

Planning Report and Statement of Consistency

Strategic Housing
Development at Bóthar Na
Chóiste, Castlegar, Galway





DOCUMENT DETAILS

Client: **Lock House Developments Ltd**

Project Title: **Strategic Housing Development at Bóthar Na Chóiste, Castlegar, Galway**

Project Number: **180747**

Document Title: **Planning Report and Statement of Consistency**

Document File Name: **PRSOC Stage 3 - F - 2022.08.04 - 180747**

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Rev	Status	Date	Author(s)	Approved By
01	Draft	20/05/2022	OMcC	PH
02	Draft	22/07/2022	OMcC	PH
03	Draft	28/07/2022	OMcC	PH
F	Final	04/08/2022	OMcC/PH	PH

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1. INTRODUCTION

1.1 Preamble

This Planning Report and Statement of Consistency (Report) has been prepared by MKO (McCarthy Keville O’Sullivan Ltd.) on behalf of Lock House Developments Ltd in support of an application to An Bord Pleanála (ABP) for a strategic housing scheme on lands located at lands at Bóthar Na Chóiste, Castlegar, Galway. The application is made under the Strategic Housing Development (SHD) provisions of the *Planning and Development (Housing) and Residential Tenancies Act, 2016*. This Report includes details in respect of the proposed development in relation to the site location and context, the development description and the relevant planning history. It also provides an assessment of the proposed development’s consistency with the relevant planning policy documents at national, regional and local level.

1.2 The Project Team

The applicant has retained MKO Planning and Environmental Consultants, in association with O’Neill O’Malley (Architecture), Tobin Consulting Engineers (Engineering) and Cunnane Stratton Reynolds Land Planning & Design (Landscape) to apply to ABP for permission for the proposed SHD scheme as outlined above and described in detail in Section 5.0 of this Report.

1.3 Structure of the Report

Section 2	Provides a description of the site’s context within the surrounding area.
Section 3	Itemises the relevant planning history of the application site and other relevant sites in the surrounding area
Section 4	Details preliminary pre-application consultation discussions which have informed and shaped the proposed development
Section 5	Provides a description of the proposed scheme including the Part V proposals
Section 6	Provides an overview of the relevant national, regional, and local planning policy framework.

Key policy documents assessed include:

- *National Planning Framework (2018)*
- *Design Manual for Urban Roads and Streets (2019)*
- *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (March 2018)*
- *Urban Development and Building Heights Guidelines for Planning Authorities (December 2018)*
- *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (May 2009)*
- *Childcare Facilities Guidelines for Planning Authorities (2001)*
- *Regional Spatial and Economic Strategy 2020-2032 (Northern & Western Regional Assembly)*
- *Galway City Development Plan 2017-2023*
- *Draft Galway City Development Plan 2023-2029*
- *Galway Transport Strategy (September 2016)*

Section 7 Provides a planning assessment of the proposed scheme by setting out the following:

- > Compliance with the Definition of Strategic Housing Development
- > Principle of Development
- > Design Standards
- > Residential Amenity
- > Building Height
- > Housing Quality Assessment
- > Access, Traffic and Transport
- > Site Services
- > Creche Facility
- > Environmental Impact Assessment
- > Ecology
- > Historic Environment

Section 8 Draws out and summarises the key features of the proposed development, in addition to providing a concluding statement on the proposed scheme's contribution to the proper planning and development of the area.

2. SITE LOCATION AND CONTEXT

2.1 Site Location

The application site is located to the north of Bóthar Na Chóiste within the townland of Castlegar. The N84 Galway-Headford Road is situated approximately 600 metres to the west and Galway City Centre is situated approximately 2.8km to the south east (see **Figure 1** and **Figure 2**).

Single detached dwellings occupy lands to the immediate east and west. The wider locality to the south is suburban in character. Residential estate developments include Caireal Mór, Baile an Chóiste, Cluain Riocard, Lochan, Árd an Chóiste, and Maigh Riocard which provide a mix of terraced houses, semidetached houses, townhouse and apartment developments. The area is very accessible in terms of connectivity to the city centre. Bus services are available outside Murphy’s Centra on Bóthar Na Chóiste which is about a 5-minute walk from the application site (approximately 400 metres).



