(a) Deliver at least 50% of all new city homes targeted in the Galway MASP, within the existing built-up footprint of Galway City and suburbs.(b) Deliver at least 40% of all new housing targeted in the Regional Growth Centres, within the existing built-up footprint.(c) Deliver at least 30% of all new homes that are targeted in settlements with a population of at least 1,500 (other than the Galway MASP and the Regional Growth Centres), within the existing built-up footprints<sup>33</sup>”*

The proposed development provides for 102 no. residential units and provides a significant response to Galway’s housing needs in accordance with the population targets set out RSES.

## 6.4 Local Planning Policy Context

### 6.4.1 Galway City Development Plan 2017-2023

The current statutory planning policy document for the subject site is the Galway City Development Plan 2017-2023 (GCDP), which was adopted by the City Council in December 2016 and came in to effect on the 7<sup>th</sup> January 2017. The GCDP includes a Core Strategy and Settlement Strategy that notes the need to accommodate continued population growth, in line with the City’s designation as a ‘Gateway’, in a sustainable manner. In this regard, the adopted Settlement Strategy is primarily based on consolidating the urban form of the City. The strategic goals of the GCDP include the following:

- Promote balanced and sustainable economic development that will enable Galway City to fulfil its role as a National Gateway and a Regional Centre, providing sufficient employment opportunities and appropriate services.
- Use the role of the Gateway to harness the strengths and maximise the economic development of the region.
- Provide for a built and natural environment that is of high quality and that contributes to providing a good quality of life for residents and visitors and affords sustainable transportation opportunities.

It is estimated that within Galway City as per the Regional Spatial and Economic Strategy that the population of Galway City will increase by 52,000 by the year 2020 bringing the total transitional target population to 115,000.

Within the extant Plan, the subject site is zoned for Low Density Residential (LDR). This is shown in the below extract from the Development Plan, with the approximate site boundary outlined in red.



Plate 6-1: Development Plan Zoning and Indicative Site Boundary

Plate 6-2 replicates Figure 11.13 of the Development Plan which applies specific controls to the land as outlined in red, the former Roscam Pitch and Putt (and adjacent lands).



Plate 6-2: LDR Roscam Pitch and Putt and adjacent lands (Source: Galway City Development 2017-2023)

The following specific development objectives for the site are noted in the Plan:

- *The maximum plot ratio density of 0.2:1 shall only be considered following agreement on an overall layout of the area.*
- *This layout will have regard to the sylvan character of the site and where appropriate the protection of existing trees and the Roscam Folly.*
- *Development will only be considered where it accords with strategic main drainage proposals.*

Section 2.9 of the Plan details that the prescribed residential densities in these LDR areas are considered appropriate due to the established residential pattern, deficiency in service provision and significance of landscape. Associated Policy 2.9 – Low Density Residential Areas states:

- *Protect the character of these areas by ensuring new development has regard to the prevailing pattern, form and density of these areas.*
- *Protect the characteristics of these areas through development standards and guidelines.*

Chapter 11 - Land Use Zoning Policies and Objectives sets out in detail uses considered compatible with zonings. This is copied below in Tables 6-4:

Table 6-4: Zoning Objective LDR

<b>Zoning Objective LDR - To provide for low-density residential development which will ensure the protection of existing residential amenity.</b>	
<b>Uses which are compatible with and contribute to the zoning</b>	<ul style="list-style-type: none"> <li>▪ Residential</li> <li>▪ Residential institution</li> <li>▪ Outdoor recreational use</li> <li>▪ Accommodation for Travellers</li> <li>▪ Local shops, local offices, licensed premises, banks and other local services</li> <li>▪ Buildings for education</li> </ul>

<b>objective, for example:</b>	<ul style="list-style-type: none"> <li>▪ Childcare facilities</li> <li>▪ Buildings for the care of the health, safety or welfare of the public</li> <li>▪ Buildings for the community, cultural or recreational use</li> </ul>
<b>Uses which may contribute to the zoning objective, dependent on the R and LDR location and scale of development for example:</b>	<ul style="list-style-type: none"> <li>▪ Hotel, Guesthouses and B&amp;B's</li> <li>▪ Part conversion or extension of private residence to studio, office, childcare facility or small enterprises by the occupier of the dwelling, at a scale as would not unduly interfere with the primary use of the dwelling</li> <li>▪ Places of worship</li> <li>▪ Public utilities</li> </ul>

As identified the site of the proposed development is zoned for residential development, this includes a sub-zoning of Low Density Residential. In this regard it needs to be highlighted that the principal zoning for the site (residential) is acceptable and wholly appropriate with regards to the proposed development. In considering the previous SHD application on this site An Bord Pleanála's Inspector concluded that the principle of residential development and density proposed at that stage (36 units per ha) was acceptable. However, based on current national trends and national guidance it is not considered that the sites zoning for low density residential is appropriate. Such a zoning in a growing city is considered to be outdated when examined against current national trends and national guidance.

Further discussions surrounding this matter, density and plot ratio is set out at Sections 7.1.2 and 7.2.1.

It is a stated aim of the Council *“To provide for good quality housing for all sectors of the community in sustainable neighbourhoods that are attractive places to live and are within easy access to a range of local services, amenities, community facilities and public transport networks. To ensure that these neighbourhoods have a sense of identity and foster sustainable living and movement patterns.”*

The Council have set out in Chapter 2 of the Plan their housing strategy, which includes: (inter alia)

- *Implement the recommended settlement strategy for the city ensuring that sufficient land is zoned to meet future demand, in the interests of sustainability and to achieve the optimal integration of land use and transportation.*
- *Accommodate through land use zoning the requirements of the Housing Strategy.*
- *Encourage sustainable neighbourhoods of high-quality residential development, with a mix of house types and tenures with a strong identity and sense of place.*
- *Promote sustainable neighbourhoods where community facilities and services of an appropriate nature are easily accessible.*
- *Enable each household to have access to housing suitable to their needs and promote the provision of social housing, housing for persons with special needs and the provision of homeless and emergency accommodation.*
- *Promote climate adaptation measures as part of the development of sustainable neighbourhoods.*
- *Protect and enhance existing residential areas and explore opportunities for environmental improvements in particular in city centre residential areas.*

Policy 2.2 of the Plan sets out the Council's Housing Strategy which includes:

- *Secure implementation of the Housing Strategy 2017-23, which has been informed by the Core Strategy, by ensuring that sufficient suitable lands are zoned to meet the extent of*

- housing needs identified in the strategy in accordance with the NSS and RPGs targeted population for Galway City*
- *Require as provided for under Section 95 of the Planning and Development Act 2000 (as amended) that 10% of all housing developments in excess of 9 units, on lands zoned for residential use or for a mixture of residential and other use be reserved for the purposes of social housing.*
  - *Have regard to all Government policies on housing and specifically include for consultation, support and assistance to all Approved Housing Bodies (AHB) in their role as social housing providers.*
  - *Support a diverse range of housing types, size and tenures within housing developments in the interests of countering undue segregation and to allow for choice of community, for all persons irrespective of age, culture, social background and ability.*
  - *Planning applications for multiple housing units will be required to submit a Statement of Housing Mix detailing the proposed mix and demonstrating that it provides a sufficient minimum in house sizes and types to satisfy the demands of the emerging reduction in household sizes. The needs of special groups such as the elderly and disabled will be required to be considered as part of this process.*
  - *Support the development of sustainable communities and ensure that all new housing developments – private, public and voluntary are carried out in accordance with the DECLG guidelines Sustainable Residential Developments in Urban Areas (2008) and Section 28 Ministerial guidelines – Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, (2015).*

In that regard it is highlighted that the development proposal meets with the terms of the Housing Strategy, including providing 102 no. residential units to meet the growing population of the City area across a range and mix of units.

The Plan emphasises that the successful integration of a new housing development within its surrounding context is an important element in the design process. It can include the natural environment, the form of settlement, buildings and spaces, landscape features, contours, historical/archaeological features and local biodiversity. The following factors are noted:

- Local facilities and community infrastructure;
- The public transport network and network of walking and cycling routes;
- The green network.

Policy 2.4 Neighbourhood Concept sets out to:

- *Encourage the development of sustainable residential neighbourhoods, which will provide for high quality, safe, accessible living environments which accommodates local community needs.*
- *Encourage sustainable neighbourhoods, through appropriate guidelines and standards and through the implementation of local area plans, framework plans/masterplans.*
- *Protect and enhance new/existing residential neighbourhoods through appropriate guidelines and standards, preparation of framework plans, development briefs and design statements.*
- *In the design of residential developments regard shall be had to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the accompanying Urban Design Manual–A Best Practice Guide and the Design Manual for Urban Roads and Streets (2013).*

The Plan supports sustainable neighbourhoods which include a mix of uses (Section 2.5 Neighbourhoods: Outer Suburbs).

The subject site is located within an area which can be defined as an ‘outer suburbs’ area per the CDP. Under this designation the following can be considered:

➤ **Policy 2.5**

*“Encourage higher residential densities at appropriate locations especially close to public transport routes and routes identified in the Galway Transport Strategy as suitable for high frequency, public transport services.*

*Ensure that sustainable neighbourhoods are places where housing, streets, open spaces and local facilities come together in a coherent, integrated and attractive form.*

*Ensure the layout of residential developments has regard to adjoining developments.*

*Encourage a mix of housing types and sizes within residential developments.*

*Encourage the use of homezones within residential developments.*

*Require residential developments of over 10 units to provide recreational facilities as an integral part of the proposed open space.*

*Ensure a balance between the reasonable protection of the residential amenities of the outer suburbs and the protection of the established character and the need to provide for sustainable residential development.*

*Encourage the integration of energy efficiency in the design and layout of residential development.*

*Encourage the promotion of universal design principles and lifetime adaptability in the design and layout of residential developments.*

*Promote the use of appropriate placenames for new residential development in accordance with the policy of An Coiste Logainmneacha.”*

In the context of the above it should be reiterated that the proposed development will provide a vast range of high quality housing which includes over the 15% requirement for open space. The existing setting of the design has heavily considered the existing landscape and has made a number of efforts including the preservation of prominent areas of trees to aid in the preservation of character. Furthermore, a number of facilities will be provided as part of the proposed development, this includes a dedicated creche along with areas which have been design for community specific functions.

With regards to the scale of development in a outer suburb/greenfield site it was a consideration of the Boards inspector that: *“The scale of the development proposed is appropriate for this outer suburban/greenfield site given the site’s locational context and the density proposed is in accordance with national policy.”*

As such the proposed development under this context of the Galway City Development Plan should be considered appropriate.

As per the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas Cities, Towns and Villages* the promotion of higher residential densities in appropriate locations is acceptable. In assessing high density developments regard shall be had to these Guidelines and the accompanying design manual which sets out certain criteria including the following:

- *Acceptable building heights;*
- *Avoidance of overlooking and overshadowing;*
- *Provision of adequate private and public open space;*
- *Landscaping where appropriate and provision of safe play spaces;*
- *Adequate internal space standards;*
- *Suitable parking provision;*
- *Provision of ancillary facilities such as community facilities and local services.*

The Development Plan encourages development proposals to consider a range of design principles including:

- *Connectivity and Permeability.* provide convenient access to places, particularly to schools and places of work. Routes within the area should be accessible for everyone and as direct as possible.

- *Sustainability*: prioritise the needs of walking, cycling, public transport and the need for car-borne trips to be minimised.
- *Safety*: provide for safe access on streets, paths and cycle routes for users of all ages and degrees of personal mobility.
- *Legibility*: ensure residents and visitors can easily find their way around the area.
- *Sense of Place*: ensure streets contribute to the creation of attractive and lively mixed-use places. Streets should not just serve a movement function, their design should include consideration of appropriate opportunities for events and social interaction. The use of street names with a connection to the area can also reinforce a sense of place and evocation of the past in new buildings.

Each of the design principles has been considered in the evolution of the layout under consideration. The accompanying Design Statement (ONOM, 2020) illustrates how each principle is addressed.

Policy 7.4.3 Childcare sets out to:

- Facilitate the development of childcare facilities, including after school services, at a number of suitable locations, such as, within residential areas, places of employment, city centre, neighbourhood and district centres, schools, in the vicinity of educational and community establishments and adjacent to public transport nodes.
- Contribute to the provision of childcare facilities by requiring that such facilities be provided in conjunction with residential developments over 75 dwelling units.
- Consider alternative arrangements where it can be clearly established that adequate childcare facilities exist.

The provision of 102 no. residential units would, under this Policy (and associated Guidelines) require the provision of at least 1 no. facility. A childcare facility to cater for 91 no. children has been included in the development proposals, with a view to ensuring the other adjacent zoned lands to the west of the application site would, if successfully developed, have a sufficiently-sized creche facility in this new neighbourhood to avail of.

### Summary

The development provides 102no. residential units on residentially zoned lands within the settlement envelope. It therefore accords with the general zoning contained within the Galway City Development Plan 2017-2023. The plot ratio provided for in the Plan for this specific site (0.2:1) is exceeded with respect to the proposed development, which stands at 0.41:1, however, this exceedance is a direct consequence of the national requirement to make efficient use of land and to increase overall residential densities. A material contravention statement has been included with the planning application which discusses this matter in more detail.

The design has evolved from an assessment of the site character, features, constraints and opportunities. It has also taken on board the discussions and feedback from engagement with the City Council and the Board at stage 2 of the SHD process. It results the creation of a successful neighbourhood in this location close to the City of Galway and represents a density not wholly different from that previously accepted by the Board's Inspector (36 units per ha) on a zoned and serviceable site.

Associated facilities are provided for in this new neighbourhood to add to achieving a sense of community. The Council through the zoning objectives encourage the provision of community, commercial and local employment facilities to serve the local community of the neighbourhood. The range of facilities can include schools, childcare facilities, community centres, primary health care centres and local commercial services. As set out earlier in this section uses which can be considered compatible with the zoning in this instance include local shops, offices, childcare facilities and other local services. These have been included in the design proposed.

The provision of a mix of house types and tenures, as called for in the Development Plan, is evident in the development proposals. As per the development statistics (Section 4.2 of this report) a total of 102no. units which will be split across 67 housing units (65.7%) and 35 apartment units (34.3%). Under the overall 102 units there will be 30 different variants across the housing and apartment units. This, together with the application of universal design principles, aims to create a successful residential community with the opportunity for residents to move between accommodation types within the community over a period of time. With regards to the dwelling mix under the original application (ABP ref:306413-20) the Inspector noted that:

*“The dwelling mix caters for a range of 1, 2, 3 and 4 bed units in a range of unit types, from semi-detached/terraced houses, to duplex units and apartment blocks. I consider this mix to be reasonable and supportive of national policy.”*

In creating sustainable housing, the development proposal has sought to optimise natural sunlight, daylight and solar gain through consideration of topography, building orientation and building layout.

It is acknowledged in the Development Plan that open space and amenity space is an asset in any development. The open spaces included in the development proposal have been carefully considered especially in light of the Council’s comments at pre-application stage (3<sup>rd</sup> of December 2020 and 14<sup>th</sup> of January 2021) and serve a range of functions/uses as detailed in the accompanying Landscape Statement (CSR, 2021). A total of 15.60% of public open space is achieved within the proposals, in line with the provisions of the Development Plan.

Car parking has been provided taking account of the provisions of the Galway City Development Plan 2017-2023 in relation to parking and the consideration of dual use parking where peak demand periods do not coincide, and a focus on innovative layout solutions to create areas of high quality and amenity. Table 6-5 below illustrates the parking proposed in the current proposals.

Table 6-5: Car Parking Provisions

Requirements	Proposed Development
Retail - 1 space per 15sqm (GCDP Section 11.10.1)	Proposed retail space: 188.56sqm Spaces Required: 13 Spaces Provided: 3* * Shortfall to commercial spaces to be covered by some apartment spaces which will typically be vacated during business hours.
Apartment Block- 1 space per apartment and 1 visitor space per every 4 apartments (DHPLG’s Sustainable Urban Housing: Design Standards for New Apartments)	Apartments: 35 Spaces Required: 44 Spaces Provided: 43 35 no. spaces are provided for each apartment. 8 number spaces are visitor spaces through the scheme. 07 no. Creche & 03 no. Retail spaces will normally be vacated outside office hours and can be used as visitor spaces.
Creche- 1 space per 20sqm operation space (GCDP Section 11.10.1)	Creche Operational Space: 288.37sqm (Overall 398.80sqm) Spaces Required: 14 Spaces Provided: 7 7 spaces are dedicated staff spaces. The remainder 7 of required spaces is made up of Apartment spaces which will typically be vacated during business hours.
Houses- 2 on curtilage spaces proposed per dwelling or 1.5 grouped spaces + 1 per 3 dwellings visitor (GCC Section 11.10.1)	Houses: 67 Spaces Required: 60 on curtilage and 55.5 grouped, plus 22.3 visitor spaces =137.8 Spaces Provided: 130

Additionally, the provision of bicycle parking within the layout has been considered, per Table 6-6 below:



Table 6-6: Bike Parking Provisions

Requirements	Proposed Development
House- At least 2 spaces provided in rear gardens. All gardens are provided with direct access	Houses: 67 Spaces Required: 134 Spaces Provided: 134
Creche- No stated requirement in the Galway City Council Development plan 2017-2023	Creche: 1 Spaces Required: 0 Spaces Provided: 9
Commercial/Retail-1 cycle stand (5 spaces) per 20 carpark spaces (GCC Section 11.10.3)	Retail Unit: 1 Spaces Required: 12.5 Spaces Provided: 20
Apartment- 1 space per bedroom and 1 visitor space per every 2 apartments (DHPLG’s Sustainable Urban Housing: Design Standards for New Apartments)	Apartments: 35 Spaces Required: 76.5 Spaces Provided: 77

## 6.4.2 Galway Transportation Strategy, 2016

The Galway Transport Strategy (GTS) 2016 represents a partnership approach between Galway City Council, Galway County Council and the National Transport Authority. It includes a series of measures which will address the transport problems experienced across the city particularly during peak hours, over a phased and co-ordinated basis over the next 20 years, based on priority needs. The GTS has established that the reduction in traffic congestion requires both improvements to public transport, cycling and walking networks and the provision of a new orbital route.

The proposed measures were arrived at following transport modelling which included defining the existing transport problems, predicting future travel demands, access mode share and assessing their mutual impacts and interdependencies. The strategy includes traffic management, giving priority to walking cycling and bus movements, modifications to the traffic network, management of parking activities and heavy goods vehicles, improvements to the public realm and use of ‘smarter mobility’. These measures are designed to both address the current significant problems and inefficiencies in the movement of people and goods within and around the city and to establish a long-term transport plan that will underpin the future sustainable growth of the city as supported by the Core Strategy.

The development proposed seeks to make use of and enhance connections through and around the site. As demonstrated in the accompanying design drawings there is wide-ranging connectivity across and through the site. The applicant has sought to engage with CIE regarding public transport connections, while the provision of bike and car rental bays also promote sustainable transport.

### 6.4.2.1 Bus-Connect Galway- Dublin Road

The BusConnects Galway- Dublin Road project is a sustainable, multi-modal corridor which will deliver 4km of high quality pedestrian, cyclist and public transport facilities while balancing the transport needs with the unique sensitivities of the local environment. The R338 Dublin Road, Galway is one of the primary artery routes into Galway City Centre. It runs from the Martin Roundabout to Moneenageisha Junction and includes significant landmarks and trip attractors along the route

## 6.5 Principle of Development

6.5.1

## Compliance with the Definition of Strategic Housing Development

The *Planning and Development (Housing) And Residential Tenancies Act 2016* provides a statutory definition of “strategic housing development” in Section 3 to mean:

*(a) the development of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses,*

*(b) the development of student accommodation units which, when combined, contain 200 or more bed spaces, on land the zoning of which facilitates the provision of student accommodation or a mixture of student accommodation and other uses thereon,*

*(c) development that includes developments of the type referred to in paragraph (a) and of the type referred to in paragraph (b), or*

*(d) the alteration of an existing planning permission granted under section 34 (other than under subsection (3A)) where the proposed alteration relates to development specified in paragraph (a), (b) or (c),*

*each of which may include other uses on the land, the zoning of which facilitates such use, but only if–*

*(i) the cumulative gross floor area of the houses or student accommodation units, or both, as the case may be, comprises not less than 85 per cent, or such other percentage as may be prescribed, of the gross floor space of the proposed development or the number of houses or proposed bed spaces within student accommodation to which the proposed alteration of a planning permission so granted relates, and*

*(ii) the other uses cumulatively do not exceed–*

*(I) 15 square metres gross floor space for each house or 7.5 square metres gross floor space for each bed space in student accommodation, or both, as the case may be, in the proposed development or to which the proposed alteration of a planning permission so granted relates, subject to a maximum of 4,500 square metres gross floor space for such other uses in any development, or*

*(II) such other area as may be prescribed, by reference to the number of houses or bed spaces in student accommodation within the proposed development or to which the proposed alteration of a planning permission so granted relates, which other area shall be subject to such other maximum area in the development as may be prescribed;*

The proposed development meets this qualifying criterion as follows:

Table 6-7: Compliance with SHD Qualifying Criteria

Extract from Section 3 of the <i>Planning and Development (Housing) And Residential Tenancies Act 2016</i>	Compliance with the Qualifying Criteria
(a) the development of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses,	The proposed scheme comprises a scheme which includes 102 no.

	residential units on a site zoned for residential development.
(i) the cumulative gross floor area of the houses or student accommodation units, or both, as the case may be, comprises not less than 85 per cent, or such other percentage as may be prescribed, of the gross floor space of the proposed development or the number of houses or proposed bed spaces within student accommodation to which the proposed alteration of a planning permission so granted relates, and	The proposed scheme comprises of 11,035.64sqm inclusive of common areas. Of this, the total floor area of the residential units equates to 10,234.7sqm which is 92.73% of the scheme.
(ii) the other uses cumulatively do not exceed— (I) 15 square metres gross floor space for each house or 7.5 square metres gross floor space for each bed space in student accommodation, or both, as the case may be, in the proposed development or to which the proposed alteration of a planning permission so granted relates, subject to a maximum of 4,500 square metres gross floor space for such other uses in any development,	The extent of ‘other uses’ (i.e. commercial/non-residential’ uses) (587.56sqm) equates to 5.7 sqm of commercial space per apartment and house(587.56/102 = 5.87sqm).587.56sqm which is within the maximum limit thresholds.

Therefore, it is submitted that the proposed scheme falls with the definition of ‘Strategic Housing Development’ as specified in Section 3 of the *Planning and Development (Housing) And Residential Tenancies Act 2016*.

## 6.5.2 Compliance with Core Strategy

The Galway City Development Plan 2017-2023 has been considered and it is concluded that the development proposal is compliant with the central aims and objectives the Plan. As previously mentioned in the above policy section the strategic goals of the GCDP include the following:

- Promote balanced and sustainable economic development that will enable Galway City to fulfil its role as a National Gateway and a Regional Centre, providing sufficient employment opportunities and appropriate services.
- Use the role of the Gateway to harness the strengths and maximise the economic development of the region.
- Provide for a built and natural environment that is of high quality and that contributes to providing a good quality of life for residents and visitors and affords sustainable transportation opportunities.