Figure 1: Site location (Source: MyPlan.ie. Edited by MKO)

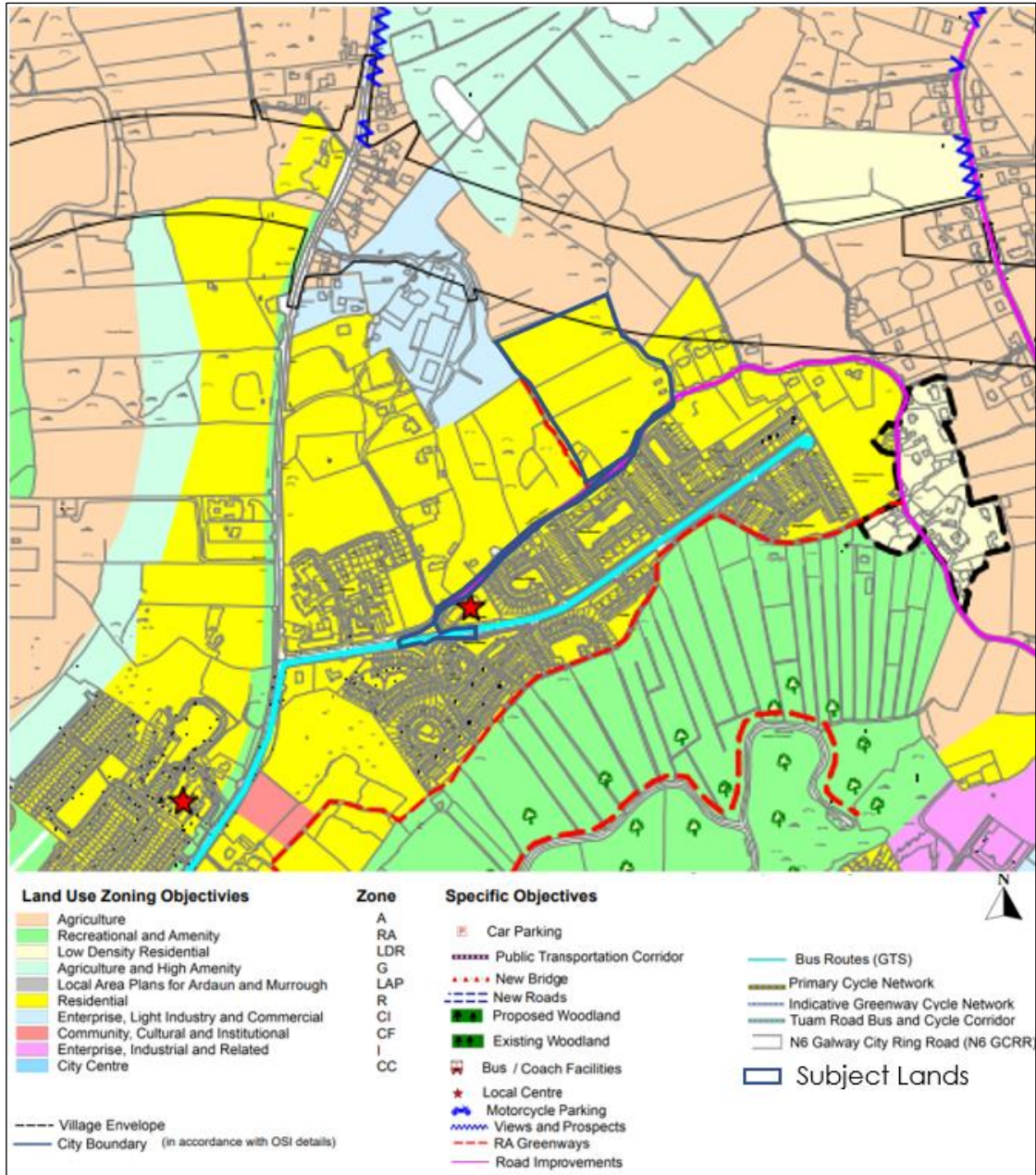


Figure 2: Indicative site location within the context of the Galway City Development Plan 2017-2023 (Edited by MKO)

2.2 Site Description

The application site extends overall to 4.626 ha in size. This includes the Bóthar Na Chóiste road where it is proposed to lay service connections. The developable site is 3.762 ha. The balance of the application site is currently undeveloped and used as agricultural/greenfield land. There is a derelict dwelling and outbuilding in the southeast corner which addresses Bóthar Na Chóiste (see **Figure 3** and **Plate 1**).