Galway City Council have committed in their Development Plan to provide:

*“for good quality housing for all sectors of the community in sustainable neighbourhoods that are attractive places to live and are within easy access to a range of local services, amenities, community facilities and public transport networks. To ensure that these neighbourhoods have a sense of identity and foster sustainable living and movement patterns...”*

As proposed, the development will directly contribute 102 housing units within the planning boundaries of Galway City on land zoned for residential development. The proposal includes a range of unit types and also provides for 10% social/affordable housing in line with the provisions of Part V.

The targeted population for Galway City is 98,700 by 2022 which will generate demand of approximately 8,225 housing units. The addition of 102 no. units to the provision of housing units within the confines of the Plan area will therefore undoubtedly be required to directly respond to a pent-up demand.

The proposal contains a mix of uses across the development as well as varying sizes and types of residential units ranging from apartments to detached dwellings. The development is therefore capable of providing for single adults, families, those seeking to downsize and those with mobility issues.

The proposal is considered to be in line with the Plan’s Core Strategy as through the provision of a range of dwelling types and tenures, complemented by ancillary facilities, a residential neighbourhood will be created which will *“respond to people’s needs and which provide a framework where communities can become established and grow”*.

Under the previous SHD application (ABP-306413-20) the Inspector noted the Low Density Residential (LDR) zoning of the site however acknowledged that the other uses (creche and retail) are compatible with and contribute to the zoning objective:

*“The proposed residential development with supporting retail and childcare facilities complies in principle with the residential zoning.”*

And:

*“I am of the opinion that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and is acceptable in principle subject to the detailed considerations hereunder in this report.”*

Surrounding density, the Inspector noted the specific development objective of the Galway City Development Plan that *“maximum plot ratio density of 0.2:1 shall only be considered following agreement on an overall layout of the area”*. The previous application sought a plot ratio of 0.37:1, which the Board accepted in consideration of the previous SHD application and confirmed they were not precluded from granting permission, with regard to the provisions of section 37(2)(b)(iii) of the Act. The Inspector noted the following with regards to the scale of the development:

*“The scale of the development proposed is appropriate for this outer suburban/greenfield site given the site context and the density proposed is in accordance with national policy.”*

Under this current application the plot ratio prescribed in the Plan is again exceeded (0.41) however it is held that the previous Inspectors findings into this element of the proposals remain valid and the proposals are in line with the more recent national and regional policy framework in this respect.

### 6.5.3 Compliance with Zoning Objectives

The site of the proposed development is zoned for residential development; residential development to the tune of 102no. units is proposed. The Development Plan includes a sub-zoning of Low Density Residential development. The associated wording for Policy 2.9 – Low Density Residential Areas is below:

*“Protect the character of these areas by ensuring new development has regard to the prevailing pattern, form and density of these areas.”*

*“Protect the characteristics of these areas through development standards and guidelines.”*

The Plan provides a justification for LDR zonings which is due to *“the established residential patterns, deficiency in service provision and significance of landscape.”*

There are 3no specific development objectives are set out for the subject site (and surrounding lands) under its current Development Plan zoning. The following paragraphs discusses the proposed development in the context of each of these development objectives:

1. The maximum plot ratio density of 0.2:1 shall only be considered following agreement on an overall layout of the area
  - The principle of a residential development in this location is not disputed and, in that regard, the proposed development is in accordance with the Galway City Development Plan 2017-2023. The plot ratio sought in the Plan for this site is 0.2:1, while the maximum allowable in the Plan is 0.46:1. The proposed scheme includes a plot ratio of 0.41:1. It is considered that the plot ratio of 0.2:1 stipulated in the Plan is no longer economically feasible or represents best planning practice due to a range of factors and in the context of what is a housing crisis. This has been empathised at national level with the sought increase in residential densities across the country along with more efficient use of land. As detailed both Galway City and the region as a whole are set to experience an increase in housing demand and population growth over the coming years and as such the provision of housing within Galway’s suburbs will become increasingly vital to continued sustainable growth. Against this background, it is demonstrated that a higher plot ratio can create a welcoming, attractive development which serves to provide a range of housing types and is supported by community services/facilities. This has been accepted by the Inspector in their consideration of the previous SHD application on the site, as noted in Section 7.2 of this report and section 10.4 of the Inspectors report. Importantly, the Inspector confirmed that net densities of less than 30 dwellings per hectare should be discouraged to ensure efficient use of land, and that while *“the site is at present in somewhat of a transitional area... the land is however zoned for residential development and is within the Galway Metropolitan Area, 5km from Galway City Centre. The scale of development proposed is appropriate for this outer suburban/greenfield site given the sites locational context and the density proposed is in accordance with national policy.”*
2. This layout will have regard to the sylvan character of the site and where appropriate the protection of existing trees and Roscam Folly
  - Section 11.2.8 of the Galway City Development Plan states that the zoning objectives for Low Density Residential Developments are to ensure the protection of the existing residential amenity. It is not accepted that density above a plot ratio of 0.2:1 will automatically and consequently lead to adverse impacts on residential amenity. Should planning permission be granted, future residents will have a choice of dwelling type and will have a wide-range of public open space to avail of. The design integrates and make optimal use of the open space within the site while avoiding direct overlooking and loss of residential amenity of existing properties.
  - Under the Tree Survey carried out by Cunnane Stratton Reynolds a total of fifty-six trees, seven tree groups and one hedgerow were recorded as part of the survey. Their location, size and quality category may be reviewed with reference to the accompanying Tree Survey Dwg No 19112\_T\_101 and the tree survey. The results of this have been used in the evolution of the scheme layout and it is recognised that the retention where feasible of existing natural features can enhance the overall development concept for the site. A wide variety of both tree types and tree classification exist. There is a mixture of native, non-native, mature and young trees present. The trees of greatest maturity, size and value are generally positioned along the sites field boundaries, whilst those located among the areas of green open space generally are less mature and have a lower classification value. There will be some loss of trees, however the applicant has committed to replanting elsewhere on the site trees of the same or greater value. The tree survey and accompanying tree protection and removal plan (CSR,

- drawing 19112\_T\_101) details the trees scheduled for removal from the application site, the majority of which are European Ash, or groups/hedgerows of Hawthorn and/or Blackberry. The approach has been to retain where feasible those trees which are of higher quality and enhance planting where feasible. The design of the site has been influenced and contributed to by its current character with the positives in which trees can bring has been considered in the design not only of the wider built form but also the amenity spaces laid out.
- Cultural heritage has been discussed full within Chapter 11 of the EIAR which has been prepared and enclosed within the planning pack. The chapter comprises an assessment of the potential impact of the Proposed Development on the Cultural Heritage resource. The planning application boundary for the subject site does not contain any recorded monuments, or protected structures, there is however under protected structure 8806, a 19<sup>th</sup> century railway bridge although as noted within the EIAR “*no direct impacts to the structure as a result of the proposed Phase 1 development are identified*”. A second protected structure (Folly 8803) is situated just under 100m to the south of the application boundary, again it should be noted that “*no direct impacts to the folly or the walled garden within which the latter is located are identified*”.
3. Development will only be considered where it accords with strategic main drainage proposals
- Please refer to the drainage drawings provided as part of this submission for full detail. In summary, water and foul wastewater will discharge to Merlin Park Pumping Station located at the north-west of the site. A water connection will be taken from Dublin Road to the north of the site.
  - It is proposed to locate a foul pumping station in the north-west portion of the site. Proposed soakaways are located within green space and hard surfaced areas as shown in drawing 10690-2100.
  - Buried service corridors run in public open space
  - A pre-connection enquiry was made to Irish Water in October 2020 with regards to the proposed development site. The correspondence received (30<sup>th</sup> of October 2020) is discussed under Section 7.8.1.4 below (a copy of the letter is contained as Appendix A of the Civils Report prepared by Tobin Engineering Consultants).. In summary, it has been confirmed by Irish Water that the proposed development can be accommodated by the existing network infrastructure subject to putting in place a night time pumping regime. There is therefore no matter which precludes the development in this context. A letter with regards to the design submission was also received from Irish Water on the 17th of June 2021, the following was noted “*we have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals*”

The principal zoning of the site – residential – is accepted and it is held that the site is wholly suitable for residential development. The type of residential development envisaged for the site, that of a Low Density, is not considered appropriate in the present climate. It is held there are weighty material considerations, including national guidance, which merit deliberation in determining the correct density for the site as opposed to utilising a restrictive plot ratio of 0.2:1 across the site. Moreover, the site in question has been zoned for residential development – Low Density Residential development – over the lifetime of three Development Plans, but no development has taken place on the ground. Importantly these arguments have been accepted by the previous Inspector in consideration of the wider SHD application on the site (ref: ABP-306413-20).

While it is acknowledged that LDR is the sub-zoning of the extant Plan it is held that the application of a higher density development does not constitute a material contravention of the Plan zoning as residential development will be delivered on site. In the case of the previous SHD application on the site (An Bord Pleanála ref: 306413-20), the Inspector concluded that “*the proposed density of 36 units per hectare is appropriate within the national policy context.*” It was further concluded that “*The land is however zoned for residential development and is within the Galway Metropolitan Area, 5km from Galway city centre.*”

*The scale of the development proposed is appropriate for this outer suburban/greenfield site given the sites locational context and the density proposed is in accordance with national policy.” On that basis and in light of the now adopted Regional Spatial and Economic Strategy it is held that the current density proposed of 35.86 units per hectare is completely acceptable in this location.*

It is worth noting that in the case of the Williamstown Road SHD application (ref: ABP-30630-19) the site was included in the Waterford City Development Plan 2013-2019 and subject to two different zoning objectives – Undeveloped Residential (Subject to Phasing) and Undeveloped Low Density Residential (Subject to Phasing). The Elected Members held that the development contravenes the development and that density should be consistent with the surrounding development. The applicant held that the scheme of 324 units on a site of 9.085ha achieving a density of 35.6 units per ha as compliant with national guidance. The Inspector did not consider this approach to materially contravene the Development Plan. The Inspector noted *“I note that part of the subject lands are zoned for lower density residential development. No density range is provided in the Development Plan for this zoning objectives. The proposed development provides a density of 29 units per ha on this portion of the site and 41 units per ha on the western portion of the site which results in an overall density of 35.6 units per ha. This approach is generally considered acceptable.”*The Inspector had regard to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas which advocate a net density in the range of 35 to 50 units per ha. The Inspector noted in relation to concerns raised by objectors that the density is too high and should be lowered, that *“...to develop the lands at a lower density would represent an inefficient use of zoned serviced lands within the metropolitan area of Waterford City. A lower density would be contrary to national guidance and would not be in accordance with the proper planning and sustainable development of the area.”*

Lower density development on a residentially zoned site in this instance does not reflect the current climate and national trends surrounding the provision of housing. Per the National Planning Framework and RSES, Development Plans are to acknowledge that housing will be a challenge going forward. The NPF details that:

*“By 2040 it is estimated that there will be almost an additional million people living in Ireland. This population growth will require hundreds of thousands of new jobs and new homes. This region has a targeted population growth to more than 1 million people, 180,000 more than in 2016, and an employment uplift of 115,000 is targeted to bring the total in employment to approximately 450,000.”*

Further to this the NPF highlights that there is an urgent requirement for a major uplift of the delivery of housing within the existing built-up areas of cities and other urban areas.

The LDR zoning in the Galway City Development Plan is quite extensive and does beg the question if it is the correct means by which to ensure the right development in the right place, while also according with national policy objectives. The Sustainable Residential Development in Urban Areas Guidelines (2009) however prescribes that, for outer suburbs, *“Studies have indicated that whilst the land take of the ancillary facilities remains relatively constant, the greatest efficiency in land usage on such lands will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare and such densities (involving a variety of housing types where possible) should be encouraged generally. Development at net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency, particularly on sites in excess of 0.5 hectares.”*

The proposed development has been designed to reflect the current housing market and therefore directly supports regional and national policy guidance. As per the RSES the 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.

The entire LDR zoned lands within the Plan are expected to deliver 815 units over the Plan period (2017-2023). The analysis underpinning the zoning of the Plan is based on the finding that *“there is sufficient land zoned that can satisfy the housing needs of the NSS targeted population for 2022.”*

Under the RSES it is noted that all counties within the Country have experienced population growth over the past 30 years with this trend anticipated to continue into the future. It was assessed that this growth will place new pressure on existing settlement patterns and in particular on housing supplies. Under the National Planning Framework, it is detailed that by the year 2040 it is expected that the population of circa one million people will require *‘hundreds of thousands of new jobs and new homes’*. The NPF consequently sets a minimal target of 120,000 people in Galway City and Suburbs which is an increase of 40,000+ people compared to the 2016 levels. Given this unprecedented, expected increase in demand and the continued pressure on Galway to be a regional growth location which provides a live/work balance, the City must look to its immediate suburbs to address growth demand. In that vein, it is strongly suggested that development sites which can be serviced and create a sustainable development should not be subject to the constraint of a low-density zoning. To do so is at odds with national and regional policy and guidance and serves only to place further burden on supply of housing across the country.

Evidently then, housing demand at both a local and national level has increased since the Plan was put in place and is expected to continue to exert pressure on the housing market. In that vein it is held that as a growth city the delivery of zoned and serviceable sites should be paramount.

The proposed development is predominately residential in nature with the provision of outdoor recreation space, provision of local retail facility and the provision childcare facility. Cognisance has been taken through the design of the development to protect the residential amenity of those nearby as is evident from the set back of units along the southern boundary and incorporation of enhanced planting across the site. The layout has been designed to take cognisance of the wider site context through the design and orientation of buildings, roads, trees and open spaces.

It is held that this development can deliver a successful neighbourhood as called for in Section 2.5 of the Plan which relates to Neighbourhoods in the Outer Suburbs of Galway City. It notes that *‘successful residential development is reliant on the creation of neighbourhoods which have a distinct and special character, that are places which have recognisable features where people live and form an attachment’*. The council list a number of considerations which should be taken account of for the development of sustainable neighbourhoods, this was detailed in section 5.2.3 above. In this regard the following should be noted:

- *Residential Densities*- The density of the proposed development promotes a higher residential density than suggested within the City Development Plan. It is assessed that the location is entirely appropriate to accommodate the proposed development to make best use of zoned lands in the context of housing demand pressures and to accommodate the projected future growth in Galway City’s population.
  - *Context for New Neighbourhoods*- Consideration of the sites existing natural environment was undertaken during the design phase of the proposal. Within the development local facilities will be provided for (retail, community centre, creche) to create a sustainable community. Further to this the site is well serviced by public transport such as bus facilities located nearby as well as being well connected with pedestrian modes of transport, this is discussed further under section 6.6.
  - *Streets and Movement*- Through the evolution of the proposal the design team have given consideration to the street and movement of traffic throughout the site. The design incorporates physical designs which allow for natural traffic calming measures to be implemented. This includes for dedicated pedestrian walkways, separated from the main carriageway by grass verges, which connect with and move through green and/or wooded areas to allow for ease of access – in a safe manner - throughout the site in an attractive manner.
- Homezones*- Consideration has been given throughout the design phase of the development to implement the use of homezones. The use of shared surfaces in these locations allow for greater traffic and pedestrian control.
- *Mix of House Types and Tenures*- The proposed development incorporates a mixed of dwellings in terms of form, size and type to specifically create a community which



responds to the ongoing and changing needs of a community. As noted, a range of unit types. 35 apartments are proposed across eight apartment types, ranging in size from 50.17sqm to 85.8sqm (approx.). A wide mix of house and apartment types are included in the proposals thereby helping to create a community with identity, character and of high quality. Houses within the scheme vary in size from 103.10sqm and 146.40sqm. Creation of developments where residents can remain throughout their lifetime is a positive and will add to the creation of strong sustainable communities.

- *Universal Design*- The proposed development has been designed to allow for the future proofing of the community through the implementation of open space, mixed dwelling types and strong local provisions (community retail).
- *Sustainable Housing*-The proposed development will incorporate PV panels mounted on rooftops providing a renewable source of energy directly to units. Along with this ground source heat pumps have been incorporated to enhance the sustainability of the proposed development.
- *Open Space and Amenity*- The proposed development incorporates approximately 4,437sqm (1560%) of public open spaces within the redline boundary. A number of play features have been included as part of the proposal including play equipment (swings, adventure playground, etc), gym equipment and an amphitheatre thus appealing to a wide age group.
- *Provision of Services and Community Facilities*- The proposed development will include the provision of facilities which will benefit of the local community, specifically a retail facility and childcare facility are included as part of the proposal.
- *Placenames*- This is noted, and has been given some consideration at this early stage. It is recognised that legibility of new neighbourhoods using visual cues but also signage/placenames is important.

In summary then, it is held the overarching zoning objective – that is to develop the site to deliver residential development – has been achieved under the current proposals.

## 6.6 Design Standards

### 6.6.1 Density & Plot Ratio

Section 11 (Part B) of the operative GCDP states that a plot ratio of 0.46:1 for new residential development located in the outer suburbs shall not normally be exceeded. However, under Section 11.13 a specific development objective for this site which relates to plot ratio has been attached:

*“The maximum plot ratio density of 0.2:1 shall only be considered following agreement on an overall layout of the area”*

The proposed scheme includes 10,234.7sqm sqm floor space with a gross floor space of 11623.3 including common areas (creche and retail unit inclusive). A density of 35.86 units per hectare and a plot ratio of 0.41:1 is achieved.

As acknowledged in Section 6.4.1 of this Statement the plot ratio sought is above the level set down within the Galway County Development Plan under Figure 11.13. It is contended that there is an overriding case for the subject site to absorb a higher density and plot ratio than prescribed in the Plan however, as outlined at Sections 7.1 and 7.2 of this report.

The enclosed architectural drawings, Design Statement, landscape drawings, Landscape Statement, technical drawings and technical reports demonstrate that this development site is capable of delivering a viable development which responds to the site and its characteristics and creating a successful place but to do so requires a higher number of units on site than envisaged in 2011. The national and regional policy stance makes clear the shortfall in delivery of housing and Galway’s role in providing housing for its future growing population. On that basis the plot ratio stipulated in the Plan is

considered to be no longer economically feasible or representative of best planning in the midst of what is a national housing crisis.

While it is not accepted that very high-density development would be the correct design response for this site, it is held that the development proposed under this application represents the right development in the right place and does so with development proposals which are of a high quality. It is demonstrated matters of design relating to amenity and character have been addressed. The plot ratio proposed – 0.41:1, exceeds that noted in the Plan – 0.2:1; this is still however below the upper threshold of 0.46:1 and accords with the thrust of national guidelines. It is held that the proposal can be found to accord with the zoning objectives of the Plan.

With the continued growth within Galway City and its outlying areas the increased requirement for high quality housing will continue. Against this background, it is demonstrated that a higher plot ratio can create a welcoming, attractive development which serves to provide a range of housing types and is supported by community services/facilities.

## 6.6.2 Car Parking and Bicycle Rack Provision

Parking provision within the site have taken cognisance of Section 11.3.1 of the Galway City Development Plan 2017 – 2023 and the DHPLG's Sustainable Urban Housing: Design Standards for New Apartments.

Each of the housing units within the proposed development will be provided 2 number car parking spaces in-curtilage giving a total of 130 spaces. Grouped car parking is also proposed at the main access route (in line with DMURS) providing safe pedestrian access between the houses and parking spaces in this location. All parking spaces are in close proximity to the dwelling's front doors. With regards bicycle parking, this is feasible at the rear gardens of houses within the site. As such a total of 134 bike spaces are being provided for the houses on site.

With regards to apartments 1 space per apartment and 1 visitor space per every 4 apartments is required as stated in DHPLG's Sustainable Urban Housing: Design Standards for New Apartments section 4.22. As such based on the provision of 35 apartment units a total of 43 spaces are being provided within the proposed development to cater for the requirements of the apartment units. 1 bike space per bedroom and 1 visitor space is being provided per every two apartments, in this regard 77 spaces are being provided.

With regards to car parking spaces for the creche it is acknowledged that Galway City Development Plan 2017-2023 calls for 1 space for every 20 sqm of operational space provided. The overall creche floor area is 399sqm with an operational space of 288.37sqm which gives a total carpark requirement of 14 spaces provided. The Development Plan however also encourages the consideration of dual use parking where peak demand periods do not coincide, and a focus on innovative layout solutions to create areas of high quality and amenity. To that end the design proposals include 7no. dedicated creche car parking spaces for staff members. The remainder of the requirement (8 spaces) is proposed to be met by way of a shared arrangement with the adjacent apartment building.

Additionally, a further dedicated 3no. car parking spaces are being provided to cater for the retail/commercial unit on site. This represents a shortfall of 10no. units from the requirements of the Development Plan, Table 11.5 However, in a similar vein to the approach taken to the creche parking, it is proposed that the shortfall can be successfully covered by some of the apartment spaces which are likely to be vacated during business hours. In total for the creche and retail/commercial unit 20 no. bike spaces are being provided.

Please refer to Appendix 05- Car & Cycle Parking Provision of the accompanying Design Statement (ONOM, 2021) for a full breakdown of the car parking figures.

## 6.6.3 Landscape and Open Space

### 6.6.3.1 Trees

A tree survey was carried out (CSR, enclosed) as part of the proposed planning application acknowledging the existing features of the site. Areas prioritised for retention include mature boundary trees, areas of contiguous woodland scrub with ecological value.

CSR have prepared a Tree Survey for the site which has informed the landscape and design of the proposed development site. The Survey mapping (refer to drawings 19112\_T\_101, 19112\_T\_102 and 19112\_T\_103).

During the tree survey a total of fifty-six trees, seven tree groups and one hedgerow were recorded across the entire masterplan site. It was found that most of the existing mature trees are located along the masterplan site peripheries and former field boundaries, however there are also a number of relatively immature trees located throughout the central open space which appear to be a legacy from a former golf course development on the site. The design of the site as detailed is influenced by the current context of the location. While it was noted that there will be a level of loss of trees the applicant has committed to replanting elsewhere on site with the scheme prioritising the retention of higher quality existing trees. The design of the site has been influenced and contributed to by its current character with the benefits of incorporating and enhancing the existing landscape structure recognised.

As noted in the above section an emphasis will be made within the planting scheme on the use of native tree species where possible to strengthen ecological value as well as flowering and fruiting species in accordance with the National Pollinator Plan.

With regards to tree planting larger native or naturalised structure trees such as Oak, Beech and Alder will be selected where space allows to facilitate the continuity of the localities sylvan setting into the future, mitigating tree losses necessary to facilitate the development. These trees will add scale and structure to the landscape over time as well as important ecological benefits including habitat. Smaller native trees such as Birch, Whitebeam and Rowan have been selected where space is more restricted, helping to structure and visually soften the environment around the proposed buildings. It is noted that these trees also offer important ecological and habitat benefits.

Section 11.3.1 of the current Development Plan requires that residential schemes provide communal recreation and amenity space at a rate of 15% of the gross site area. The site contains a significant number of public open areas of various sizes serving a variety of functions. The proposed layout incorporates 4,437 sqm of public open space accounting for 15.60% of the overall site area.

A landscape design report has been prepared by Cunnane Stratton Reynolds Land Planning and Design which accompanies the application. The landscape design has been influenced by the following criteria:

- *“A primary principle of the proposed schemes landscape design philosophy is to retain the best of the existing trees present on the site helping to create a high quality external setting and environment for the proposed development whilst retaining the landscape character, whilst also promoting biodiversity and habitat value within the scheme.*
- *The retention of the existing landform topography is a critical element of achieving successful tree retention, and whilst presenting some development challenges, it will ultimately offer future residents an attractive and varied natural landscape setting as well as ecologically valuable environment in which to live.”*



Plate 6-3: Open Space Provisions

### 6.6.3.2 Open Space

The quantum of open space exceeds the Development Plan open space requirements, achieving 15.60%. A hierarchy of spaces of varying type and character are included which facilitate a wider user group. The development layout seeks to retain as many natural landscape features and existing trees as feasible within the open spaces, particularly along the northern and western site sections of the site. A linear parkland is proposed in the northern area which connects and wraps around to that on the western side of the housing development. A connected network of paths make the site and its open spaces permeable and integrated.

Existing stone walls and trees / woodland will be retained and reinforced with additional native planting along the route of the linear parkland. Points of interest are located along the route in the form of both natural timber play equipment (6-12 year old age groups) and outdoor gym stations suitable for all adults including elderly. The linear parkland opens out at the western end of the subject site into a woodland park that seeks to utilise a steep change in topography to create a visually interesting and attractive space for both formal and informal recreation activities.

A hierarchy of paths will form a network of linkages throughout the open space, with the primary cycle and pedestrian route acting as a spine from which narrower secondary woodland routes will disperse, (formed of a mix on informal / rustic materials such as timber sleepers and bound gravel), across level changes and through existing woodland trees in an informal naturalistic manner. Carefully integrated within the level changes of landform and existing trees are more outdoor gym stations as well as an adventure playground (9–16-year-old age groups) and feature amphitheatre seating area.

A number of smaller open spaces also exist, to create a complimentary hierarchy across the site. One such space punctuates the main access road and provides a prominent landscape setting for a public artwork / sculpture. Another space takes the form of a landscape plaza that links the main apartment block with the creche and adjoining carpark.

The design put forward accords with the Development Plan aspirations for new neighbourhoods and acknowledges that open space is an asset for any new residential development per Policy 4.6.1 of the Plan. The open spaces are connected and integrated with the wider built development per Plan Policy 2.5 and Policy 4.1.

### 6.6.3.3 Private Open Space

A Private Open Space Assessment is included as Appendix 4 of the Design Statement. Section 11.3.1 (C) of the Galway City Development Plan 2017-2023 provides that private open space should be provided at a rate of not less than 50% of the Gross Floor Area of the associated residential development; this is achieved across all units as demonstrated in the Appendix set out

## 6.7 Architectural Design

### 6.7.1 Design Approach

The proposed development has been designed with due regard to the principles of universal design, with the proposed scheme being developed in a manner which employs best practice in urban design and having regard to a range of policy documents including:

- ‘Best Practice Guidelines for Delivering Homes Sustaining Communities 2007’
- ‘Sustainable Residential Development in Urban Areas 2009’
- ‘Sustainable Urban Housing: Design Standards for new Apartments -March 2018’
- ‘Permeability Best Practice Guide -National Transport Authority 2015’
- ‘Quality Housing for Sustainable Communities’
- ‘Design Manual for Urban Roads and Streets 2019’
- ‘Urban Design Manual –A Best Practice Guide May 2009’
- ‘Galway City Development Plan 2017 -2023
- ‘Galway Clustered housing Guidelines

A universal design statement has been included under Section 2.6 of the Design Statement included as part of the planning pack.

Per the Design Statement the aim of the proposed development is to “*create a mixed and inclusive neighbourhood*”.

The design of the scheme has been developed over a series of iterations, to create a mixed and inclusive neighbourhood.

The application site has been developed to:

- Work with the existing contours to inform the design, reduce cut & fill, retaining walls & engineered retaining solutions. Buildings are placed where they are best supported for construction and away from sylvan and areas with topography changes.
- Provide a coherent route through the site with pedestrian routes, play equipment and a number of green open spaces to ensure way finding.
- Move development away from Sylvan boundaries to create a green buffer to the site edges. There is no backing on of dwellings onto boundaries.
- Create legible house cells providing primary elevations to public areas as well as passive supervision. The cellular layout also provides sheltered private open spaces behind the building line.
- Increase passive surveillance and reducing garden screen walls where these onto the public realm have been kept to a minimum.
- Maintain the best quality trees and the existing landscape.

- Create activated and well supervised streets.
- Create activated and well supervised streets.
- Ensure all public open spaces are overlooked with primary elevations with living space and bedrooms.

The layout has been carefully considered to use the existing contours. Although generally level a fall in levels occur to the west of the ruined farmstead. The existing horticulture has been documented in an arborist tree survey report and trees survey drawings. There are a number of important mature broadleaf trees outside the site to the west, south & east. The layout has considered these to ensure the best of the Mature trees & root areas are maintained and protected.

The proposed development has been designed with due regard to the principles of universal design, including the ‘Building for everyone’ publications. Main features as set out within the design statement are as follows:

- All homes have level access and inaccessible areas have been eliminated as far as possible. The public realm is designed ensure accessibility on equal terms for people of a range of ages and physical mobility. Any slope will be mitigated as far as possible utilising cut and fill across the site creating a maximum slope of less than 1:20 to roadways and driveways. A range of unit types have been proposed in terms of both size and design meeting the aspirations of a range of people and households. These range in gross floor area from 50.17m<sup>2</sup> to 146.40m<sup>2</sup> with a variety of 1, 2, 3 and 4 bedroom designs. All 35 Apartment units are fully accessible with min.1800mm wide turning areas and lifts to all floors. Apartment units have a lift provided to all units so wheelchair access is possible to each front door. There a no steps in any floor plates. The proposed housing presents a positive aspect to passers-by, avoiding unnecessary physical and visual barriers. Future connections to adjacent lands subject to future development have been proposed. The network of roads and paths ensure full permeability throughout the scheme. Each junction will have dropped kerbs and tactile surfacing to allow easy logical crossing points for pedestrians. Raised traffic tables are also proposed as a means of traffic calming..

The proposal contains a number of uses across the development as well all as varying sizes and types of residential units ranging from apartments to semi-detached dwellings. Uses include a crèche facility with 91 child spaces and a Commercial/ Retail space. It is proposed the public open spaces will provide a number of amenities. The large green linear park to the north of the site will contain playground spaces. This linear park will respect the existing tree groups which are to be maintained and create a sylvan route east to west. A 3m wide pedestrian route through the site significant green spaces is proposed in an overall master plan running from the commercial / retail and apartment building to the east to the proposed greenway to the southwest corner With the landscaping & paths across the scheme, a number of amenities & uses as well as residential units ranging from 1 bedroom apartments to 4 bedroom homes, it is submitted that the proposal provides a very good mix of units types for every life stage with a number of amenities and uses to serve the proposed community .

Careful consideration has been given during the design development process to integrate the proposal with the existing topography, minimising cut and fill and the necessity to construct retaining walls. The proposed scheme provides a total of 102 much needed residential units. The houses are generally designed in a deep plan format which allow for an efficient and sustainable use of land while also providing for an efficient thermal envelope. The houses will be constructed to current building regulation standards delivering at least an A2 energy rating. The proposed development constitutes an efficient use of the development land, zoned for residential use, its amenities adjacent to the site while adding additional amenities and with proximity to major transportation nodes. The proposed development is appropriate to the zoning and the settlement strategy which is guided by regional and national development strategy.

To enhance the distinctiveness and way finding through the site, two character areas are proposed, hard-landscaped areas, shared surfaces and green open spaces. These areas are defined through landscape topology, fenestration building forms, uses and architecture found in each area. Each character area joins and melds into the next with paths and linkages with a coherent design style across the whole scheme. The proposal moved away from the traditional character area ploy of a change of material or colour of primary facades. It was felt that this results in the appearance of a disjointed scheme with areas juxtaposed across a street etc. Often adjoining character areas with this method appear to have a hierarchy of social and/or amenity value. The two character areas are described as follows:

- **Character Area 01 - Village.**  
 This area contains larger buildings forming the entrance and community focus to the scheme providing amenities and services to passers by as well as to the inhabitants of the proposed scheme. Uses & services proposed are a creche, local shop, apartment units and housing to cell one. The materials and forms are reminiscent of those found traditional rural settlements: Pitched roofs, clipped verges, 'wet dash' rough cast render, nap render and stone plinths which ground the buildings.
- **Character Area 02 - Meadow Clusters**  
 The topography to this area is generally flat to where housing cells are proposed. The ground then falls way to the west where an integrated parkland amenity is to be provided. Buildings are pulled back from but facing the northern boundary to provide a passive surveillance to a landscaped 3m wide pedestrian path and wider landscaped route. This path links the commercial / retail village area though to the wooded areas. Existing tree groups 6 and 7 are to be maintained and where possible so are existing stone walls to aid in maintaining the existing site character. Materially, nap render and 'wet dash' rough cast external finishes are proposed with accents to more vertical fenestration patterns differentiating it from Character area 01.

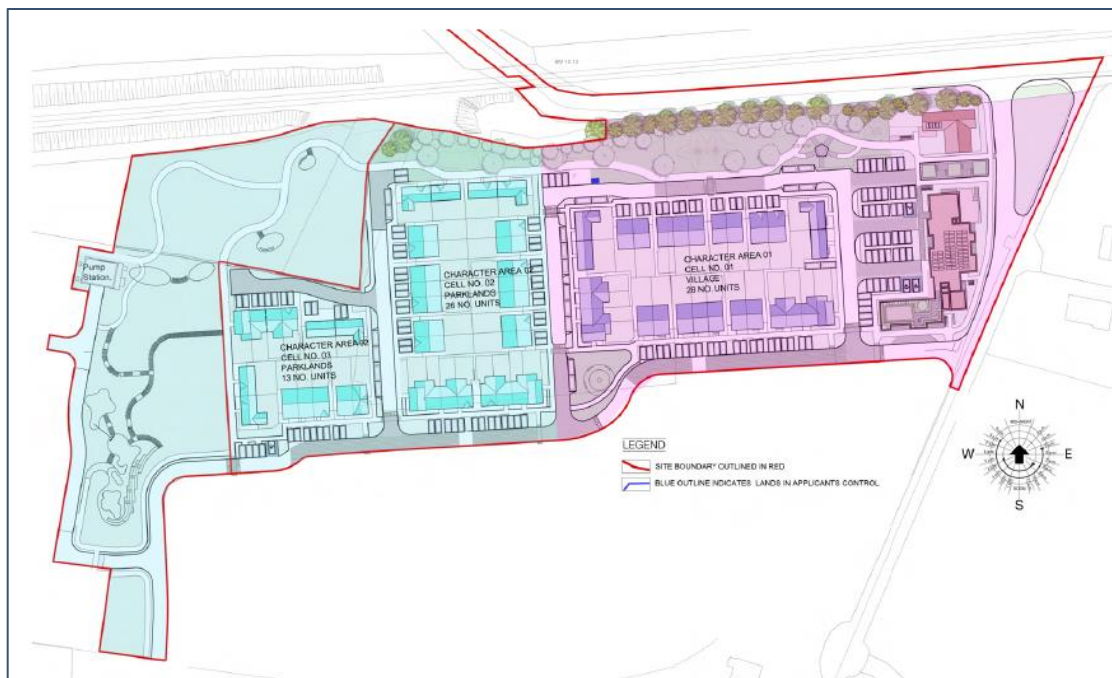


Plate 6-4: Character Areas (Source: OMOM Design Statement)

All house & apartment types are designed to meet the requirements ‘Quality Housing for Sustainable Communities’ (2007) and ‘Sustainable Urban Housing: Design Standards for New Apartments’ (2018) and in many instances more generous internal spaces are proposed to increase the quality of the unit types. The mix of residential units from 1 bed apartments to 4 bed semi detached houses would allow an inhabitant to up and down scale within the development as required. The buildings will be

constructed of traditional construction, heavily insulated with internal layouts that can be easily adapted in the future.

It is demonstrated that the scheme abides by ministerial, local authority and development standards which are met and exceeded in many cases and the proposal will be ecologically and socially sustainable.

## 6.8 Childcare Facility

As noted under the Childcare Facilities Guidelines for Planning Authorities (2001) one childcare facility providing a minimum of 20 childcare places per approximately 75 dwellings could be considered appropriate. A childcare facility will be provided as part of the proposed development. Please note that the childcare facility has been designed to cater for the entire masterplan but will delivered as part of the current proposal.

The crèche design has been carefully considered to create an important arrival point and urban edge to the entrance of the scheme but also provides security amenity areas and safety for the crèche users. This building is located on the corner of the Rosshill Road and the realigned Rosshill Stud Farm Road. It provided a focal communal point with a familiar and traditional form but with contemporary detailing. All the play areas are sheltered with 1.8m railing which is supplemented with a hedgerow. The buildings form is reminiscent of a traditional school house building but through a contemporary idiom. It's form, scale and position denote the buildings important position and function with in the community. The creche design itself has incorporated passive safety measures of arrival and control so all public arrival is by a covered main access which the reception and staff rooms over look. The reception and staff areas have to be passed to reach the childcare class rooms.

The creche is capable of catering for 91no. children. This includes defined open space/amenity area and a dedicated drop-off/pic-up zone. Please refer to drawing 20175-3270 'Cheche Plans' and 20175-3271 'Creche Elevations & Section' for full details. The creche will be 399sqm and will facilitate 91 no. children and 14 no. Adults. The creche can provide childcare facilities for 342 no. homes which is the proposed overall masterplan accommodation.

Table 6-8: Childcare Facility Statistics

Class	Years	Size	Numbers
Class 01	1-2 years	Circa 22.01sqm	6 No. Children / 2no. Adults
Class 02	2- 3 years	Circa 28.82sqm	12 No. Children / 2no. Adults
Class 03	2- 3 years	Circa 33.30sqm	14 No. Children / 2no. Adults
Class 04	3- 6 years	Circa 36.64sqm	16 No. Children / 2no. Adults
Class 05	2- 3 years	Circa 34.18sqm	14 No. Children / 2no. Adults
Class 06	3- 6 years	Circa 29.79sqm	12 No. Children / 2no. Adults
Class 07	Afterschool	Circa 35.24sqm	17 No. Children / 2no. Adults



Class	Years	Size	Numbers
TOTAL Children/ Adults			91 no. Children/ 14no. Adults

With regards to car parking spaces for the creche, the Galway City Development Plan 2017-2023 requires 1 space per 20sqm operation space (Section 11.10.1, Table 11.5), leading to a requirement for 14no. spaces. However, aiming to reduce the level of surface car parking dominating the layout and embracing the thrust of NPF National Policy Objective 13, 7 no. spaces have been provided on the basis that the drop off/pick up spaces can be shared with the adjacent apartment block. It is noted also that the notion of shared spaces was proposed at the previous application stage, and accepted by An Bord Pleanála’s Inspector (refer to section 10.9.13 of the Inspectors report).



Plate 6-5: Creche Location

The building as proposed will be approximately 399sqm and will service the proposed development and surroundings as required. At this scale, the creche can cater for 91no. of children<sup>1</sup>, across three classrooms on the ground floor and four classrooms on the first floor.

In line with the provisions of the Galway City Development Plan 2017-2023 Section 11.13 the proposed development is providing 219.45sqm external play space within the make up of the creche. This forms 55% (219.45sqm/399sqm) of the overall creche.

The Galway City Development Plan 2017-2023 (Section 11.13) calls for: (inter alia):

- *“The provision of an outdoor play area for full day services at a rate of 55% of the gross floor area of the childcare facility will normally be required*
- *For sessional services, after school care/facilities and drop-in facilities the provision of open space is desirable but not an essential requirement”*

<sup>1</sup> 20 childcare spaces to be provided for every 75 units (Childcare Regulations, 2006)

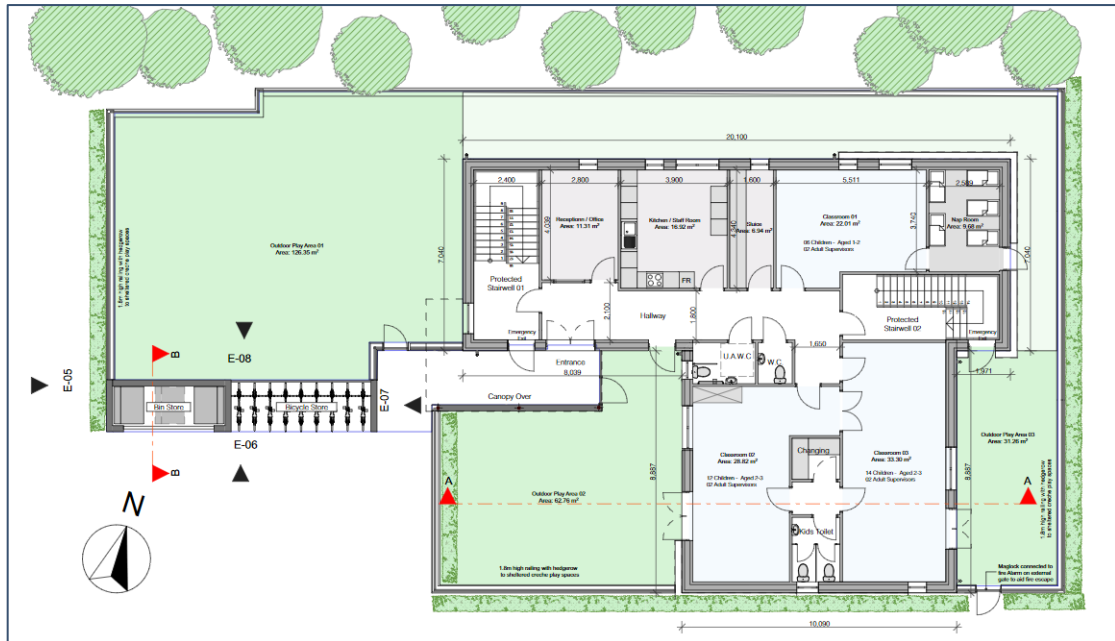


Plate 6-6: Creche Detail (Ground Floor only, refer to drawing 18128-3280)

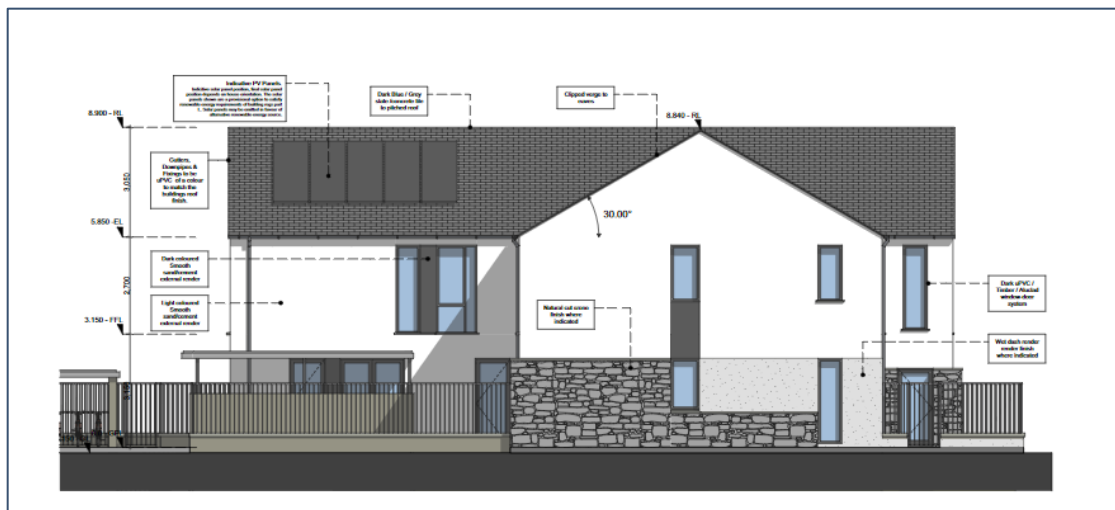


Plate 6-7: Creche East Elevation (extract from drawing 20175-3271)

### 6.8.1 Creche Existing Capacity

Contact was made with the Galway Childcare Committee in which information regarding creche numbers in the Rosshill area of Galway City on the 5th of March 2019. The Manager of the Galway Childcare Committee furnished the team with a list of childcare services surrounding which surround the Rosshill area within Galway City. It was detailed that the only current unmet demand that they were aware of was in the area is childcare for babies and for children (0-2 years 8 months) who do are not yet eligible the ECCE free preschool programme. As such the main gap of provision appears to be around children of a younger age within Galway City. It was noted that if there are housing developments in progress or in planning that would lead to an increase in families with young children in the area, this would of course lead to increased demand. The manager noted in March that there were no registered childcare services but did note that with the surrounding area “*is quite well served with childcare facilities*”. The following was detailed in correspondence in March:

*“In the Doughiska/Roscam area there are 3 creches – on in Roscam and 2 in Doughiska. These creches provide a range of care options for parents up to full day care. In Renmore there are 4 preschool services offering the ECCE programme and 3 school age*

*services, two of which are based in primary schools. In Rosshill itself there are no registered childcare services.”*

As noted demand within the area relates to babies and children who are not eligible for ECCE. Correspondence detailed the following:

*“The only unmet demand that we are aware of in the area is childcare for babies and for children who do are not yet eligible the ECCE free preschool programme. Children who are 2 years and 8 months old before September of each year are eligible for the ECCE programme from September of that year.”*

Further contact was made with the Galway Childcare Committee in December 2020. At the time of writing Galway Childcare Committee had not issued further correspondence with regards to the proposed development.

Table 6-9: Existing Childcare Facilities

Name	Address	Max Capacity	Capacity Current
<b>The Little Acorn</b>	Mervue Community Childcare Group, Michael Collins Road, Mervue, Galway	100	100
<b>Acorn Preschool</b>	37 Dún na Mara Drive, Renmore, Galway	N/A	N/A
<b>Amys Montessori and Afterschool</b>	66d Renmore Road, Renmore, Galway	21	21
<b>DRA Community Preschool and Afterschool</b>	Doughiska Road, Doughiska, Galway	N/A	N/A
<b>Formative Years</b>	Gleann na Rí, Murrough, Renmore	22	22
<b>Naionra Scoil Catriona</b>	Scoil Catriona, GAA Clubhouse, Renmore	22 (Morning session and afternoon session)	22
<b>Roscam Childcare Centre</b>	41 Boireann Beag, Roscam, Galway	155	146 (approx)
<b>Stay &amp; Play After School Care</b>	Scoil Catriona Senior, Renmore, Galway	70	68
<b>Treasure Island Crèche</b>	Doughiska, Merlin Park, Galway	N/A	N/A
<b>Total</b>		<b>390</b>	<b>379</b>

As is detailed within the above Table, from the facilities contacted there is a relatively high capacity within the area, however this to a large point is being met with from the time of contact only 11 spaces available.

It is expected that the development of the overall masterplan (approximately 342no. residential units) will yield a requirement for 91no. childcare spaces. However as noted the creche will be constructed as part of the current application.