The proposed N6 Galway City Ring Road development boundary is located immediately north of the application site (see **Figure 4**).



Figure 3: Indicative aerial view of application site (Source: Google Earth. Edited by MKO)

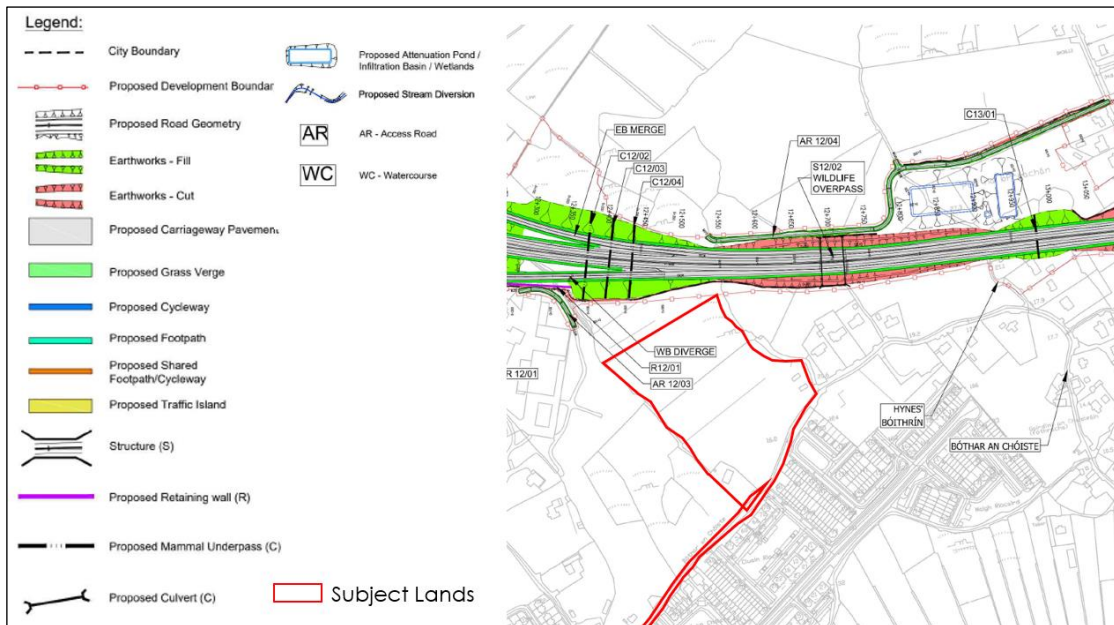


Figure 4: Site location in the context N6 Galway City Ring Road proposed development boundary (Source: N6GCRR Documents <http://www.n6galwvacityringroad.ie> Edited by MKO)

A designated Greenway runs adjacent to the western boundary (see **Figure 2** above in Section 2.1). Access to the Greenway from the road is overgrown and not visible.

With regard to topography, the lands are elevated from the road and rise gently south to north. A vegetation covered stone wall marks the boundary fronting Bóthar Na Chóiste. Hedgerows define parts

of the east and west boundaries. Overhead lines traverse the front of the site in parallel to the road (see **Plate 2**).

A review of the most up to date Office of Public Works flood mapping indicates that the subject site is not prone to flooding. A review of the mapping associated with the National Monuments Service indicates that there are no national monuments or archaeological sites on or in the vicinity to the subject site.

In respect of ecology (see **Figure 5** below) the application site is located within approximate proximity to the following designated Natura 2000 sites:

- 1.1 km east of the Lough Corrib Special Area of Conservation (SAC) (Site Code: 000297)
- 3km east of the Lough Corrib Special Protection Area (SPA) (Site Code: 004042)
- 2 km north of the Inner Galway Bay Special Protection Area (SPA) (Site Code: 004031)
- 2km north of the Galway Bay Complex SAC (Site Code: 000268)
- 4.5km east of the Moycullen Bog NHA (Site Code: 002364)

The application site is located entirely within the Corrib Catchment (EPA ENVision, 2016). There are no watercourses present. The nearest watercourse is the Terryland Sandy River which is located approximately 5km to the south of the application site.