It is held that the proposed childcare facility accords with the provisions of the Childcare Facilities Guidelines and the policy of the Development Plan in that:

- The development will provide a facility for the expected child product of the scheme (91 children)
- Suitable drop-off/pick-up location has been identified in a convenient location close to the facility
- Safe areas for outdoor play have been incorporated
- The facility is in the heart of the ‘village’ centre close to other community services/facilities

Furthermore, with regards to the original planning application and the provided childcare facility the following was noted by the Inspector:

*“Having reviewed the information submitted and having regard to the sites location, I consider the childcare facility to be of an appropriate size to cater for the proposed development and is suitably located at the entrance of the scheme with sufficient parking provided.”*

## 6.9 School Capacity Assessment

The Sustainable Residential Development in Urban Areas Guidelines, Department of *Environment, Heritage and Local Government* (2009), state that ‘*Planning applications for 200+ dwelling units should be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.*’ In addition, Section 11.3.1 of the extant Development Plan calls for a school capacity assessment to accompany a planning application for a new large-scale residential development. While the proposed development is under the 200 unit threshold outlined in the Department Guidelines, in the context of the SHD process it is considered that a school capacity assessment should be undertaken.

For the purpose of undertaking a demographic and socio-economic assessment of the defined study area, Census 2016 data relating to 18 no. of small areas within a circa 1 km radius of the application site were examined. The small areas are listed below in Table 6-10.

Table 6-10: Catchment Study Area

Small Area Reference Number	Total No. of Children 5-18	Total Population
068012001/068012002	29	216
068001013	63	403
068001036	25	257
068001034	68	339
068001025	56	278
068001002	79	376
068001001	24	233
068001039	31	185
068001038	18	165
068001024	173	546
068012004/068012006	51	349
068012003	49	288

Small Area Reference Number	Total No. of Children 5-18	Total Population
068012009	33	191
068012010	12	184
068001047	100	308
068012007	47	248
068012005	41	291
068012008	48	378
<b>Total</b>	<b>947</b>	<b>5,295</b>

Table 6-11 and Table 6-12 below identify the primary and secondary schools respectively with c. 1km of the application site. In total there have been three primary schools identified along with two secondary schools. The enrolment numbers for the 2020/2021 are also shown in the tables below.

Table 6-11: Primary Schools within Approximately 3km of Application Site

School	Address	Yearly Enrolment
<b>Gaelscoil Dara</b>	Ballyloughane Rd, Galway	60
<b>Radharc na Mara Primary School (Amalgantion of Holy Trinity National School and St Michaels Boys School)</b>	Walter Macken Rd, Mervue, Galway	355
<b>Merlin Woods Primary School</b>	Doughiska Rd, Galway	N/A
<b>Total</b>		<b>415</b>

Table 6-12: Secondary Schools within Approximately 3km of Application Site

School	Address	Yearly Enrolment
<b>Galway Educate Together Secondary School</b>	Galway ETSS, Grianach House, Murrrough, Galway, H91 YTR6	48*
<b>Merlin College</b>	Doughiska Rd, Galway	144
<b>Total</b>		<b>192</b>

\*Capacity capped at 48 spaces per year. During consultation it was noted that there were eventual plans for a school with 1,000 spaces.

As is identifiable in the above Tables there should be sufficient available capacity in the various primary and secondary schools located in close proximity to the proposed development site. It should be also noted that the noted samples are located within close proximity to the development site and there are additional schools within the greater Galway City area to cater the various needs and requirements.

6.10.1 **DMURS**

Guidance in the design of streets and roads is set out within Design Manual for Urban Roads and Street (2019) and aims to provide assistance to architects and designers to ensure these streets consider the type of place in which the street is located and take into consideration all users including drivers, cyclists and pedestrians. Additionally, street design in accordance with DMURS, promotes the use of sustainable travel such as well-connected public transport links as an alternative to car journeys.

The overall streetscape and its environs has been assessed and designed in accordance with DMURS with a statement of consistency with DMURS prepared as part of this submission.

DMURS outlines four key design principles for which developments should adhere to during the design process. These are summarised below along with the overall design response; please refer to the full DMURS statement for more detail:

**Design Principle 1:**

To support the creation of integrated street networks which promote higher levels of permeability and legibility for all users, and in particular more sustainable forms of transport.

**Response:**

The main design objectives of the residential scheme are as follows:

- Create a series of strong links to the adjacent amenities while providing a new local centre along Rosshill Road.
- Provide a new community creche adjacent to the main development entrance to the north east of the site. Keeping in line with the nature of the section of the development, the Creche is located on the north east corner of the site in an area where vehicular movements will be slower and away from the main thoroughfare of the site. A single apartment block and a small retail/commercial unit are located within the proposed homezone area where preference is given to pedestrians.
- The inclusion of Bioswales within the main parking provision for the apartments and creche will reduce the over domination of vehicles associated with carpark while integrating flora & fauna throughout the area.
- Ensure site layout is optimised to provide passive surveillance to open areas which will discourage anti-social behaviour.
- Ensure the layout and design allow for pedestrian permeability for access to the larger recreational areas for all residents including outdoor gym, green areas for ball games and a significant network of walking tracks.
- Retention of large portions of existing mature trees and vegetation where possible to provide a sense of maturity to the development as a whole and retain its sylvan character.

The above objectives are in accordance with the principles of DMURS 2019 and the layout for the proposed housing scheme has been carefully developed to provide residential clusters which centre around open public spaces. Additionally, the development is completed with several varied walking routes which provide excellent permeability throughout the entirety of the development. The street networks within the development have been designed to maximize connections between the existing Rosshill road to the north and a potential future development to the south and west. Weaving pedestrian routes are present along the northern section of the development including interconnection between cul de sacs. This ensures pedestrians living in the cul de sacs can access the main walking routes, creche and commercial units by the shortest route (i.e., along northern boundary) and avoid having to walk back up to the main spine road. A high degree of permeability and legibility have been provided with the proposed layout creating a legible network of streets and footways which are easy to navigate for both drivers and pedestrians. The overall design delivers a road networks that is generally curvilinear in nature. A large number of interconnecting pedestrian routes which run internally and

along the Rosshill road to the north ensures it remains well connected to the nearby bus stops which in turn provides good access to local amenities within east of the city and the nearby Merlin area of Galway City.

**Design Principle 2:**

The promotion of multifunctional streets that balance the needs of all users within a self-regulating environment.

**Response:**

- The road network design throughout the proposed development deliberately avoids long, straight stretches of carriageway whereby road users might be able to use higher vehicle speeds. The short, curving roads not only create a passive method for controlling the speed of the vehicular movements throughout the development but also create a pleasing experience for the pedestrians and drivers. A number of passive speed control measures such as raised junctions, raised pedestrian crossings and changes in surface material create further traffic calming measures throughout the development.
- Adequate on street parking is provided in close proximity to the apartment block and creche facility in the north eastern corner of the site. The main form of parking for homeowners in the development shall be ‘in-curtilage’.
- Pedestrians, cyclists, and vehicular traffic will be integrated in this proposed development as per section 1.7.1 of the National Cycle Manual (NCM). There are proposed shared surfaces throughout the development to help highlight same, the integration of cyclist & pedestrians onto the road.
- A total of 219 bicycle parking spaces will be provided throughout the development with a number of these being covered. Bicycle parking locations have been provided near the apartment blocks & the creche to help promote cycling (77) with space 2 spaces also included within the garden of each housing unit (134).
- In accordance with section 4.3.5 of DMURS, which refers to the NCM, this proposed development promotes cycling as a sustainable form of transport and seek to rebalance design priorities to promote a safer and more comfortable environment for cyclists.
- An allowance for designated Go Car Hire Scheme has been allowed for within the development to encourage car hire/sharing thus reducing the requirement for individuals to have their own car.

**Design Principle 3:**

The quality of the street is measured by the quality of the pedestrian environment.

**Response:**

- Vertical deflections or raised crossing areas have been positioned throughout the proposed development at specific locations to promote lower speed limits in addition to providing suitable crossing points for pedestrian at-grade. Not only will this serve to allow easy and safe access but these will help change the character of the road and behaviour of the road user. These raised crossings will provide the pedestrian with a sense of priority over vehicular movements at these interfaces. While footways adjacent to the roads have been provided through the development, a further independent network of footways is included through the open spaces away from vehicular routes thus allowing pedestrians a choice of network.
- The pedestrian crossings located throughout the development are strategically positioned along key travel desire lines with the crossings having a minimum width of 2.0 m wide in accordance with DMURS 2019 Guidelines. Pedestrian footways adjacent to the carriageways are minimum 2.0m wide with the footway meandering through the open spaces particularly along the northern boundary. Road widths throughout the development are predominantly 5.5m wide with the exception the main entrance

adjacent to the creche increase to 6.0m wide (to accommodate the junction) in accordance with the guidance in DMURS (2019) section 4.4.1.

- The internal layout of the proposed development incorporates a number of design features such as distinctive surface materials and colours which will establish a sense of place while increasing the overall safety of providing a shared surfacing for all road users. The inclusion of a shared paved vehicular and pedestrian areas and an abundance strategically positioned planting/vegetation will also lower vehicle speeds throughout the development and give the pedestrian a sense of priority.
- Strategically placed planting is known to have a positive effect on drivers to help reduce speeds through residential areas and this philosophy has been adopted during the detailed landscaping design.

**Design Principle 4:**

Greater communication and cooperation between design professionals through the promotion of a planned, multidisciplinary approach to design.

**Response:**

- The design of the proposed housing development has been carried out taking into account considerations from many disciplines including town planning, architecture, landscape architecture, engineering, environmental specialists and through discussion with the Council during both pre-application meetings.

## 6.10.2 Traffic and Transport

The Traffic and Transport Impact Assessment (TTA) prepared by CST Group for Tobin Consulting Engineers which accompanies this submission considers cumulative impacts of the development, trip generation, traffic forecasting, road safety and mobility management. The assessment has been carried out in accordance with TII’s Traffic and Transport Assessment Guidelines PE-PDV-02045 (May 2014) and refers to the Design Manual for Urban Roads & Streets (DMURS)2019, Smarter Travel –A Sustainable Transport Future (2009-2020).

The purpose of the TTA is to assess the potential impact of the proposed development on the existing local transport network and to ensure that the proposed site access and the existing junctions which fall within the scope of the study will have adequate capacity to carry the development traffic and the future growth in existing road traffic to the design year and beyond. It also contains an assessment of the accessibility of the site for cyclists, pedestrians and public transport users has also been made.

TOBIN Consulting Engineers have engaged with Galway City Council Roads department to determine the requirements for the assessment of traffic volumes and road safety for the proposed development.

### 6.10.2.1 Junction Analysis

Traffic counts were undertaken during the month of September and November 2018 with 5 no. junctions being assessed as follows as illustrated below. The results of the counts were that:

- the mean morning peak hour traffic flow at Junction 1 occurred between 07:30am and 08:30am and the evening peak hour occurred between 5:15pm and 6:15pm.
- the mean morning peak hour traffic flow at Junction 2 occurred between 07:45am and 08:45am and the evening peak hour occurred between 4:45 and 5:45pm
- the mean morning peak hour traffic flow at Junction 3 occurred between 08:15am and 09:15am and the evening peak hour occurred between 5:15pm and 6:15pm.
- the mean morning peak hour traffic flow at Junction 4 occurred between 07:30am and 08:30am and the evening peak hour occurred between 5:00pm and 6:00pm.



- the mean morning peak hour traffic flow at Junction 5 occurred between 07:30am and 08:30am and the evening peak hour occurred between 5:00pm and 6:00pm

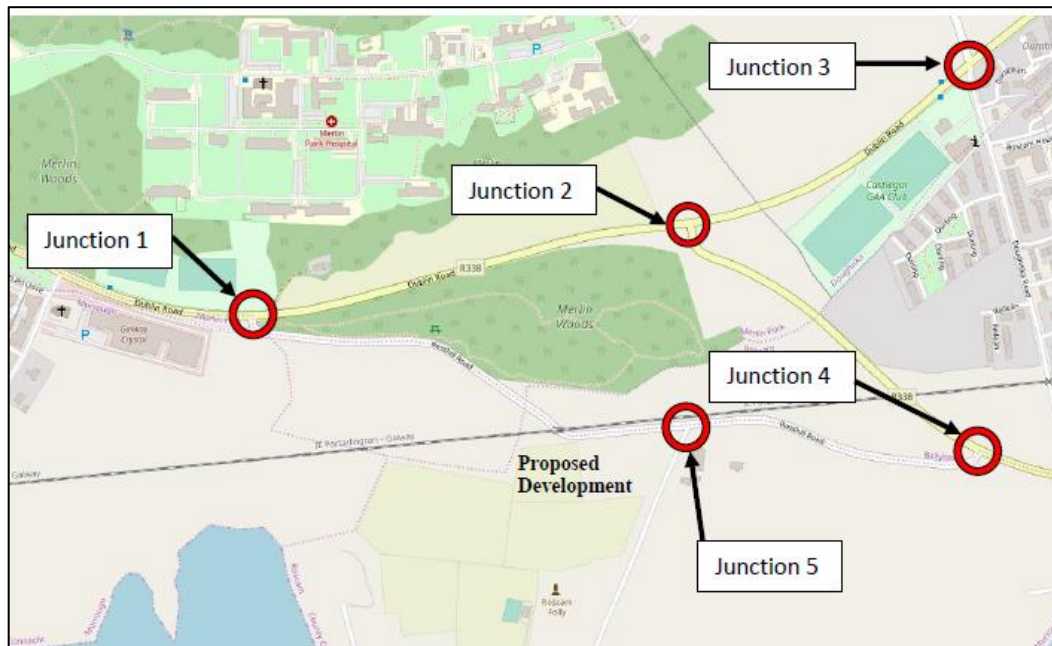


Figure 14: Identified Junctions for Analysis (Taken from TTA, Figure 11.1)

In order to estimate the likely volumes of traffic that will be generated by the proposed development, Galway City Council indicated that trip rates recommended by TRICS (Trip Rate Computer Information System) were not acceptable for the proposed development. Therefore, a traffic count was undertaken at a similar development (An Réileán Development) to calculate the turn-in rates at the proposed development. The similar development consists of 82 housing units and 2 apartment blocks (24 apartments). These figures were applied pro-rata to the relevant number of housing and apartment units within the proposed development – refer to Table 6 of the draft TTA. Section 11.2 of the draft TTA presents the junction analysis and the summary analysis at 11.3. The TTA remains in draft form for the purposes of this stage of the SHD process. Once finalised, will consider the predicted impacts and propose suitable mitigation where required.

### 6.10.2.2 Smarter Travel

The TTA proposes to implement a range of changes to encourage a modal split in line with the ‘Smarter Travel’ objectives, including :

- Proposed Sustainable Infrastructure: The Applicant is in discussions with a bus operator to serve the existing (unserved) bus stop on Rosshill Road, adjacent to the development proposed.
- Proposed Cycling facilities: It is proposed to provide an off-road cycle track from the proposed development to the realigned junction with the Rosshill Road. From this intersection, cyclists travelling along the Rosshill Road will then share the carriageway with vehicular traffic to the intersection of the R338 Dublin Road, where a bus lane is available for cyclists, or the R338 Coast Road, where a hard shoulder is provided.
- Proposed Pedestrian Facilities: It is proposed to provide a pedestrian footway from the development to the junction with the Rosshill Road. Pedestrians can then cross this roadway to use the existing Pedestrian Footway along the Northern Boundary of the Rosshill Road. This footway is under the control of Galway City Council. It is proposed to improve these pedestrian facilities as part of the development by providing full continuous footpath and repairing existing paths. This would provide access to the existing pedestrian facilities provided on the R338 Dublin Road.
- Go Car Scheme: 3no. spaces are provided for within the development.

- Electric Vehicles: charging points are being provided for in the apartment building and ducting will be in place allowing homeowners to put in charging points should they wish to do.

### 6.10.2.3 Public Transport & Connectivity

The closest operating bus stop to the development is the Rosshill Cross Bus Stop, at the R338 Coast Rd/Rosshill Rd junction, which is served by the 434 bus route between the City Centre and Gort on weekdays by a morning bus to the city and an evening bus out. The next nearest bus stop is the Dublin Road Coast Road Bus Stop which is serviced by the 404 and 409 bus routes which service the City Centre (Newcastle-Eyre Square-Oranmore & Eyre Square-GMIT-Parkmore respectively). The 404 is a half hourly service. The 409 service runs every 10 minutes Monday to Saturday and quarter hourly on a Sunday. This stop is a 1.2km walk from the proposed development and as discussed above, the route is not serviced with footways. There is another stop located 1.3km to the west of the development, on the R338 Dublin Road, which is also serviced by the 404 and 409 routes. The footway from the proposed development to this bus stop, along the northern side of the Rosshill Road is unbound and sections are missing at present. The existing bus network in the Galway area is shown in Figure 14.1. Preliminary discussions have been held by the applicant with local Bus Operators to ascertain the feasibility of the commencement of an active route servicing the development via the bus stop on the Rosshill Road, which is immediately outside the development.



Plate 6-8: Connectivity

The city centre has cycle lanes and designated routes for the use of cyclists and it is understood that these are to be extended to include combined bus/cycle lanes on the R338 Dublin Rd which is very close to the proposed development. Cyclists travelling along the Rosshill Road will share the carriageway with vehicular traffic to the intersection of the R338 Dublin Road, where a bus lane is available for cyclists travelling to the City Centre or the R338 Coast Road, where a hard shoulder is provided in both directions. Within the development cyclists share the carriageway with vehicles and this is in line with the National Cycle Manual. The development will provide bike parking to the relevant standards.

#### 6.10.2.4 Parking

There is a shortfall in the car parking provision on site, with an overall requirement for 209(rounded) spaces and 183 provided giving a shortfall of 26 car parking spaces. Please refer to Appendix 05 of the accompanying Design Statement (ONOM, 2021) for a full breakdown of the car parking figures. This should be read in conjunction with ONOM drawing 20175-3026.

All housing units are provided with a mix of grouped and on curtilage car parking spaces . Grouped car parking is provide to the main access route with the footpath between the houses and parking spaces. This buffers the pedestrian from the street edge and also enhances the street animation by removing long private front gardens.

Apartments are to be provided with 1 car parking space each and a visitor space per every 4 apartments, this is in line with the ‘Sustainable Urban Housing: Design Standards for New Apartments’ (2018) section 4.22. These spaces will be grouped and paved and closely landscaped to reduce the visual intrusion of the car-parking. With regards to car parking spaces for the creche it is acknowledged that Galway City Development Plan 2017-2023 calls for 1 space for every 20 sqm of operational space provided. The overall creche size results in a car parking requirement of 14 spaces. The Development Plan however also encourages the consideration of dual use parking where peak demand periods do not coincide, and a focus on innovative layout solutions to create areas of high quality and amenity. To that end the design proposals include 7no. dedicated creche car parking spaces for staff members. The remainder of the requirement (8 spaces) is proposed to be met by way of a shared arrangement with the adjacent apartment building. Additionally a further dedicated 4no. car parking spaces are being provided to cater for the retail/commercial unit on site. This represents a shortfall of 11no. units from the requirements of the Development Plan, Table 11.5 However, in a similar vein to the approach taken to the creche parking, it is proposed that the shortfall can be successfully covered by some of the apartment spaces which are likely to be vacated during business hours.

#### 6.10.2.5 Mobility Management

The TTA includes an assessment of the proposed and existing pedestrian cycle and public transport facilities (refer to Section 14).

#### 6.10.2.6 Scheme Mitigation

A range of mitigation measures are set out in the TTA at Section 16 including:

1. The existing T-junction of Rosshill Farm Stud Road and Rosshill Road is not ideal for the proposed increased in usage. It is proposed to realign this junction.
2. It is proposed to widen Rosshill Farm Stud Road from the realigned junction to the proposed development access.
3. A 2m wide footpath is proposed to connect from the proposed access to the footpath being constructed as part of the planning reference 16/228 on Rosshill Road.
4. The existing footpaths on Rosshill Road are in poor condition. It is proposed to repair these as part of the development.

It is noted that the proposals are largely similar to those proposed under the previous, albeit larger-scale SHD planning application which included this site (ref: ABP-306413-20). In considering transport matters associated with that proposal, the Inspector noted that:

*“I am of the view that, overall, development will support consolidation and densification in this area of Galway City and ultimately support a more integrated public transport system and greenway network. This is an urban area, where growth is to be expected in accordance with national and regional estimates and it is the management of this growth into the future through the development of sustainable communities, which will support the sustainable development*

*of this land. I consider that, subject to the proposed mitigation and management measures, a development of the scale proposed at this site can be accommodated within the existing city road/street network and I do not consider the proposal would give rise to a traffic hazard or be seriously injurious to the residential amenity of those in the immediate area of the site.”*

## 6.11 Services

### 6.11.1 Roads Infrastructure

All internal roads have been designed in accordance with the Design Manual for Urban Roads and Streets (DMURS), May 2019 and the Recommendations for Site Development Works for Housing Areas, 1998. In general, roads within the proposed development will fall with existing site topography from South to North. The road makeup shall be in accordance with Galway City Council Taking In-Charge Requirements (refer to Drawing 10690- 2115). Elements such as raised junctions and pedestrian crossing along with strategically positioned drop kerbs and tactile paving will allow for full linkage for visually impaired and less-able pedestrians.

Autotrack vehicle swept path analysis has been completed for the proposed site layout for a Large Car, a Refuse Truck and a Fire Tender to ensure the vehicles can safely manoeuvre around the site.

### 6.11.2 Drainage/Water

Please refer to the foul and storm drawings and Civil Works Report (Tobin Consulting Engineers) provided as part of this submission for full detail. This report details the foul and storm drainage design and the water main details for the proposed development, a summary of which is provided below.

#### 6.11.2.1 Wastewater Drainage

Details of the Foul Sewer can be found on Tobin Consulting Engineers drawing No's. 10690-2100, 10690-2101 and 10690-2102. It is proposed that all pipes will be thermoplastic structured wall pipes. The pipework for the drainage system has been designed to provide for six times the dry weather flow in accordance with the Recommendations for Site Development Works as published by the Department of the Environment and Local Government and to Irish Water Code of Practice and Standard Details.

An average rate of 2.7 P.E. per dwelling has been taken for the development to account for the varying unit occupancies. The occupancy per dwelling figures have been obtained from the Irish Water Codes of Practice. 150 ltr per head per day has been taken into account for the sewer design as per Irish Water Code of Practice for Wastewater Infrastructure. A peak flow rate of 6 times the dry weather flow was obtained from as per Wastewater Code of Practice,

It is proposed to discharge via gravity to a pumping station located in the North-West of the site and then discharge via rising main to the existing Merlin Park pumping station. Irish Water have confirmed that sufficient capacity is available currently to cater for the proposed development of 102 no. units plus 1 no. creche (subject to an off-peak pumping arrangement being incorporated). The rising main will transverse through the site located within the roads and connect to a previously laid rising main on the Rosshill road previously constructed during the construction of the adjacent development. The Contractor has taken a collaborative approach and has agreed with the developer constructing the adjacent development to the north (PI Ref: 16/228), in consultation with Irish Water, for the developer to lay a rising main and water main within trench to allow for the proposed development. This negates the need for an additional section of trench to be excavated on Rosshill road for this development.

With regards to the pumping station this will be designed in accordance with the requirements set out in the Irish Water specification for wastewater systems IW-CDS-5030-03. The pumping station will be

designed to cater for 24 hr storage for the total number of properties in accordance with Irish Water requirements.

#### 6.11.2.2 Stormwater Drainage

The storm water drainage design has been designed to cater for all surface water runoff from all hard surfaces in the proposed development including roadways, roofs etc. The proposed stormwater drainage system for the site will consist of a network of sewers conveying surface water runoff from hard surfaces such as roads, roofs etc., to soakaway tanks located in open spaces throughout the development. The soakaway structures will attenuate stormwater and allow it to infiltrate to groundwater.