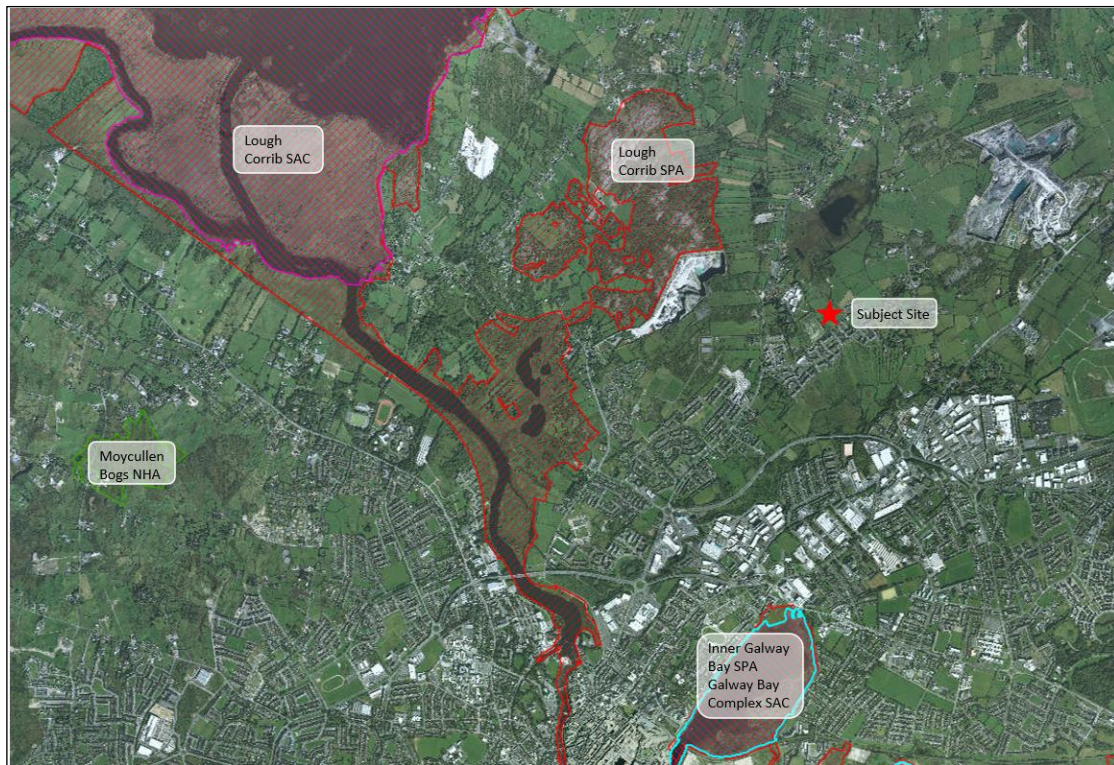


Figure 5. Application site in the context of Natura 2000 Sites (Source: MyPlan.ie. Edited by MKO)



Plate 1: Existing derelict dwelling and outbuildings (to be demolished) located in the south east corner of the application site (Photo: MKO)



Plate 2: Existing site conditions (Photo: MKO)

3. PLANNING HISTORY

A review of Galway City Council’s online planning register indicates that no planning applications have been lodged or permissions granted on the application site itself.

3.1 Relevant Applications in the Vicinity of the Application Site

As outlined below in **Table 1**, within the vicinity of the application site, there are a number of residential developments that have been granted permission, including the Cairéal Mór, Cluain Riocaird, Lochan, and Maigh Riocaird residential developments which make up a large number of the existing residential settlements in the area.