The proposed stormwater drainage system has been designed to cater for all surface water runoff from all impermeable area within in the development for 1 in 100 year return period storm event of durations ranging from 15 minutes to 7 days. An additional allowance of 20% has been included to account for the effects of climate change in the design of the storm water drainage system. Prior to discharge to the soakaways, it is proposed to install oil separators/silt traps at the inlet, thus reducing the amount of debris etc. entering the soakaways. Surface water from hard surfaces in the proposed development including roadways and roofs, as shown on Drawing No. 10690-2102, will flow by gravity to the soakaways.

It is proposed to use a number of Bioswales as a primary tool for the management of storm water for the car parking area around the apartment block. The bioswales will primarily allow for infiltration directly to the ground while also allowing for a limited storage volume of runoff water.

#### 6.11.2.3 Sustainable Urban Drainage System (SUDS)

In order to balance storage and peak flow conveyance during storms, it is proposed to install three of bioretention swales (bioswales) within the North East area of the site, as discussed and agreed with Galway City Council. The bioswales are considered an effective way of draining roads, paths or car parks while incorporating landscaping elements, which also serves to accord with the provisions of the Development Plan in terms of visually breaking up such car parking areas.

The proposed bioswales will be designed in accordance with the CIRIA Sustainable Drainage System (SuDS) Manual, 2015.

#### 6.11.2.4 Watermain Design

The Watermain has been designed in accordance with Irish Water Code of Practice and standard details. The water supply required for the proposed development shall be via a 200mm diameter watermain as per Irish Water requirements. This will allow the proposed development to be able to connect up to the 200mm watermain on the north side of the railway bridge instead of needing to excavate a new trench up to the R338 (old Dublin Road).

The watermain arrangement is shown on drawing No. 10690-2101 and 10690-2102. It is proposed to serve to site using a 200mm dia 'spine' watermain down to the main junction in the proposed development. All other branch mains from the 200mm will be 100mm PE. In accordance with Local authority standards, a water meter and Logging Device (Larson Type) are proposed at the connection into the proposed site.

All wastewater and watermain infrastructure have been designed and will be constructed in accordance with Irish Water standard details and relevant codes of practice.

### 6.11.2.5 Irish Water Enquiry

In correspondence dated the 30th of October 2020 Irish Water responded to the pre-connection enquiry made by the applicants with regards to the proposed development. With regards to the water connection the following was noted by Irish Water:

*“Feasible without infrastructure upgrade by Irish Water.”*

It is further noted that the nearest point of connection for the proposed development site is located to the north of the railway bridge along the Coast Road. Irish Water set out that a connection can be facilitated to the noted watermain.

With regards to the wastewater connection the following was noted:

*“Feasible without infrastructure upgrade by Irish Water.”*

Irish Water note that the proposed development can be accommodated via the existing network infrastructure subject to a night time pumping regime being put in place.

Under the previous planning application the Inspector acknowledged that (in respect to the Irish Water Enquiry included) that:

*“...I note the report from Irish Water indicates there is capacity at the Merlin Park pumping station for 102 of the proposed units and the proposed crèche, subject to the applicant putting in place a night time pumping regime for the discharge to the Irish Water waste network.”*

### 6.11.3 Flood Risk

A Flood Risk Assessment has been carried out by Tobin Consulting Engineers which is included in the application documentation. A summary of the FRA is set out below.

#### 6.11.3.1 Fluvial Flooding

There are no watercourses in the vicinity of the subject site. The PFRA indicates that the risk of fluvial (river) flooding to the development is minimal.

#### 6.11.3.2 Groundwater Flooding

The PFRA mapping did not indicate any sources of groundwater flooding in the vicinity of the proposed residential development site. The indicative flood mapping shows the proposed site is located approximately 850m from the nearest groundwater flood extents. Please refer to the Flood Risk Assessment prepared by Tobin Consulting Engineers for further information.

#### 6.11.3.3 Pluvial Flooding

Pluvial modelling was carried out by HR Wallingford in November 2010 as part of the PFRA study. The analysis carried out by HR Wallingford as part of their PFRA study indicates that pluvial flooding (ponding of surface water) is not predicted to occur within the proposed residential development site following an extreme rainfall event. It was noted that pluvial flooding is predicted immediately to the west of the subject site, in land also owned by the client. Any proposals to develop the adjacent site will be subject to a separate planning application and site-specific flood risk assessment in the future.

#### 6.11.3.4 Coastal Flooding

Based on the PFRA flood mapping the proposed development is located approximately 400m outside of the extreme coastal flood event extents. Under the Western CFRAM and the predicted coastal flood extents during the 200- and 1000-year Mid-Range Future Scenarios (MRFS) it is noted with the Flood Risk Assessment included within the planning pack that ‘the proposed residential development site is unlikely to be affected by flooding during the 1000 year MRFS’.

The proposed development site is located on existing ground with an elevation of between 7.01mOD and 22.50mOD. The finished floor levels of the proposed development are between 19.60mOD and 20.65mOD. The predicted 1000-year MRFS coastal flood level in Galway Bay is 4.56mOD 15.04 meters below the finished floor level of the proposed residential development pertaining to this application.

#### 6.11.3.5 Flood Risk Mitigation Measures

A number of measures were included as part of the development to mitigate flood risk to the development, and to insure that the development would not impact the risk of flooding elsewhere. There measures include:

- Site drainage and storm water storage will be provided to cater for surface water runoff for a design return period 100-year storm event. The storm networks on the western section have been designed to a 1 in 1000 year flood event.
- Surface water runoff from the site will be limited to greenfield runoff rates by the proposed surface water management system in accordance with the SUDS design principals.
- The landscaping and topography of the developed site shall provide safe exceedance flow paths in the event of extreme flood events or in the case of a blockage of the drainage system, to minimise risks to people and property.
- In an extreme weather event, overflow from the attenuation tank will exit via a high-level overflow to a detention basin located at the north west corner of the proposed development site. During extreme rainfall events, any surface water runoff which exceeds the underground site drainage capacity shall be permitted to flow through a defined flow path to the detention.

#### 6.11.4 ESB Services

As is noted in the Services Report which has been prepared by Moloney Fox Consulting Engineers the local ESB medium voltage infrastructure has the capacity to cater for the proposed development. The medium voltage infrastructure shall be extended via underground ducts from the Rosshill Road and Old Dublin Road direction. This extension of the ESB infrastructure has been agreed in consultation with the developer and ESB Network Engineers.

The development shall be served using ground mounted transformers, mini pillars and micro pillars. The residential units shall be fed from local mini pillars, with public lighting fed from micro pillars. This is a typical arrangement for residential projects. With regards to the local ESB services to each dwelling and apartment, provision shall be made to deliver adequate services to each dwelling and apartment to cater for both the electrical needs of the unit in terms of power for heat pumps and electrical car charging facilities. The ESB Infrastructure including ESB mini pillars shall cater for electric car charging points in car park areas.

#### 6.12 Ecology

There are no ecological designations on the application site however it is noted that the Galway Bay Complex SAC and Inner Galway SPA lies close to the site. In that vein an Appropriate Assessment (AA) screening has been carried out, and a resultant Natura Impact Assessment (NIS) prepared. An

Ecological Impact Assessment (EcIA) has also been prepared and supports this Stage 2 application. Each is dealt with in turn over the following sections.

### 6.12.1 Natura Impact Statement

An Appropriate Assessment has been prepared by MKO and concluded that a stage 2 assessment was required (refer to Appendix 1 of the NIS for the full AA Screening Report). The AA concluded that:

*“It cannot be concluded beyond reasonable scientific doubt, in view of best scientific knowledge on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the proposed development, individually or in combination with other plans and projects, would not have a significant effect on the Galway Bay Complex SAC and Inner Galway Bay SPA.*

*As a result, an Appropriate Assessment is required, and a Natura Impact Statement shall be prepared in respect of the proposed development.”*

This NIS carried out concludes as follows:

*“Following the detailed assessment provided in the preceding sections, it is concluded that, the proposed development will not result in any residual adverse effects on any of the European Sites, their integrity or their conservation objectives when considered on its own. This NIS has provided an assessment of all potential direct or indirect pathways for adverse effects on the QI/SICI habitats and species of Galway Bay Complex SAC and Inner Galway Bay SPA.*

*Where the potential for any adverse effect on any European Site has been identified, the pathway by which any such effect may occur has been robustly blocked through the use of avoidance, appropriate design and mitigation measures as set out within this report and its appendices. The measures ensure that the construction, operation of the proposed development does not adversely affect the integrity of European sites.*

*Taking into consideration the reported residual impacts from other plans and projects in the area and the predicted impacts with the current proposal, no residual cumulative impacts have been identified with regard to any European Site.*

*Therefore, it can be objectively concluded that the proposed project, individually or in combination with other plans or projects, will not adversely affect the integrity of any European Site.”*

### 6.12.2 Ecological Impact Assessment

A site ecological walkover survey has been completed to inform an Ecological Impact Assessment (EcIA) report (MKO, 2020). The EcIA report was prepared as part of Stage 2 engagements with respect to the proposed development and has since been incorporated into the EIAR which accompanies this application. Noting the previous planning history of the report is based on field and desk studies conducted in 2019, 2020 and 2021. The impacts and cumulative assessments provided deals with the proposed development of a proposed Development Masterplan. Any future developments, as part of this plan, will be subject to its own assessment.

The EcIA considers proposed works during both construction and operation and completes a thorough assessment of the impacts of the proposed works on biodiversity. It also includes bat surveys. Where likely ecologically significant effects are identified, measures are prescribed to avoid or minimise or compensate for such effects. Where potential for impact was identified at an early stage in the project, alterations to the project layout have been incorporated. Where potential for residual impact remains,



mitigation has been derived following a collaborative approach working with a multi-disciplinary team including project engineers, hydrologists, and ecologists.

In relation to bats, the results of the bat surveys, carried out in 2019, 2020 and 2021, indicate that the proposed development site does not provide significant suitable habitat for a roosting bat population of ecological significance. Mature treelines, hedgerows and woodland edge habitats provide suitable commuting and foraging habitats throughout the site. The majority of mature trees are being retained and/or enhanced. In addition the lighting plan for the site (Moloney Fox) has been designed in liaison with the project ecologists to minimise impacts of lighting on the species. Ultimately, and having regard to the precautionary principle, it is considered that the proposed development will not result in the significant loss of habitats of high ecological significance and will not have any significant impacts on the ecology of the wider area. Provided that the proposed development is constructed and operated in accordance with the design, best practice and mitigation that is described within this report; no significant impacts on local bat populations will occur at any geographic scale.

### 6.12.3 Ornithology

It is acknowledged that in reaching their decision on the previous SHD application (ref: ABP-306413) which included the subject site, An Bord Pleanála concluded:

- 1. Having regard to the proximity of the subject site to the Inner Galway Bay Special Protection Area (site code 004031), the factors that can adversely affect the achievement of the conservation objective to maintain favourable conservation conditions of the special conservation interest species listed for the designated site, namely anthropogenic disturbance and ex-situ factors, and having regard to the information provided with the application, including the Natura Impact Statement and the absence of seasonal bird surveys for the site, in light of the assessment carried out the Board cannot be satisfied, beyond reasonable scientific doubt, that the proposed development, either individually or in combination with other plans and projects, would not adversely affect the integrity of Inner Galway Bay Special Protection Area (site code 004031), in view of the site's conservation objectives and qualifying interests. In such circumstances the Board is precluded from granting planning permission for the proposed development.*

With regards this reason for refusal, please note that MKO has been appointed to undertake winter bird surveys for the period October 2020 to March 2021. The objective of the winter surveys is to assess the suitability of the proposed development site to support a variety of wintering wildfowl and waders, including the bird species listed as Special Conservation Interests (SCIs) for the Inner Galway Bay SPA. The Winter Birds Survey report concluded as follows:

*“Based on the wintering bird assemblages recorded over the six surveys carried out between October 2020 and March 2021, it can be concluded that the site does not support important assemblages of wintering wildfowl, waders or SCI species for which Inner Galway Bay SPA is designated.*

*Only three species listed as Special Conservation Interests for the Inner Galway Bay SPA were recorded during the surveys, flying over the proposed development site. No SCI species of Inner Galway Bay SPA were recorded using the habitats within the proposed development site. The survey results indicate that there will be no potential for loss of supporting habitat or displacement for SCI species for which the Inner Galway Bay SPA is designated for.*

*No potential for adverse effects on the SCI species of which Inner Galway Bay SPA has been designated for have been identified. For this reason, there is not considered to be potential for adverse effects alone or in-combination with other developments within the environs of the Inner Galway Bay SPA.”*

## 6.13 Environmental Impact Assessment

The EIA Screening exercise determine if EIA is required as set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000 (as amended) (the Act) and set in Schedule 5 of the Planning and Development Regulations, 2001 as amended (Regulations).

Certain projects, listed in Schedule 5 of the regulations, due to their always having the potential for significant environmental effects, require mandatory EIA. Others, also listed in the Schedule 5 of the regulations, contain threshold levels and for projects that fall below these thresholds or the competent authority to decide if an EIA (and the associated Environmental Impact Assessment Report (EIAR) is required.

While the project is considered sub-threshold, ie being below 10ha and below 500 dwellings, and is below 10ha in size it is in relative proximity to the Galway Bay Complex SAC and Inner Galway Bay SPA. On this basis, the decision has been made to progress with EIA.

The application is therefore accompanied by an Environmental Impact Assessment Report (EIAR) which should be read in conjunction with this statement.

## 6.14 Historic Environment

Tobar Archaeological Services have been appointed to prepare an archaeological, architectural, and cultural heritage chapter (Chapter 11) as part of the environmental impact assessment report (EIAR) which accompanies the proposed planning application. Chapter 11 presents the results of an archaeological, architectural and cultural heritage impact assessment of the proposed development. The purpose of Chapter 11 is to assess the potential direct and indirect effects of the Proposed Development on the surrounding archaeological, architectural and cultural heritage landscape.

With respect to the cultural and archaeological assessment the chapter concludes as follows:

*“The proposed Phase 1 SHD boundary does not contain any recorded monuments, or protected structures. The Phase 1 SHD boundary does extend along the public road under protected structure 8806, a 19<sup>th</sup> century railway bridge. No direct impacts to the structure as a result of the proposed Phase 1 development are identified. A second protected structure (Folly 8803) is situated just under 100m to the south of the proposed Phase 1 boundary. No direct impacts to the folly or the walled garden within which the latter is located are identified. Some features associated with the protected structure as listed by Galway City council in RPS entry 8803 are located in a range of outbuildings situated to the north-west of the folly. The features include a dove cote and a cart house. The northern portion of the outbuildings, currently occupied by a concrete apron and utilised as a silage pit, will be removed as part of the Phase 1 development. No direct impact to the dove cote which is located at the south-east end of the range of outbuildings will occur as part of this phase of the proposed development and is located outside the proposed development boundary.*

*Appropriate mitigation measures have been recommended to ameliorate any potential impacts to the archaeological and cultural heritage resource as a result of the proposed development, including any potential sub-surface archaeology which may exist within the site. The mitigation measures include geophysical survey and targeted archaeological testing under licence which should be undertaken prior to construction. Monitoring at the construction stage will also be undertaken.*

*Impacts on setting on National Monuments are considered to be Not Significant as the monument (Roscam Ecclesiastical Complex) and its immediate setting are well preserved. This effect could increase to Slight (cumulative) when considering all projects combined.*



*Visual impacts to the immediate setting of the Recorded Monuments as a result of the Phase 1 development are not anticipated, however, a change to its wider setting is acknowledged. The potential impact on setting of the monument as a result of the development is regarded as Not Significant given the intervening distance between same and the changes which have already taken place in the surrounding landscape.“*

## 7. CONCLUSION AND STATEMENT OF CONSISTENCY

This Statement supports a Strategic Housing Development (SHD) application under the Planning and Development Act 2000 (as amended by the Residential Tenancies Act 2016).

The proposed development will add to the housing stock within Galway City Centre which in turn will assist Galway City Council in meeting its commitments in providing for residential development while ensuring the protection of residential amenity and will contribute to the creation of sustainable residential neighbourhoods.

The development proposed accords with the thrust of policy and guidance in terms of the provision of residential development. The plot ratio is higher than that called for within the extant Development Plan, however it is the case that residentially zoned lands in such close proximity to the City of Galway, its services and facilities, should be developed at higher densities than the current Plan allows for. The Low Density Residential zoning requirement in this location is not considered appropriate and the proposed development illustrates how a higher density of development can be successfully achieved.

In summary, it is submitted that the proposed development creates an attractive, high quality, contemporary development which enhances the housing mix within the Plan area.

### 7.1 Relevant Considerations

The following documents are considered to be of particular relevance to the proposed development and a statement of consistency has been set out for each over the following pages:

- The National Planning Framework (2018);
- Planning Policy Statement 2015;
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009;
- Childcare Facilities Guidelines for Planning Authorities 2001;
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018;
- Urban Development and Building Heights Guidelines for Planning Authorities December 2018;
- Design Manual for Urban Roads and Streets (2019);
- Guidelines for Planning Authorities on the Planning System and Flood Risk Management 2009;
- Guidelines for Planning Authorities and An Bord Pleanála on Carrying Out Environmental Impact Assessment;
- Regional Spatial and Economic Strategy 2020-2032- Northern and Western Regional Assembly;
- Galway City Development Plan 2017-2023; and,
- Galway Transportation Strategy, 2016.

A matrix of compliance with the above is set out over the following pages.

Table 7-1: National Planning Framework- Project Ireland 2040

Criteria	Requirements/Guidance	Statement of Consistency
<b>National Policy Objective 1b</b>	Northern and Western Region: 160,000 - 180,000 additional people i.e. a population of just over 1 million	The proposal will aid in strengthening the region as a whole through the provision of 102 housing units within Galway City.
<b>National Policy Objective 3a</b>	Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.	The proposal will bring to fruition 102 residential units within the settlement envelope of Galway City, a key location in the West of Ireland. The lands are zoned for residential development and form part of the MASP area.
<b>National Policy Objective 4</b>	Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.	The proposed development will create an attractive liveable area that has been well designed allowing for communities to have a high quality of life.
<b>National Policy Objective 27</b>	Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments and integrating physical activity facilities for all ages.	Consideration has been given throughout the site to ensure that the proposed development is wholly useable and safe for pedestrian use. In respect to the overall design elements including raised areas, mixed material areas and carefully thought designs have created an area that is suitable and safe for pedestrian use.
<b>National Policy Objective 32</b>	To target the delivery of 550,000 additional households to 2040.	102 units will directly assist in achieving this objective.
<b>National Policy Objective 33</b>	Prioritise the provision of new homes at locations that can support sustainable development and at an	The proposed development is zoned for residential development – this cannot be disputed and indeed has been previously accepted by the Board during their consideration of application ref: ABP-306413-20. As demonstrated through this

	appropriate scale of provision relative to location.	statement and its supporting information the development is sustainable and is considered of an appropriate scale to the subject site and area in which it is located.
<b>National Policy Objective 34</b>	Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.	Provision has been made in the mix of units across the site and the design to allow residents to remain in this location and community over time. Attic space can be converted. Through the implementation of various scales of housing and apartments located strategically throughout the proposed development site the proposal can be seen to allow residents to freely move through the area to support the varying lifestyles which may be presented throughout a lifetime.
<b>National Policy Objective 35</b>	Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.	The proposed development aims to provide housing at a higher density than that set out in the Galway City Development Plan to allow for the maximised utilization of existing zoned land in the settlement envelope of the City. The overall density of the proposed development is 35.60 units per hectare.

Table 7-2: Planning Policy Statement 2015

Key principles of the Planning Policy Statement 2015	Statement of Consistency
<b>Planning must proactively drive and support sustainable development</b>	This has been acknowledged in the design of the scheme, with the needs of the present not compromising the needs of future residents. Sustainable low energy design has been incorporated into the scheme layout. Solar PV panels will also be included as part of the development to increase the overall sustainability of the site. The houses and apartment on site will be constructed to current building regulation standards delivering at least an A2 energy rating.

<p><b>Planning is about creating communities and further development existing communities in a sustainable manner</b></p>	<p>The proposed development provides for a number of various house and apartment types both in terms of size, scale and design to allow for use across a wide range of personal uses. The site has been designed to provide a distinctive character that is wholly useable by the residents which creates a distinctive liveable location. This together with the services/facilities proposed on site will create a sustainable community.</p>
<p><b>Planning will enhance a sense of place</b></p>	<p>As noted above, building design, landscape and distinct character areas will achieve a sense of place in this new development. Areas throughout the site have been dedicated to creating individual pocket parks to allow residents to move and accommodate them. The provision of strong, high quality open spaces will aid in the creation of key spaces enhancing the sense of place.</p>
<p><b>Planning will support the protection and enhancement of environmental quality</b></p>	<p>The site at present is currently in use for rough grazing with pockets of trees throughout. The applicants have aimed to both use and utilise elements of the existing site including existing trees. The noted will aid in retaining the overall character of the site while protecting its environmental quality. The attenuation of storm water on site will include an oil/silt interceptor before release. A construction environmental management plan will be prepared should consent be granted to ensure the wider environment is protected during the construction stage also</p>

Table 7-3: Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009

<p><b>Criteria</b></p>	<p><b>Statement of Consistency</b></p>
<p><b>Context: How does the development respond to its surroundings?</b></p>	<p>The proposed development will deliver a mix of residential units on what is residentially zoned lands within an existing residential area. The Urban Design Manual outlines that a development should evolve naturally as part of its surroundings and increases in density should respect the form of buildings around the site’s edges. The Manual also recommends that the development should positively contribute to the character and identity of a neighbourhood; and should present appropriate responses to the nature of specific boundary conditions. The proposed layout and design responds to the immediate context through the careful siting and positioning of buildings and roads. The proposed development has been designed to respond to the existing character of the area and specific site constraints. In that vein a density of 35.60 units per ha is considered to achieves the best design solution</p>

	<p>for the site in the context of a housing crises with continued growth and pressure programmed. The development utilises the existing landscape features of the site and enhances boundary treatments. Careful consideration has been given during the design development process to integrate the proposal with the existing topography, minimising cut and fill and the necessity to construct retaining walls. The proposed scheme provides a total of 102 much needed housing units. The houses are generally designed in a deep plan format which allow for an efficient and sustainable use of land while also providing for an efficient thermal envelope. The houses will be constructed to current building regulation standards delivering at least an A2 energy rating. At a macro level, the proposed development constitutes an efficient use of the development land, zoned for residential use, its amenities within the area, with proximity to major transportation nodes. The proposed development is appropriate to the zoning and the settlement strategy of the Local area plan and County Development Plan, which in turn is guided by regional and national development strategy. As mentioned a number of character areas will be developed to create a distinctive area which varies in form and character.</p>
<p><b>Connections: How well connected is the new neighbourhood?</b></p>	<p>It is proposed to have a single vehicular new access point to the site taken from the north at Rosshill Road. The internal foot/cycle path integrates with the network outwith the site. Internally a series of roads with shared surfaces and footpaths allow connectivity and permeability across the site. An emphasis has been place on connectivity throughout the site allowing for the residents to move freely through all areas of the site. The proposed layout also provides for potential future connections to the zoned lands should additional phases be sought allowing/ ensuring future development can be linked and services/facilities accessed.</p>
<p><b>Inclusivity: How easily can people use and access the development?</b></p>	<p>As noted above, the development is designed to be safe and easily accessible for all.</p>
<p><b>Variety: How does the development promote a good mix of activities?</b></p>	<p>The proposal comprises residential development in the main, however is supported by a local commercial/retail element, community space and local creche. Incorporation of open space, green space, walkways leisure areas and play area has been included in the design of the proposed development to promote useable space with a strong mix of activities for residents and locals. The mix of unit types aims to attract a wide demographic to the site and aims to allow residents the choice to downsize/upsized within the development over time.</p>



<p><b>Efficiency: How does the development make appropriate use of resources, including land?</b></p>	<p>The proposed development is located on zoned lands, and with a residential density of 35.60 units per ha is considered to make efficient use of these lands while also achieving the appropriate quantum of public open space, and connecting into the surrounding road and pedestrian network.</p>
<p><b>Distinctiveness: How does the proposal create a sense of place?</b></p>	<p>The proposed development will foster a strong sense of place through the carefully considered mix of house types and high quality of design of the development. Streets and public areas will benefit from carefully considered landscaping and planting, while busier public areas such as the proposed amenity parkland include high quality hard and soft landscaping. The sense of place will be strengthened by the inclusion of areas of active and passive green space for the enjoyment of residents and others, which benefit from passive surveillance from surrounding residential units to encourage a safe sense of place, discourage anti-social behaviour and facilitate effective community policing. Visual cues and a strong landscape framework will strengthen this further. A mix of unit types throughout the various development areas provide a distinctive sense of place. The layout strategy orientates the housing around character areas within the main development itself thereby creating the opportunity to form cluster type dwelling groups. In addition, the proposal will provide a sensitively considered soft landscape design for the development.</p>
<p><b>Layout: How does the proposal create people-friendly streets and spaces?</b></p>	<p>The Urban Design Manual states that <i>‘how the site is laid out is one of the key determinants of successful places’</i>, and that <i>‘the layout of a neighbourhood can help to determine an area’s character and sense of place.’</i> Positive indicators include a permeable interconnected series of routes that are easy and logical to navigate around, active street frontages with front doors directly serving the street, traffic speeds controlled by design and careful location of public and communal open spaces. The proposed development achieves this providing easy navigation through the entire development area. The site is well accessed from all areas and appropriate linkages have been provided to allow residents to move through the site without the use of cars. A continuous footpath within the site which links with the external network allows people to move safely while pinch points will naturally slow traffic down. The layout is legible which, together with orientation from the central open space, visual cues from distinctive corner buildings and planting, will engender a definitive sense of place in this new neighbourhood.</p>

<p><b>Public Realm: How safe, secure and enjoyable are the public areas?</b></p>	<p>In total, approximately 4,437sqm (15.60%) of public open space is included in the development proposal (drawing 20175-3003 refers). The location layout and usability of the proposed public open spaces are of the highest quality and will contribute positively to the residential amenity of future residents. The open space provision for the entire scheme was carefully considered by the design team. The landscaping proposals have been formulated having careful regard to the surrounding development, to the aspect within the public open space areas and to the recreational needs of the future residents of the proposed development. The open spaces are overlooked and designed to be utilized by all residents. Detailed landscape design makes use of contours and planting to again ensure the areas are safe and again not attractive for anti-social behaviour. In addition, a full lighting scheme for the site has been proposed which aims to minimise the impact of lighting on natural habitats; provide sufficient illumination to contribute towards the safe use of pathways etc; contain lighting within the site and minimise light pollution.</p>
<p><b>Adaptability: How will the buildings cope with change?</b></p>	<p>All residential units meet or exceed the minimum standards for unit size. The mix of residential units from 1 bed apartments to 4 bed detached houses would allow an inhabitant to up and down scale within the development as required. Semi-detached houses allow for internal walls can be altered, removed and erected (with the correct structural advice) with minimal fuss.</p>
<p><b>Privacy and Amenity: How does the scheme provide a decent standard of amenity?</b></p>	<p>The design of the units has had regard to privacy and amenity, as well as siting and orientation. The required separation distances between dwellings is achieved, thus maintaining a high level of privacy and amenity. Each residential unit proposed is served by an area of private open space in accordance with the Galway city development plan 2017 – 2023. A requirement of 50% of the overall dwelling area is to be provided as private open space and is met and exceeded in most cases. The majority of houses have east/west orientation and 85% of the remaining houses with gardens facing directly south. Formal planting and on curtilage parking areas are provided to the front of the dwellings proposed creating a defensible space between the public road and the built edge. This also reduces the visual recognition of the car parking spaces. Separation distances have been maintained in accordance with best proposed practice to avoid overlooking and all houses will be designed to have good levels thermal performance, comfort, daylight and sound insulation.</p>

	<p>Formal planting and on curtilage parking areas are provided to the front of the dwellings proposed creating a defensible space between the public road and the built edge. This also reduces the visual recognition of the car parking spaces.</p> <p>Separation distances have been maintained in accordance with best proposed practice to avoid of overlooking and all houses will be designed to have good levels thermal performance, comfort, daylight and sound insulation. Please refer to the Design Statement included within the planning pack for more detail.</p>
<p><b>Parking: How will parking be secure and attractive?</b></p>	<p>All housing units are provided with 2 no. on curtilage car parking spaces directly to the front of each dwelling besides three units located to the north of Cell No.2 where it is not possible to provide parking spaces within the curtilage, in this instance parking will be provided in close proximity to allow easy access and supervisibility. Bicycle parking is possible in the rear gardens of all dwelling units. Apartments have been provided with a rate of 1 Bike space per bedroom and 1 visitor bike space per 2 apartments as per ‘Sustainable Urban Housing: Design Standards for New Apartments’ (2018) section 4.17. It is proposed that 10 no. Galway ‘Coke Cola’ Bike share stations are provided close the Retail unit.</p> <p>Apartments are to be provided with 1 car parking space each and a visitor space per every 4 apartments, this is in line with the ‘Sustainable Urban Housing: Design Standards for New Apartments’ (2018) section 4.22. These spaces will be grouped and paved and closely landscaped to reduce the visual intrusion of the car-parking. It is proposed that 2 no. Electrical vehicle charge points are provided per Apartment block. 2 no. ‘GoCar’ Car share spaces are proposed close to the retail unit.</p> <p>Please refer to appendix 05 for Car &amp; Bike space provision.</p>
<p><b>Detailed Design: How well thought through is the building and landscape design?</b></p>	<p>The proposed scheme harmonises and integrates the development within the existing landscape and the broader area. Existing landscape features have been retained where possible, and enhanced. Existing stone wall boundaries are proposed to be retained, with stone wall proposed to secure the pump station and associated storage area. Trees across the site have been retained where feasible, and enhancement planting proposed. A Design Statement has been prepared to detail the vision and aims of the development and should be read in conjunction with the Landscape Statement provided. The</p>

	overriding design intention is to create an inclusive and coherent new community based on best practice urban planning principles, giving residents a sense of place, ownership and identity.
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Table 7-4: Childcare Facilities- Guidelines for Planning Authorities 2001

Role of the Guidelines	Statement of Consistency
<b>One childcare facility per 75 dwellings is recommended by the guidelines.</b>	The proposed development includes the provision of a standalone childcare facility to service the 102 no. units proposed and further zoned development lands.

Table 7-5: Sustainable Urban Housing Design for New Apartment Guidelines for Planning Authorities 2018

Criteria	Statement of Consistency
<b>Dual Aspect Ratio-</b>  <b>Section 3.11 requires minimum 50% dual aspect apartments in urban locations. This may be reduced to a minimum 33% in certain circumstances where it is necessary to ensure good street frontage and subject to high quality design, usually on inner urban sites, near to city or town centres, including SDZ areas.</b>	The site is not urban in nature, the site is located to the edge of Galway City Centre in an area more suited for suburban developments. Apartments designed so the majority of balconies face south or west. Housing cells generally take advantage of east-west orientation.
<b>Floor to Ceiling Height -</b>  <b>Section 3.14 requires that minimum ceiling heights accord with the Building Regulations (i.e. 2.4m). Ceiling heights at ground floor level should be greater, a minimum 2.7m.</b>	All Floor to ceiling heights in the Apartment building are Minimum 2.7m high. The ground floor ceiling height is in excess of that at 3.15m. Please refer to ONOM drawing no. 3206 – Apartment building section drawing.
<b>Internal Storage -</b>  <b>Section 3.20 states that provision should be made for storage and utility (additional to kitchen/bedroom furniture), specifically for household utility</b>	All apartments have been provided with storage in excess of those required in Sustainable Urban Housing Design for New Apartment Guidelines for Planning Authorities 2018. Please refer to ONOM appendix 02 – Apartment quality assessment where all relevant areas have been

<p>functions such as clothes washing and the storage of bulky personal or household items.</p> <p>Section 3.22 and 3.23 states that secure storage can be provided outside individual units, and this may be used to satisfy up to half of the minimum storage requirement for individual apartment units.</p>	<p>tabulated. Also refer to ONOM apartment plans drawings 3200 to 3303 where each storage area is shown with its placing.</p>
<p><b>Private Amenity Space –</b></p> <p>Section 3.24 requires that private amenity space shall be provided in the form of gardens or patios/terraces for ground floor apartments and balconies at upper levels.</p>	<p>Gardens are being provided to the rear of all housing units. Balconies are provided for apartments. All garden and balcony areas are noted on plans and are in excess of Galway City Council Development Plan requirements regarding gardens and the Sustainable Apartment Guidelines.</p>
<p><b>Security Considerations -</b></p> <p>Section 3.28 states that apartment developments should provide residents and visitors with a sense of safety, by maximising natural surveillance of streets, open spaces, play areas and any surface bicycle or car parking. Accordingly, blocks and buildings should overlook the public realm. Entrance points should be clearly indicated, well lit, and overlooked by adjoining dwellings. Particular attention should be given to the security of ground floor apartments and access to internal and external communal areas.</p>	<p>The design provides natural overlooking and surveillance as well as potential for active spaces. Throughout the development of the overall concept of the design a specific emphasis has been placed on providing natural surveillance on all publicly used areas throughout the site to combat the effects of anti-social behaviour.</p> <p>Design of the apartments considers all four sides as primary elevations and as such each elevation has aspects to primary living areas providing passive surveillance. All entrances are clearly designed.</p> <p>Lighting has been proposed throughout the development and detailed in the accompanying Site Lighting Design Report prepared by Moloney Fox.</p>
<p><b>Communal Facilities in Apartments: Access and Services -</b></p> <p>Section 4.1 requires apartment schemes to be capable of meeting the changing needs of occupants through compliance with Part M of the building regulations</p>	<p>Easy and safe accessibility provided.</p> <p>Level access with 1800mm wide turning circles to communal areas in apartments is provided.</p>

<p><b>Refuse Storage -</b></p> <p>Section 4.8 requires that provision shall be made for the appropriate storage and collection of waste materials in apartment schemes. Within apartments, there should be adequate provision for the temporary storage of segregated materials prior to deposition in communal waste storage.</p>	<p>The Apartment building will have a dedicated bin store building which will be appropriately ventilated and maintained by a management company.</p>
<p><b>Communal Amenity Facilities –</b></p> <p>Section 4.10 requires the provision and proper future maintenance of well-designed communal amenity space is critical in meeting the amenity needs of residents. The design must ensure that the heights and orientation of adjoining blocks permit adequate levels of sunlight.</p>	<p>The proposed development provides for a range of amenity and common spaces. The proposed amenity parkland and central open space comprises a high-quality scheme of landscaping, which include areas of informal play and passive amenity areas.</p>
<p><b>Children’s Play -</b></p> <p>Section 4.12 requires that the recreational needs of children must be considered as part of communal amenity space within apartment schemes.</p>	<p>A comprehensive landscaping scheme has been developed for the site. A series of accessible amenity &amp; Play areas are situated across the site all of which are passively overlooked.</p>
<p><b>Car Parking –</b></p> <p>Section 4.14 states that the quantum of car parking provision for residential developments generally is a matter for individual planning authorities having regard to local circumstances (notably location and access to public transport).</p>	<p>The parking provisions at the site have been proposed in accordance with section 11.3.1 Galway City Development Plan 2017 – 2023. Parking for houses is provided all in curtilage at 2 per unit. For apartments, car parking is proposed at 1 space for unit and 1 visitor space per 4 apartments as per Design Standards for Urban Houses 2018</p>
<p><b>Bicycle Parking –</b></p> <p>Section 4.18 states that bicycle parking provision for residential</p>	<p>Bicycle parking for houses can be accommodated in individual back gardens. Apartment bicycle parking can be provided at the level required by the Authority.</p>

<p>development generally is a matter for individual planning authorities. Where provided, bicycle parking spaces should be conveniently accessible to residents, both in terms of proximity to access points i.e. stair/lift cores to apartments and routes to the external road/ street network.</p>	<p>1 space per bedroom and 1 space per 2 apartments as per section 4.17 of page 24 of the Sustainable Urban Housing -Design for New Apartments Guidelines is being provided.</p>
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Table 7-6: Urban Development and Building Heights Guidelines for Planning Authorities December 2018

Criteria	Statement of Consistency
<p>SPPR 2- In driving general increases in building heights, planning authorities shall also ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy. Mechanisms such as block delivery sequencing in statutory plans<sup>2</sup> could be utilised to link the provision of new office and residential accommodation, thereby enabling urban redevelopment to proceed in a way that comprehensively meets contemporary economic and social needs, such as for housing, offices, social and community infrastructure, including leisure facilities.</p>	<p>The proposed develop includes the provision of local facilities comprising a creche and local retail. This will assist the creation of a sense of community and neighbourhood. Facilities are proposed to be located to the front of the site allowing for easy access for the greater community also.</p>
<p>SPPR 4- It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:</p> <ol style="list-style-type: none"> <li>1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled “Sustainable Residential Development in Urban Areas (2007)” or any amending or replacement Guidelines;</li> <li>2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and</li> </ol>	<p>This has been acknowledged and is evidenced in the design response proposed.</p> <ol style="list-style-type: none"> <li>1. A density of 35.60 units per ha is proposed which it is held is the correct design response for this site balancing the location and nature of the site against the national and regional requirements to provide housing for an increasing population.</li> <li>2. A range of house types and apartment types are proposed across the site.</li> <li>3. A wide mix of units across of phases and character areas is proposed</li> </ol>

<p>3. avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.</p>	
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Table 7-7: Design Manual for Urban Roads and Streets (2013)

Criteria	Statement of Consistency
<p><b>Connectivity:</b> The creation of vibrant and active places requires pedestrian activity. This in turn requires walkable street networks that can be easily navigated and are well connected.</p>	<p>The development proposal incorporates and seeks to generate pedestrian activity through the site utilizing the existing and planned open space areas on site. Dropped kerbs will facilitate ease of access throughout the network of footpaths within the site.</p>
<p><b>Enclosure:</b> A sense of enclosure spatially defines streets and creates a more intimate and supervised environment. A sense of enclosure is achieved by orientating buildings toward the street and placing them along its edge. The use of street trees can also enhance the feeling of enclosure.</p>	<p>This has been achieved via the placing of buildings and open spaces, which is complemented by using the existing and enhanced landscaping across the site.</p>
<p><b>Active Edge:</b> An active frontage enlivens the edge of the street creating a more interesting and engaging environment. An active frontage is achieved with frequent entrances and openings that ensure the street is overlooked and generate pedestrian activity as people come and go from buildings.</p>	<p>Active frontages have been employed across the site to ensure overlooking and create active spaces and places throughout the development.</p>
<p><b>Pedestrian Activity/Facilities:</b> The sense of intimacy, interest and overlooking that is created by a street that is enclosed and lined with active frontages enhances a pedestrian’s feeling of security and well-being. Good pedestrian facilities (such as wide footpaths and well-designed crossings) also make walking a more convenient and pleasurable experience that will further encourage pedestrian activity.</p>	<p>This has been acknowledged and demonstrated in the scheme proposed. The development involves a mixture of pedestrian footpath connections, a clear hierarchy of streets and a range of open space areas. All open spaces are overlooked with primary elevations with living space and bedrooms. Houses overlook, supervise and defined edges of streets and public areas. All access routes are at least 1.8m in width and legible crossing points are proposed with dropped kerbs and textured paving.</p>



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Table 7-8: Guidelines for Planning Authorities on the Planning System and Flood Risk Management 2009

Criteria	Statement of Consistency
<p><b>Avoid development in areas at risk of flooding unless proven wider sustainable development grounds and risk can be mitigated without increasing risk elsewhere</b></p>	<p>A Flood Risk Assessment (FRA) has been prepared by Tobin Consulting Engineers to support the application, which takes into consideration the Guidelines.</p> <p>The PSFRM Guidelines state that ‘dwelling houses’, such as the proposed development subject of this flood risk assessment, are classified as “highly vulnerable” development in terms of their sensitivity to flooding. The proposed development has been assessed using the 1000-yr flood event. A Justification Test has been carried out.</p> <p>The analysis carried out by HR Wallingford as part of their PFRA study indicates that pluvial flooding (ponding of surface water) is not predicted to occur within the proposed residential development site following an extreme rainfall event. It was noted that pluvial flooding is predicted immediately to the west of the subject site, in land also owned by the client. Any proposals to develop the adjacent site will be subject to a separate planning application and site-specific flood risk assessment in the future. (Mitigation measures are set out in the FRA.</p>
<p><b>Adopt a sequential approach to flood risk management for new development locations based on avoidance, reduction and mitigation of flood risk</b></p>	<p>As noted in the above pluvial flooding is not predicted to occur within the proposed residential development site. Additionally, the PFRA mapping did not indicate any sources of groundwater flooding in the vicinity of the proposed residential development site.</p>

<p><b>Incorporate flood risk assessments into decision making on planning applications</b></p>	<p>Noted.</p>
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Table 7-9: Guidelines for Planning Authorities and An Bord Pleanála on Carrying Out Environmental Impact Assessments 2002

Criteria	Statement of Consistency
<p><b>These Guidelines are issued to planning authorities and An Bord Pleanála (the Board) under section 28 of the Planning and Development Act 2000, as amended (the Act), and both are required to have regard to the Guidelines in the performance of their functions under the Act. They replace Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment issued by the Department of the Environment, Community and Local Government in March 2013.</b></p> <p><b>The purpose of scoping is to identify the information to be contained in an EIAR and the methodology to be used in gathering and assessing that information. It should provide focus for the EIAR and thus enable the environmental impact assessment to be appropriately tailored to the proposed development’s likely significant impacts on the environmental factors set out in Article 3 of the Directive, avoid time and money being spent on unnecessary examinations, and reduce the likelihood of the competent authority having to seek the submission of additional information after the submission of the EIAR.</b></p>	<p>The proposed development does not trigger a requirement for a mandatory EIA because:</p> <ul style="list-style-type: none"> <li>➤ The number of accommodation units, at 102 units, falls below the threshold of 500 dwellings; and</li> <li>➤ The site area of 4.70ha falls well below the area threshold for sites in an urban area.</li> </ul> <p>However, an EIA will be undertaken as the site is in close proximity to the Galway Bay Complex SAC and near the Galway Bay SPA.</p>

Table 7-10: Birds and Habitats Directive- Appropriate Assessment

Criteria	Statement of Consistency
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<p><b>Under Article 6 (3) of the EU Habitat Directive and Regulation 30 of SI no. 94/1997 European Communities (Natural Habitats) Regulations (1997) any plan or project which has the potential to significantly impact on the integrity of a Natura 2000 site (i.e. Special Area of Conservation or Special Protection Area) must be subject to an Appropriate Assessment. This requirement is also detailed in the Planning and Development Act 2000 (as amended).</b></p>	<p>An Appropriate Assessment, Natura Impact Statement and Ecological Impact Assessment has been prepared.</p>
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Table 7-11: Regional Spatial and Economic Strategy- Northern and Western Region

Criteria	Guidance/Requirement	Statement of Consistency
Regional Policy Objective 3.1	<p>Develop urban places of regional-scale through:</p> <ul style="list-style-type: none"> <li>a) Delivering on the population targets for the Metropolitan and Regional Growth Centres through compact growth;</li> <li>b) Delivering significant compact growth in Key Towns; and</li> <li>c) Developing derelict and underutilised sites, with an initial focus within town cores.</li> </ul>	<p>The proposed development will provide 102 no. residential units within the Galway Metropolitan Area.</p>
Regional Policy Objective 3.2	<ul style="list-style-type: none"> <li>(a) Deliver at least 50% of all new city homes targeted in the Galway MASP, within the existing built-up footprint of Galway City and suburbs</li> <li>(b) Deliver at least 40% of all new housing targeted in the Regional Growth Centres, within the existing built-up footprint</li> <li>(c) Deliver at least 30% of all new homes that are targeted in settlements with a population of at least 1,500 (other than the Galway MASP and the Regional Growth Centres), within the existing built-up footprints;</li> </ul>	<p>The proposed development will provide 102 no. residential units within the Galway Metropolitan Area.</p>
Regional Policy Objective 3.8	<p>Support the design of new/replacement/ refurbished dwellings to high energy efficiency standards that fully</p>	

	<p>avail of renewable technologies, maximise solar gain, utilising modern materials and design practices</p>	
<p>Regional Policy Objective 6.30</p>	<p>Planning at the local level should promote walking, cycling and public transport by maximising the number of people living within walking and cycling distance of their neighbourhood or district centres, public transport services, and other services at the local level such as schools.</p>	<p>The proposed site is well located with respect to access to regular public transport services. The closest operating bus stop is the Dublin Road Coast Road Bus Stop, serviced by the 404 and 409 bus routes with a bus stop located within 1.2km of the proposed development site allowing for easy access throughout Galway. It should be noted that the Applicant has sought to engage with CIE to discuss the potential commencement of an active bus route to serve the development, should consent be granted, via the existing bus stop immediately adjacent to the development on Rosshill Road.</p> <p>It is proposed to provide a pedestrian footway from the development to the junction with the Rosshill Road. Pedestrians can then cross this roadway to use the existing pedestrian footway along the northern boundary of the Rosshill Road. This would provide access to the existing pedestrian facilities provided on the R338 Dublin Road which link to the City Centre and the Roscam/Doughiska residential areas.</p> <p>Cycling is encouraged in the development with the provision of dedicate cycle stands, and ‘Coke Bikes’.</p> <p>The nearest train station to the development site is Oranmore on the Galway- Dublin line, which is 2.8km from the site, accessed via the R338 Coast Road.</p> <p>The Traffic and Transport Assessment ‘(TTA)’ which accompanies the application provides full detail on these matters; a summary is set out below.</p>

		With the continued growth of Galway City and its suburbs, there is scope to explore a possible additional stop in close proximity to the application site. No formal proposals form part of this application.
Regional Policy Objective 7.19	Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.	The proposed residential units have been designed to accommodate the changing needs of a household over time. 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. The provision of a variety of house types and sizes also ensure that all people and needs will be catered for within the existing site.
Regional Policy Objective 7.20	Increase population living within settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, in-fill development schemes, area or site-based regeneration, service site provision and increased building heights appropriate to the settlement, together with infrastructure provision.	The proposed development will provide 102 no. residential units within the Galway Metropolitan Area.

Table 7-12: Galway City Council Development Plan 2017-2023

Chapter	Core Aims	Comment
<b>Chapter 2 (Policy 2.9)</b>	<p>Low Density Residential Areas states:</p> <p>Protect the character of these areas by ensuring new development has regard to the prevailing pattern, form and density of these areas.</p> <p>Protect the characteristics of these areas through development standards and guidelines.</p>	<p>The character of the area is protected through the careful design response and landscaping scheme proposed. A development of a similar pattern to that in the general area – single, one-off plots in the main – would fail to meet wider objectives of the Plan and thrust of policy and guidance at regional and national level. The design of the development utilises the existing characteristics of the site and provides a high level of open space for residents.</p> <p>In respect to the density and plot ration put forward as part of the planning application it is acknowledged that it is in excess as to the zoning provisions.</p>

		<p>However we wish to reiterate the opinion of the Inspector of the previous applications (306413-20) that:</p> <p><i>The scale of the development proposed is appropriate for this outer suburban/greenfield site given the site’s locational context and the density proposed is in accordance with national policy.</i></p>
<p><b>Chapter 2 (Aim)</b></p>	<p>To provide for good quality housing for all sectors of the community in sustainable neighbourhoods that are attractive places to live and are within easy to a range of local services, amenities, community facilities and public transport networks. To ensure that these neighbourhoods have a sense of identity and foster sustainable living and movement patterns</p>	<p>The proposed development will create high-quality living space within the Plan area on land which the Plan allocates for residential uses. The development creates a strong sustainable community through the provision of housing, services and facilities in a legible, pleasant space. The development ensures identity for each of the character areas proposed.</p>
<p><b>Chapter 2 (Strategy)</b></p>	<p>Implement the recommended settlement strategy for the city ensuring that sufficient land is zoned to meet future demand, in the interests of sustainability and to achieve the optimal integration of land use and transportation.</p> <p>Accommodate through land use zoning the requirements of the Housing Strategy.</p> <p>Encourage sustainable neighbourhoods of high-quality residential development, with a mix of house types and tenures with a strong identity and sense of place.</p>	<p>This site is zoned for residential development. The proposed scheme makes best use of the site while taking into consideration other aims and objectives of the Plan.</p> <p>The site of the proposed development has been zoned for residential use.</p> <p>The proposal creates a sustainable neighbourhood which incorporates various house types along with various community facilities/services. Social/affordable housing has been proposed, pepperpotted throughout the site and to be tenure-blind and agreed with the Galway City Council Part V officer..</p>

	<p>Promote sustainable neighbourhoods where community facilities and services of an appropriate nature are easily accessible.</p>	<p>The proposal aims to create a sustainable neighbourhood which implements various house types along with various community facilities/services.</p>
	<p>Enable each household to have access to housing suitable to their needs and promote the provision of social housing, housing for persons with special needs and the provision of homeless and emergency accommodation.</p>	<p>35 apartments are proposed across 8 apartment variations, ranging in size from 50.17sqm to 80.8sqm (approx.). There are 67 houses shown across the development across 22 house variations. Houses within the scheme vary in size from 103.10sqm and 146.40 sqm. The development is therefore capable of providing for single adults, families, those seeking to downsize and those with mobility issues.</p>
	<p>Promote climate adaptation measures as part of the development of sustainable neighbourhoods.</p>	<p>Units are to be constructed to current building regulation standards delivering an A2 BER rating (refer to the Services Report prepared by Moloney Fox).</p>
	<p>Protect and enhance existing residential areas and explore opportunities for environmental improvements in particular in city centre residential areas.</p>	<p>A boundary plan is proposed which makes use of existing features such as trees and stone walls on site. Enhancements to these are also planned.</p>
<p>Chapter 2 (Policy 2.2)</p>	<p>Secure implementation of the Housing Strategy 2017-23, which has been informed by the Core Strategy, by ensuring that sufficient suitable lands are zoned to meet the extent of housing needs identified in the strategy in accordance with the NSS and RPGs targeted population for Galway City</p>	<p>The land is zoned for residential development. The Development Plan proposes to provide for circa 8,043 households to 2022. This does not take account of the national and regional direction for additional growth to be programmed for in Galway or the Ministerial Guidelines seeking increased densities across zoned lands. This proposal therefore aims to provide 102 units.</p>

	<ul style="list-style-type: none"> <li>Require as provided for under Section 95 of the Planning and Development Act 2000 (as amended) that 10% of all housing developments in excess of 9 units, on lands zoned for residential use or for a mixture of residential and other use be reserved for the purposes of social housing.</li> </ul>	<p>Part V provisions for the subject site have been agreed with the Galway City Council Part V officer.</p>
	<ul style="list-style-type: none"> <li>Support a diverse range of housing types, size and tenures within housing developments in the interests of countering undue segregation and to allow for choice of community, for all persons irrespective of age, culture, social background and ability.</li> </ul>	<p>This has been acknowledged and reflected in the mix of unit and tenure type. Please refer to architectural drawings for individual house and apartment detail.</p>
	<ul style="list-style-type: none"> <li>Planning applications for multiple housing units will be required to submit a Statement of Housing Mix detailing the proposed mix and demonstrating that it provides a sufficient minimum in house sizes and types to satisfy the demands of the emerging reduction in household sizes. The needs of special groups such as the elderly and disabled will be required to be considered as part of this process.</li> </ul>	<p>Please refer to the Overall Development Statistics, Apartment Quality Assessment and Housing Quality Assessment provided as appendices to the Design Statement, enclosed.</p>
	<p>Support the development of sustainable communities and ensure that all new housing developments – private, public and voluntary are carried out in accordance with the DECLG guidelines Sustainable Residential</p>	<p>This has been acknowledged and is reflected in the current design.</p>



	<p>Developments in Urban Areas(2008) and Section 28 Ministerial guidelines – Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, (2015).</p>	
<p>Chapter 2 (Policy 2.4)</p>	<ul style="list-style-type: none"> <li>Encourage the development of sustainable residential neighbourhoods, which will provide for high quality, safe, accessible living environments which accommodates local community needs.</li> </ul>	<p>The proposal aims to create a sustainable neighbourhood which implements various house types along with various community facilities/services.</p>
	<ul style="list-style-type: none"> <li>Encourage sustainable neighbourhoods, through appropriate guidelines and standards and through the implementation of local area plans, framework plans/masterplans.</li> </ul>	<p>The proposed development has followed various guidelines and standards through its design phase.</p>
	<ul style="list-style-type: none"> <li>Protect and enhance new/existing residential neighbourhoods through appropriate guidelines and standards, preparation of framework plans, development briefs and design statements.</li> </ul>	<p>The design approach has taken cognisance of the existing residential development in the vicinity of the site. The Design Statement details this.</p>
	<ul style="list-style-type: none"> <li>In the design of residential developments regard shall be had to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the accompanying Urban Design Manual–A Best Practice Guide and the Design Manual for Urban Roads and Streets (2013).</li> </ul>	<p>This has been acknowledged.</p>

<p>Chapter 2 (Policy 2.5)</p>	<p>In assessing high density developments regard shall be had to these guidelines and the accompanying design manual which sets out certain criteria including the following:</p> <ul style="list-style-type: none"> <li>▪ Acceptable building heights;</li> <li>▪ Avoidance of overlooking and overshadowing;</li> <li>▪ Provision of adequate private and public open space;</li> <li>▪ Landscaping where appropriate and provision of safe play spaces;</li> <li>▪ Adequate internal space standards;</li> <li>▪ Suitable parking provision;</li> <li>▪ Provision of ancillary facilities such as community facilities and local services.</li> </ul>	<p>These criteria have been considered and addressed in the design of the proposed development.</p>
<p>Chapter 2 (Section 2.5)</p>	<p>Residential Densities</p>	<p>The density of the proposed development promotes a higher residential density than suggested within the City Development Plan. It is assessed that the location is entirely appropriate to accommodate the proposed development to make best use of zoned lands in the context of housing demand pressures and to accommodate the projected future growth in Galway City’s population.</p>
	<p>Context for New Neighbourhoods</p>	<p>Consideration of the sites existing natural environment was undertaken during the design phase of the proposal. Within the development local facilities will be provided for (retail, community centre, creche) to create a sustainable community.</p>
	<p>Streets and Movement</p>	<p>Through the evolution of the proposal the design team have give consideration to the street and movement of traffic throughout the site. The design incorporates physical designs which allow for natural traffic calming</p>

		measures to be implemented. This along with a number of physical measures create a safe area for the movement of both pedestrians and traffic
	Homezones	Consideration has been given throughout the design phase of the development to implement the use of homezones. Surrounding cul-de-sac areas provisions have been put in place to provide traffic calming measures allowing for greater traffic and pedestrian control.
	Mix of House Types and Tenures	The proposed development incorporates a mixed of dwellings in terms of form, size and type to specifically create a community which responds to the ongoing and changing needs of a community. Creation of developments where residents can remain throughout their lifetime is a positive and will add to the creation of strong sustainable communities.
	Universal Design	The proposed development has been designed to allow for the future proofing of the community through the provision of open space, mixed dwelling types and strong local provisions (community facilities/retail).
	Sustainable Housing	The proposed development will incorporate PV panels mounted on rooftops providing a renewable source of energy directly to units. Along with this ground source heat pumps have been incorporated to enhance the sustainability of the proposed development.
	Open Space and Amenities	Open Space and Amenity- The proposed development incorporates 4,437sqm (15.60%) of public open spaces throughout the development.
	Provision of Services and Community Facilities	The proposed development will include the provision of facilities which will benefit of the local community, specifically a community space, commercial/retail facility and childcare facility are included as part of the proposal.
Chapter 7 (Policy 7.4.3)	<ul style="list-style-type: none"> <li>▪ Facilitate the development of childcare facilities, including after school services, at</li> </ul>	A dedicated creche is proposed.

	<p>a number of suitable locations, such as, within residential areas, places of employment, city centre, neighbourhood and district centres, schools, in the vicinity of educational and community establishments and adjacent to public transport nodes.</p>	
	<ul style="list-style-type: none"> <li>Contribute to the provision of childcare facilities by requiring that such facilities be provided in conjunction with residential developments over 75 dwelling units.</li> </ul>	<p>This has been acknowledged and a creche is provided for within the scheme to cater for an approximate child product of 91 children.</p>
	<ul style="list-style-type: none"> <li>Consider alternative arrangements where it can be clearly established that adequate childcare facilities exist.</li> </ul>	<p>N/A</p>
Chapter 11 (11.13)	<p>The following specific development objectives for the proposed site are noted in the Plan:</p>	
	<ul style="list-style-type: none"> <li>The maximum plot ratio density of 0.2:1 shall only be considered following agreement on an overall layout of the area.</li> </ul>	<p>As assessed throughout the report it is held that the plot ratio which has been attached to the development site is out of date due to the current climate surrounding housing provision, and does not represent best use of zoned lands in the current climate. This is reinforced at national and regional level where the thrust is to increase supply across key areas, of which Galway is one.</p>
	<ul style="list-style-type: none"> <li>This layout will have regard to the sylvan character of the site and where appropriate the protection of existing trees and the Roscam Folly.</li> </ul>	<p>Character areas, strong landscaping and careful design has had due regard to this aim. The Development Plan does not define sylvan character. It is held to describe an association with woods and trees. The proposed development seeks to utilise the existing trees and woodland on site where feasible to add character to the overall development and create spaces</p>

	<ul style="list-style-type: none"> <li>▪ Development will only be considered where it accords with strategic main drainage proposals.</li> </ul>	<p>which can be safely accessed and enjoyed by residents. Development is located away from the folly, refer to Archaeological Report.</p> <p>This has been acknowledged. The Irish water Capital Investment plan includes the investment in a Drainage Area Plan (DAP) for Galway City. It is noted that within the City Development Plan that this DAP will also investigate the Merlin Park Drainage Catchment networks and ultimately take into consideration the existing pumping station capacity at this location. As noted and as is set out within the Irish Water enquiry there is sufficient capacity to for the proposed development to be connected.</p>
<p>Chapter 11 (Section 11.2.8)</p>	<p>Uses which are compatible with and contribute to the zoning objective, for example:</p> <ul style="list-style-type: none"> <li>▪ Residential</li> <li>▪ Residential institution</li> <li>▪ Accommodation for Travellers</li> <li>▪ Local shops, local offices, licensed premises, banks and other local services</li> <li>▪ Buildings for education</li> <li>▪ Childcare facilities</li> <li>▪ Outdoor recreational use</li> <li>▪ Buildings for the care of the health, safety or welfare of the public</li> <li>▪ Buildings for the community, cultural or recreational use</li> </ul>	<p>The use which are designated for the site have been acknowledged. The proposed development is line with the uses compatible with the site. Provided as part of the proposal is residential, commercial/retail and childcare facilities.</p>
	<p>Uses which may contribute to the zoning objective, dependent on the R and LDR location and scale</p>	<p>Noted.</p>

	<p>of development for example:</p> <ul style="list-style-type: none"> <li>▪ Hotel, Guesthouses and B&amp;B's</li> <li>▪ Part conversion or extension of private residence to studio, office, childcare facility or small enterprises by the occupier of the dwelling, at a scale as would not unduly interfere with the primary use of the dwelling</li> <li>▪ Places of worship</li> <li>▪ Public utilities</li> </ul>	
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## APPENDIX A

*PRE-APPLICATION 01*



Mr Liam Blake  
Galway City Council  
City Hall  
College Road  
Galway

**Our Ref:** 200607  
**Your Ref:** -

13<sup>th</sup> November 2020

**Re: Strategic Housing Development at Rosshill, Galway - Stage 1 Section 247 Meeting**

Dear Liam,

MKO have been instructed on behalf of their client Kegata Ltd (trading as Alber Homes) to prepare a Strategic Housing Development (SHD) planning application in respect of lands south of Rosshill Road, west of Rosshill Stud Farm Road.

As you will be aware, a separate planning application for a Strategic Housing Development on the site, and lands to the immediate west was refused by An Bord Pleanála (ref: ABP-306413-20) in May of this year. The proposed development subject to of this new application is being progressed as Phase 1 of a wider masterplan on the site. A request to meet to discuss the project with the Council was initially issued on the 12<sup>th</sup> October 2020. While the statutory 4-week period for that meeting to take place has now passed, the project team are taking this opportunity to furnish the Council with some detail as to the development proposals. We would still welcome the opportunity to meet with the Council to discuss the proposal.

### **Development Proposal**

The site comprises agricultural land in rough grazing. It previously formed a par-3 golf course however the old greens and fairways are now fallow and overgrown. There are some signs the site being traversed by dog walkers or similar, with informal tracks noticeable. A number of tree lines and hedgerows are present. A mixture of hedgerows and stone walls enclose the site creating a hard boundary. There are no watercourses on site. There are no ecological or environmental designations on site. A single point of access currently exists into the site from Rosshill Road to the east.

The proposed development comprise 102no. residential units and creche facility, with associated landscaping, roads, drainage (including pumping station) and associated works. Please refer to the enclosed drawings and documentation:

- Site Location Map drawing 2501
- Sketch 102 scheme layout drawing 2510 Rev B - draft for discussion
- Overall Site Survey drawing 2502
- Master site layout plan drawing 2510
- Site layout part 1 drawing 2511
- Site layout part 2 drawing 2512
- House type A drawing 2710
- House type C drawing 2720
- House Type C1/C3/C drawing 2730
- House Type E and F drawing 2740





- Development statistics sheet
- Preliminary Landscape Report Phase 1
- Preliminary Report on Civil Works Phase 1
- Watermain layout drawing 10690-2101 Rev D01
- Drainage layout drawing 10690-2102 Rev D01
- Combined Services layout drawing 10690-2100 Rev D01

The scheme has been designed to both stand alone as an initial phase of a larger development and stitch seamlessly into the larger masterplan of the overall site. The proposal aims to maintain the sites sylvan nature by stepping back from the existing tree groups and hedging to the north and west of the site. A linear green park along the northern boundary is passively surveilled by the houses and apartments to the south and creates a buffer to the trainline and the Dublin Road. The proposal ensures links can be continued to future phases.

The site is accessed from the Rosshill Stud Farm Road where a 4-storey apartment block creates a definite street edge and gateway to the proposed development. A small ground floor retail unit has been proposed in this block, with a 2-storey creche building completing this corner edge. This initiates the street edge, providing a welcoming entrance to the development while shielding the necessary parking to the rear of the apartment block.

The cellular housing blocks are accessed off the central avenue which runs along the southern boundary of the site. Each housing cell is accessible on all sides via roadway or cycle/pathway or both.

## Unit Mix

The proposed development site extends to 3.842 hectares and achieves a density of 35.5 units per ha. The unit mix under the current layout is 34.3% apartments (35 units) contains in one 4-storey apartment block, and 65.7% houses (67 units) across three cells. Part V obligations will be met, the detail of which is under discussion.

### *Houses*

8 no. main house types are proposed at this stage, and comprise a mix of 3 and 4-bed units. A breakdown of the housing units is set out below:

Table 1: House Detail

No. in scheme	Bedroom	Storey	Type	Bedspaces
2	4-bed	2-storey	Semi-detached type A	6
18	3-bed	2-storey	Semi-detached type C	5
14	3-bed	2-storey	Semi-detached type C1	5
1	3-bed	2-storey	Semi-detached type 'C2' turn the corner house	5
6	3-bed	2-storey	Long frontier semi-detached type 'E'	5
6	4-bed	2-storey	Long frontier semi-detached type 'F' turn the corner	6
15	3-bed	2-storey	Terrace type 'G' townhouses	5
5	3-bed	3-storey	Terrace type 'G1' turn the corner townhouses	5

### *Apartments*



35no apartments are included in the proposed scheme are located completely in a single block as follows:

Table 2:Apartment Detail

No. in scheme	Bedroom	Storey	Type	Bedspaces
10	1 bed	One storey	'Type 1A' apartments circa 49.2 sqm	2
22	2 bed	One storey	Type 2A' apartments circa 78 sqm	4
3	2 bed	One storey	'Type 2E' apartments circa 70.6 sqm	3

## Creche Facility

The phase 1 development comprises 102no. units. Under the Childcare Facilities Guidelines for Planning Authorities (2001) one childcare facility providing a minimum of 20 childcare places per approximately 75 dwellings could be considered appropriate. Therefore, for the entire masterplan site, 91no. childcare spaces are required.

The creche facility however is designed to cater for the entire masterplan site (ie. 342no. residential units) will be 398.8sqm and will facilitate 94 no. children and 14 no. adults. The full creche statistics are set out below:

Table 3: Creche Facility

Class no.	Age group	Size sqm	Persons
Class 01	1- 2 years	- Circa 22.40sqm	08 No. Children / 2no. Adults
Class 02	2- 3 years	- Circa 28.60sqm	12 No. Children / 2no. Adults
Class 03	2- 3 years	- Circa 32.30sqm	13 No. Children / 2no. Adults
Class 04	3- 6 years	- Circa 36.87sqm	17 No. Children / 2no. Adults
Class 05	2- 3 years	- Circa 35.28sqm	15 No. Children / 2no. Adults
Class 06	3- 6 years	- Circa 29.40sqm	12 No. Children / 2no. Adults
Class 07	Afterschool	- Circa 34.20sqm	17 No. Children / 2no. Adults
TOTAL Children/ Adults =		94 no. Children/ 14no. Adults	

## Car Parking

Each house in Phase 1 is provided with 2 number car parking spaces, a total of 134 spaces. The majority of these are in-curtilage. All parking spaces are in close proximity to the dwellings front doors. 3 no. visitor spaces are proposed.

With regards apartments in the scheme, 1 space per apartment and 1 visitor space per every 4 apartments is required as stated in DHPLG's Sustainable Urban Housing: Design Standards for New Apartments section 4.22. As 35no. apartments are included, 44 spaces are required. A total of 48 spaces are provided within this proposal.

There is a small retail element proposed within the scheme, which in line with the provisions of the Galway City Council Development Plan 2017-2023, section 11.10.1 Table 11.5, 1 space per 15sqm is required. A retail space of 140sqm is proposed and therefore 9 parking spaces are required. These are provided and shared with apartment unit spaces

### *Creche Carparking requirement:*

The Galway City Development Plan 2017-2023, Table 11.5 Car Parking Requirements calls for the provision of 1 space for every 20 sqm of operational space. The overall creche floor area is 398.8sqm



with an operational space of 288.37sqm. The total car parking requirement is therefore 14 spaces which are shared with the apartment building.

### **Open Space**

Public open space is provided at 15.5% in the layout shown. This includes for a a kickabout area in the open space in the north of the site.

All private open space gardens provided to houses are inline or in most cases in excess of the 50% of house area statute as described in Galway City Council Development Plan 2017-2023 at Chapter 11.

The open space requirements of the Sustainable Urban Housing: Design Standards for New Apartments (DECLG, 2015) for apartment units has also been met.

### **Services**

The enclosed Civil Works report contains full detail on aspects of water, wastewater, and stormwater. Appendix A of this document includes the Irish Water confirmation of feasibility letter, for completeness.

It is proposed that the wastewater will flow via gravity to a pumping station to the north west of the site and discharge via rising main to an existing IW pumping station located at Merlin Park. The gravity sewers have been sized sufficiently to cater for future possible development to the south of the site and possibly future phasing within the current ownership.

Storm water accumulating within the site is adequately being managed by discharging to the soakaway's. This will result in all stormwater being retained and managed ensuring no additional volumes are conveyed to storm or combined sewers or to drains and ditches. All wastewater and watermain infrastructure has been designed and will be constructed in accordance with Irish Water standard details and relevant codes of practice.

The Phase 1 development proposal takes account of the matters raised by An Bord Pleanála in considering the wider-site application (ref: 306413-20). It is our intention to continue refining the design as we progress to stage 2 of the SHD application process.

I trust that the above and enclosed provide the Council with sufficient information and detail at this stage. As noted earlier, should the applicant is happy to engage with the Council and would welcome the opportunity to present the proposals.

Yours sincerely,

*Meabhann P. Crowe*

**Meabhann Crowe, MRTPI**  
**MKO Planning**

**Encl.**







## APPENDIX B

*PRE-APPLICATION 02*

LEGEND

Site boundary outlined in red

APPLICATION SITE - red line

PHASE 01 SITE AREA (RED LINE) : 47,273 sqm :- 4.727 HA :- 11.681 Acre
UNDEVELOPABLE AREAS:
Old Dublin road and local Rosshill Road: 6,894 sqm :- 0.689 HA :- 1.703 Acre
Parkland areas & Pumping station access: 11,241 sqm :- 1.124 HA :- 2.777 Acre
Developable Area : 29,138 sqm :- 2.914HA :- 7.200 Acre

Galway City Council Development plan 2017-2023:
Site zoned Low Density Residential (LDR)

RESIDENTIAL TOTAL NO. OF UNITS = 102

+ 94 child space creche

Density:

35 Units per Ha - Residential Density (102 total units on 2.914 ha.)

14.16 Units per Acre - Residential Density (102 total units on 7.200 acre)

Public open space: Provided = 4,448sqm :- 15.35% (4,303sqm required-15%)

34.3% Apartments = 35 Units

65.7% Houses = 67 Units

PUBLIC OPEN SPACES

Required public open space : 4,370sqm ( 15% of 29,138sqm Developable area)

Provided:

Open space 01 - Linear Park - 4,061sqm

Open space 02 - Public Plaza - 368sqm

Total Public open space: 4,429 sqm :- 15.2% of developable area

OVERALL MASTERPLAN - blue line

OVERALL SITE AREA ( BLUE LINE ) : 103,123 sqm :- 10.312HA :- 25.482 Acre

Old Dublin road and local Rosshill Road: 6,894 sqm :- 0.689 HA :- 1.703 acres

RA zoned Land to west boundary : 1,292 sqm :- 0.129 HA :- 0.319 acres

Developable Area : 94,937 sqm :- 9.494 HA :- 23.459 Acre

RESIDENTIAL TOTAL NO. OF UNITS = 342

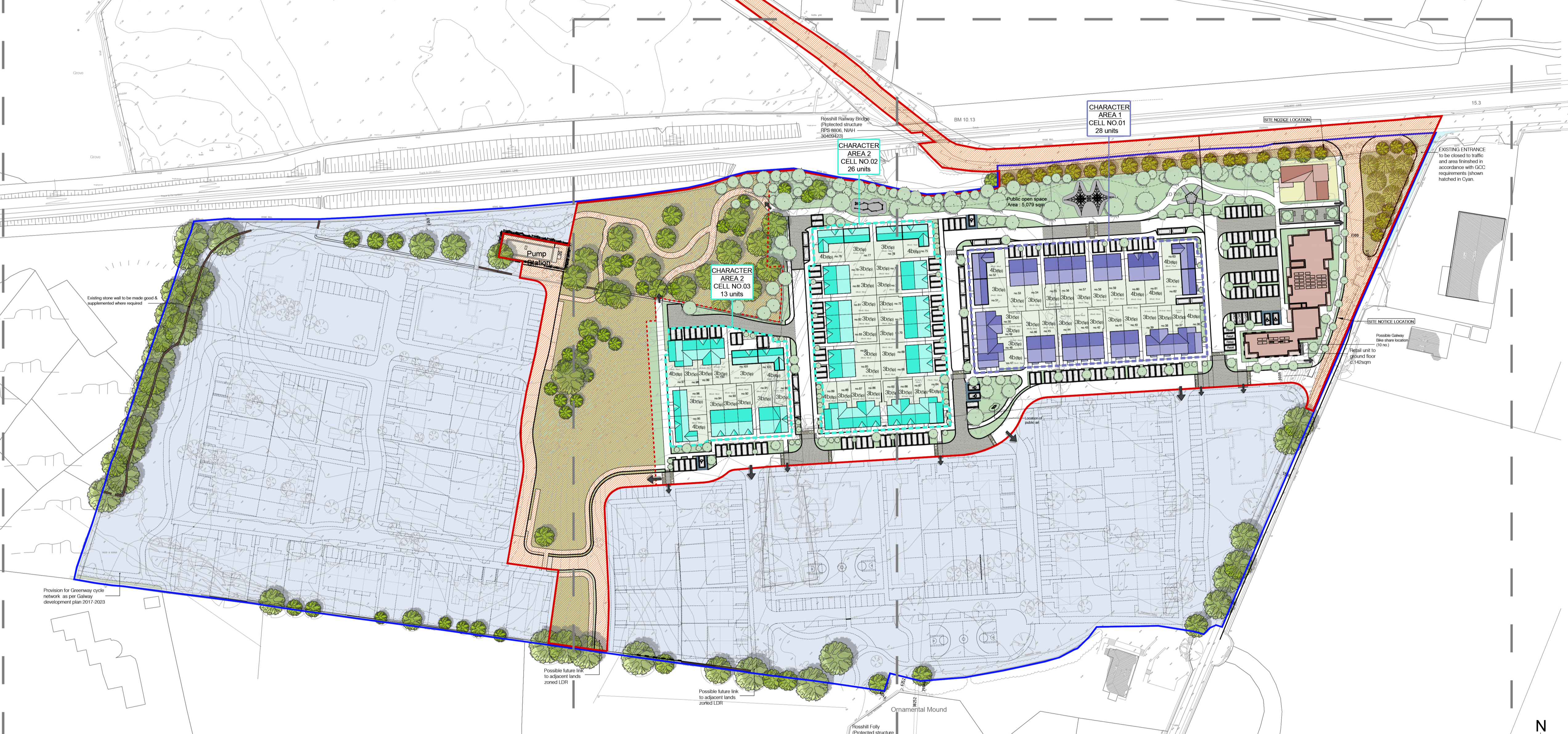
Density:

36 Units per Ha - Residential Density (342 total units on 9.494 ha.)

14.57 Units per Acre - Residential Density (342 total units on 23.459 acre)

FOR 1:500 SCALE - PART SITE PLAN 1 REFER TO SHEET 3003

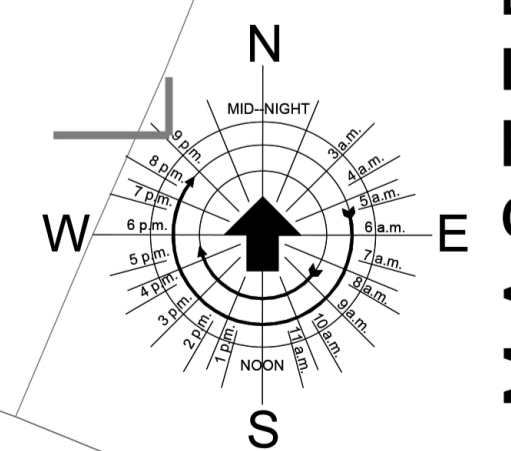
FOR 1:500 SCALE - PART SITE PLAN 2 REFER TO SHEET 3002



DRAFT

01 Master Site Layout Plan
Scale: 1:1000

NOTE : PLEASE REFER TO ENGINEERS DRAWINGS & REPORTS FOR SERVICE CONNECTION DETAILS



MASTER SITE LAYOUT PLAN
DRAFT

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4. All information shown relating to existing structure and construction detail is preliminary and subject to opening up...
5. Contractor is responsible for procuring any proprietary items required/specified with due attention to lead-in times ensuring compliance with programme dates.

Table with 3 columns: No., Date, Comments. Contains revision entries.

Table with 3 columns: No., Date, Comments. Contains revision entries.

Scale: 1:1000
Drawing Purpose: PRE - PLANNING
Project: Proposed Development at Rosshill, Galway City
Client: Kegata Ltd.
Date: January 2021
Checked by: JOM

File Ref: 3.09
Subject: Site layout plan - Site including masterplan area
Project No: 20175
Drawing No: 3001
Rev: E
O'Neill | O'Malley Ltd.
Architecture + Project Management

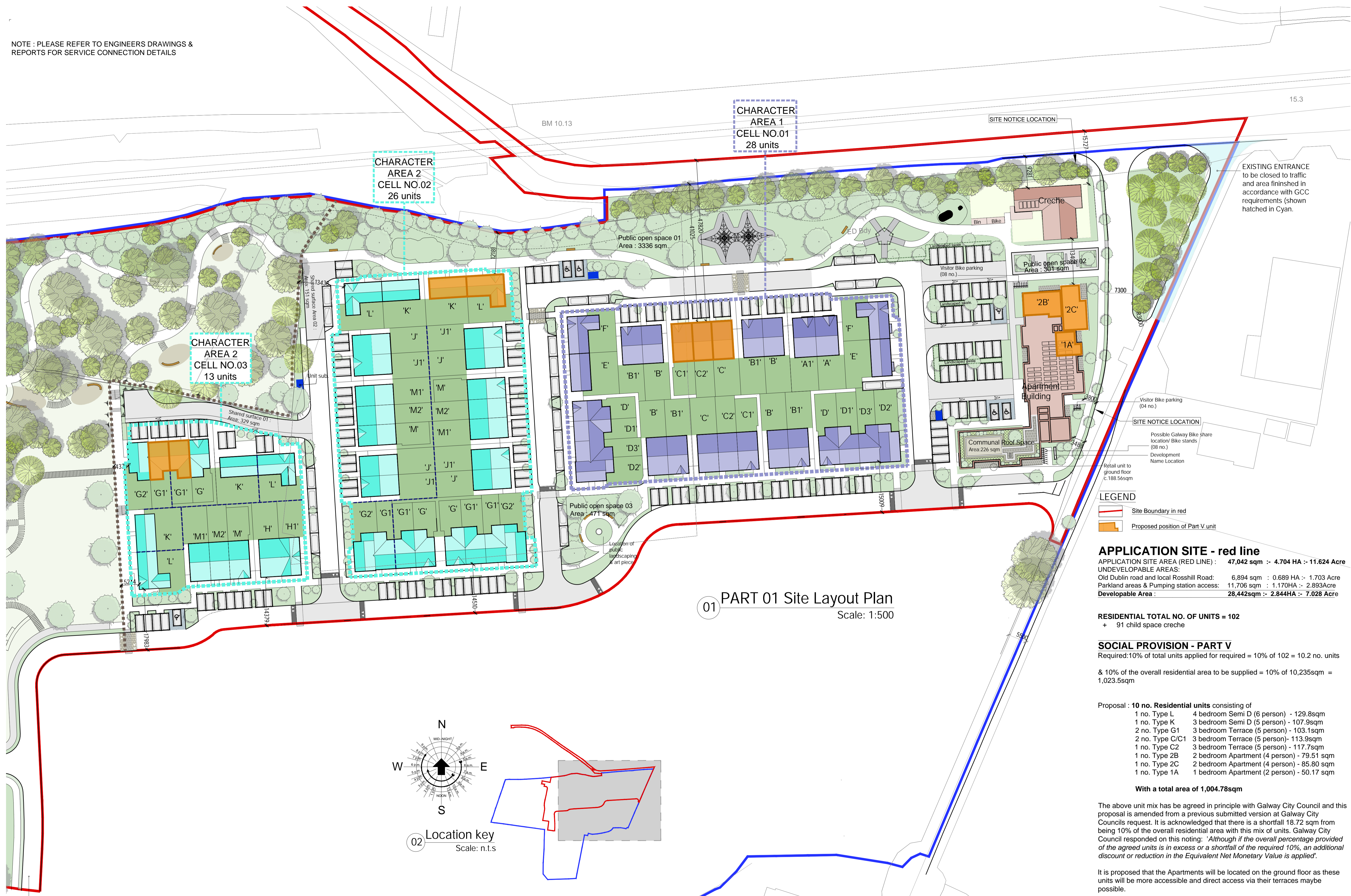
Ground Floor, Block 3, Galway Technology Park, Parkmore, Galway, Republic of Ireland
T: +353 (0)91 771033
E: info@om.ie
W: om.ie



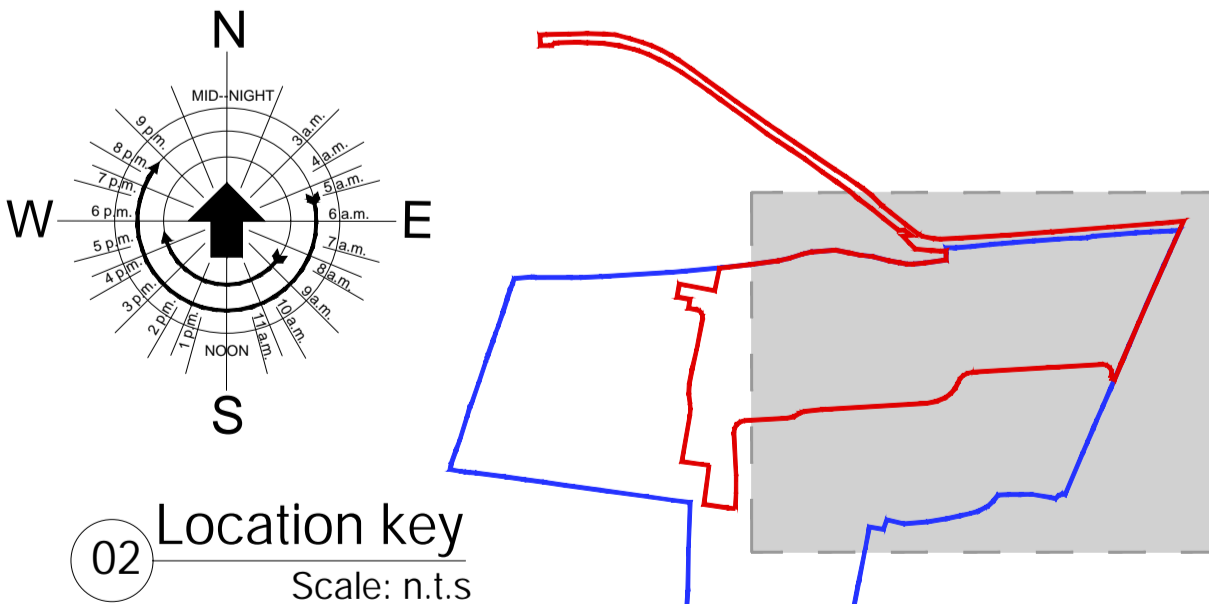
## APPENDIX C

*PART V AGREEMENT IN PRINCIPLE*

NOTE : PLEASE REFER TO ENGINEERS DRAWINGS & REPORTS FOR SERVICE CONNECTION DETAILS



01 PART 01 Site Layout Plan  
Scale: 1:500



EXISTING ENTRANCE to be closed to traffic and area finished in accordance with GCC requirements (shown hatched in Cyan).

SITE NOTICE LOCATION

LEGEND  
 Site Boundary in red  
 Proposed position of Part V unit

**APPLICATION SITE - red line**  
 APPLICATION SITE AREA (RED LINE) : 47,042 sqm :- 4.704 HA :- 11.624 Acre  
 UNDEVELOPABLE AREAS:  
 Old Dublin road and local Rosshill Road: 6,894 sqm :- 0.689 HA :- 1.703 Acre  
 Parkland areas & Pumping station access: 11,706 sqm :- 1.170HA :- 2.893Acre  
 Developable Area : 28,442sqm :- 2.844HA :- 7.028 Acre

RESIDENTIAL TOTAL NO. OF UNITS = 102  
 + 91 child space creche

**SOCIAL PROVISION - PART V**  
 Required:10% of total units applied for required = 10% of 102 = 10.2 no. units

& 10% of the overall residential area to be supplied = 10% of 10,235sqm = 1,023.5sqm

Proposal : 10 no. Residential units consisting of  
 1 no. Type L 4 bedroom Semi D (6 person) - 129.8sqm  
 1 no. Type K 3 bedroom Semi D (5 person) - 107.9sqm  
 2 no. Type G1 3 bedroom Terrace (5 person) - 103.1sqm  
 2 no. Type C/C1 3 bedroom Terrace (5 person) - 113.9sqm  
 1 no. Type C2 3 bedroom Terrace (5 person) - 117.7sqm  
 1 no. Type 2B 2 bedroom Apartment (4 person) - 79.51 sqm  
 1 no. Type 2C 2 bedroom Apartment (4 person) - 85.80 sqm  
 1 no. Type 1A 1 bedroom Apartment (2 person) - 50.17 sqm  
**With a total area of 1,004.78sqm**

The above unit mix has been agreed in principle with Galway City Council and this proposal is amended from a previous submitted version at Galway City Councils request. It is acknowledged that there is a shortfall 18.72 sqm from being 10% of the overall residential area with this mix of units. Galway City Council responded on this noting: 'Although if the overall percentage provided of the agreed units is in excess or a shortfall of the required 10%, an additional discount or reduction in the Equivalent Net Monetary Value is applied.'

It is proposed that the Apartments will be located on the ground floor as these units will be more accessible and direct access via their terraces maybe possible.

Please refer to **Appendix 07** - Indicative Social Provision Assessment for Further detail.

INDICATIVE PART V PROVISION - SITE LAYOUT PLAN

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No.	Date	Comments	By

Scale: 1:500  
 Drawing Purpose: SHD Application  
 Project: Proposed Development at Rosshill, Galway City  
 Client: Alber Developments Ltd.  
 Date: June 2021  
 Drawn by: SOR  
 Checked by: JOM

File Ref: 3.09  
 Subject: Indicative PART V Provision - SITE LAYOUT PLAN  
 Project No: 20175  
 Drawing No: 3027  
 Rev:  

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## APPENDIX D

### *PART V CALCULATIONS*

**PART V COSTINGS - Rosshill SHD - 102 Units Total**  
 EUV and CUV Valuations to be carried out to establish Council credit before construction commences

Developable Site Area:	2.8440HA	7.0218ACRES		
Total no. of Residential units on site:	102	10% requirement for social provision:	10	Proposed Social allocation: 10 Units 100% sqm

The mix has been agreed with GCC. It is noted that there is a shortfall of 18.72sqm from being 10% of the overall residential area however this has been accepted by GCC.

Proposed Part V Apartment Units	No. of Unit Type	m2	R2	Total m2	Total R2
Apartment Type 2A	3 Bed 2 Person (1 Storey)	1	50.17	50.17	540.0
Apartment Type 2B	2 Bed 4 Person (1 Storey)	1	79.51	85.8	79.51
Apartment Type 2C	2 Bed 4 Person (1 Storey)	1	85.8	923.6	85.8
		3		215.48	

	Units	%	Total Sqm
Terraced	5.0	50.0%	551.7
Semi - Detached	2	20.0%	237.7
Detached	0	0.0%	0
Apartment	3	30.0%	215.48
<b>TOTAL</b>	<b>10</b>	<b>100%</b>	<b>1005</b>

Proposed Part V Conventional House Types	No. of Unit Type	m2	R2	Total m2	Total R2
House Type C1/C1	3 Bed End of Terrace	2.0	113.9	1276.0	227.8
House Type C2	3 Bed Mid Terrace	1.0	117.7	1266.9	117.7
House Type G1	2 Storey Town house mid terrace - 3 Bed	2.0	103.1	1109.8	206.2
House Type K	3 Bed Long Semi-Detached	1.0	107.9	1161.4	107.9
House Type L	4 Bed Long Semi-Detached	1.0	129.8	1397.2	129.8
		7		789.4	

Existing Land Use Value	€30,000/Acre	210,829
EUV attributable land cost psm		210
EUV attributable land cost paf		19

PART V Summary	Total Sq Ft	Cost paf incl VAT	Total	Per Unit
Apartments	2,319.43	332	€ 769,555.79	€ 256,518.00
Houses	8,497.10	285	€ 2,423,730.23	€ 346,247.18
<b>Total</b>			<b>€ 3,193,286.01</b>	

**Part V Construction Costs - Apartments**

PART V COMPENSATION COST CLAIM				Total Cost €	Total Area R2	Per Unit
MAIN COST SUMMARY					2,319.43	3
<b>APARTMENT BUILDING COSTS</b>						
Apartment Construction				€ 289,928.34	€ 125.00	€ 96,642.78
External Works				€ 23,194.27	€ 10.00	€ 7,731.42
Site Development Works				€ 46,388.53	€ 20.00	€ 15,462.84
Abnormal Works				€ 6,958.28	€ 3.00	€ 2,319.43
Insurances @ 1%				€ 3,664.69	€ 1.58	€ 1,221.56
<b>Sub-total</b>				<b>€ 370,134.12</b>	<b>€ 159.58</b>	<b>€ 123,378.04</b>
<b>Indirect Project Costs</b>						
Preliminaries @ 11%				€ 40,714.75	€ 17.55	€ 13,571.58
Fixed Price on Construction Costs @ 4%				€ 14,805.36	€ 6.38	€ 4,935.12
Development Contributions / Levies (Dev Contribution, ESB, Irish Water, Homebond, BER)				€ 54,150.00	€ 23.35	€ 18,050.00
<b>Total:</b>	<b>1</b>			<b>€ 479,804.23</b>	<b>€ 206.86</b>	<b>€ 159,934.74</b>
<b>DEVELOPMENT ON COSTS</b>						
Professional Fees @ 10%				€ 47,980.42	€ 20.69	€ 15,993.47
Finance Costs @ 9% (On Development Cost + Fees)				€ 47,500.62	€ 20.48	€ 15,833.54
<b>Total:</b>	<b>2</b>			<b>€ 95,481.04</b>	<b>€ 41.17</b>	<b>€ 29,827.01</b>
<b>DEVELOPERS' PROFIT</b>						
On Costs @ 10%		1 - 2 above		€ 57,528.53	€ 24.80	€ 19,176.18
<b>Total:</b>	<b>3</b>			<b>€ 832,813.80</b>	<b>€ 361.21</b>	<b>€ 267,942.93</b>
<b>LAND COSTS</b>						
Existing Land Use Value				€ 45,208.92	€ 19.49	€ 15,069.64
<b>SUB-TOTAL:</b>	<b>1 - 4 above</b>			<b>€ 678,022.72</b>	<b>€ 292.32</b>	<b>€ 226,007.57</b>
add:						
Value Added Tax @ 13.50%				€ 91,533.07	€ 39.46	€ 30,511.02
<b>TOTAL APARTMENT COSTS (INCL VAT):</b>				<b>€ 769,555.79</b>	<b>€ 331.79</b>	<b>€ 256,518.00</b>

**Part V Construction Costs - Houses**

PART V COMPENSATION COST CLAIM				Total Cost €	Total Area R2	Per Unit
MAIN COST SUMMARY					8,497.10	7
<b>HOUSE BUILDING COSTS</b>						
House Construction				€ 892,195.67	€ 110.00	€ 127,456.52
External Works				€ 84,971.02	€ 10.00	€ 12,138.72
Site Development Works				€ 169,942.03	€ 20.00	€ 24,277.43
Abnormal Works				€ 25,491.30	€ 3.00	€ 3,641.61
Insurances @ 1%				€ 11,726.00	€ 1.38	€ 1,675.14
<b>Sub-total</b>				<b>€ 1,184,326.02</b>	<b>€ 144.38</b>	<b>€ 169,189.43</b>
<b>Indirect Project Costs</b>						
Preliminaries @ 11%				€ 130,275.86	€ 15.33	€ 18,610.84
Fixed Price on Construction Costs @ 4%				€ 52,584.08	€ 6.19	€ 7,512.01
Development Contributions / Levies (Dev Contribution, ESB, Irish Water, Homebond, BER)				€ 126,350.00	€ 14.87	€ 18,050.00
<b>Total:</b>	<b>1</b>			<b>€ 1,493,536.96</b>	<b>€ 36.39</b>	<b>€ 213,362.28</b>
<b>DEVELOPMENT ON COSTS</b>						
Professional Fees @ 10%				€ 149,353.60	€ 17.58	€ 21,336.23
Finance Costs @ 9% (On Development Cost + Fees)				€ 147,860.06	€ 17.40	€ 21,122.87
<b>Total:</b>	<b>2</b>			<b>€ 297,213.66</b>	<b>€ 34.98</b>	<b>€ 42,459.10</b>
<b>DEVELOPERS' PROFIT</b>						
On Costs @ 10%		1 - 2 above		€ 179,074.96	€ 21.07	€ 25,582.14
<b>Total:</b>	<b>3</b>			<b>€ 1,969,824.58</b>	<b>€ 231.82</b>	<b>€ 281,403.51</b>
<b>LAND COSTS</b>						
Existing Land Use Value				€ 165,620.56	€ 19.49	€ 23,660.08
<b>SUB-TOTAL:</b>	<b>1 - 4 above</b>			<b>€ 2,135,445.13</b>	<b>€ 251.31</b>	<b>€ 305,063.59</b>
add:						
Value Added Tax @ 13.50%				€ 288,285.09	€ 33.93	€ 41,183.58
<b>TOTAL HOUSE COSTS (INCL VAT):</b>				<b>€ 2,423,730.23</b>	<b>€ 285.24</b>	<b>€ 346,247.18</b>