Table 1. Planning History within the proximate area (Galway City Council Planning Portal)

Planning Reference	Development Description	Decision
N6 GCRR ABP-302885	Galway County Council, on behalf of itself and on behalf of Galway City Council, is proposing to develop the N6 Galway City Ring Road (N6 GCRR) around Galway City. The application for the N6 GCRR was lodged with An Bord Pleanála in October 2018 and was granted permission by the Board in December 2021 (ABP-302885 refers). The proposed N59 Link Road South which forms part of the overall road scheme forms the western boundary of the prospective application site. An Oral Hearing on the proposed scheme commenced on the 18 th February 2020 and was subsequently put on hold due to the Covid-19 Pandemic. The oral hearing resumed in October 2020 and a decision to grant permission was made on 6 th December 2021. This decision is now subject to a number of judicial review applications which will be considered prior to the final decision on this development being made.	Granted 06/12/2021 Currently under judicial review
Pl. Ref.: 08/532 Cairéal Mór	Permission for the construction of 84 No. residential units (14 No. 1 bed apartments, 44 No. 2 bed townhouses and 26 No. 3 bed townhouses) in 8 No. two and three storey blocks, 118 No. car parking spaces (comprising 26 No. new basement spaces and 92 No. new surface spaces) construction of flood mitigation measures and landscaping to pond area to north of site, provision of 3 No. bin storage/meter rooms and 1 No. substation and all associated site development works. In addition to the proposed 118 No. new spaces, this proposal involves the use of 36 No. existing basement car parking spaces (approved under Pl. Ref. 592/03) to accommodate the proposed residential development. Applicant: Joseph Joyce	Granted 29/01/2008 Second Extension of Duration (Pl. Ref.: 18/292) granted 13/09/2018 (Expiry Date 31/12/2021).
Pl. Ref.: 00/828 Cluain Riocaird /	Permission for the demolition of an existing house and construction of 106 houses, 159 apartments, 4 entrances, a student accommodation facility consisting of 31 student apartments, a	Granted 27/03/2002.

<p>Maigh Riocaird / Lochán</p>	<p>wardens apartment, a student service building and car parking, bin stores, a temporary access road and associated site works.</p> <p>Applicant: Corrib Properties Ltd.</p>	
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4. PRE-PLANNING CONSULTATION

A series of consultation meetings were undertaken with Galway City Council under Section 247 of the Planning and Development Act 2000 (as amended). Following these, a Tripartite meeting with Galway City Council and An Bord Pleanála was held.

A summary of the main issues of discussion and the design iterations implemented as a result of the feedback received from the Board and the Planning Authority are summarised below.

4.1 Preliminary Pre-Planning Meeting 1st October 2020

A preliminary sketch layout (Appendix 1) was presented to Galway City Council on the 1st October 2020. The proposal comprised 139 units with a plot ratio of 0.34:1 and a density of 40.14 units per ha. A 40 no. child space creche facility (143 sqm) was also proposed.

Following this meeting, the Design Team made a number of revisions to the proposed design including:

- The revised proposal was influenced by the presence of the designated Greenway on the western boundary of the application site. A linear public open space running (3,505.4 sqm) was introduced to provide a connection with the Greenway to encourage its use for passive recreation. Furthermore, the layout orientates the residential units along the western boundary to face the designated Greenway to encourage active surveillance.
- A public open space strategy which delivers a hierarchy of five interlinked open spaces which optimise existing site features including the designated Greenway, and removal of two public open spaces from the front section of the application site.
- Perpendicular parking on both sides of the road layout avoided where possible, especially along the main access routes. Perpendicular parking has been kept to a maximum grouping of 6 spaces. Furthermore, car parking repositioned to be immediately accessible to apartment and duplex units.

4.2 Section 247 Pre-Planning Discussions with Galway City Council 9th December 2020

Following the pre-planning meeting in October 2020 the Design Team made a number of revisions to the proposed design in response to feedback from the Planning Authority:

- Significant layout changes were made, including the hierarchy of open space and Greenway, the overall layout was considered more suitable by Galway County Council,
- There was an emphasis on the requirement for road improvements as per the specific designated objectives of the Galway County Development Plan for Bóthar na Chóiste.

The most notable change following the pre-planning consultations is the extent of the lands in question, with the acquirement of lands to the south-west, the site boundary has increased from what was initially presented to the Council. The site previously extended to 3.463ha of developable lands, the current proposal is for a developable site area of 3.762ha. The proposal is for 170 no. units, an increase of 31 no. units, the inclusion of these lands offers a more cohesive development that runs parallel on the eastern boundary to the proposed Greenway to Bóthar na Chóiste. **Table 2** below outlines a summary of key design changes, of which more detail will be given in Section 5 of this Report.

Table 2: Summary key design changes

Planning Statistic	Proposed SHD Stage 2 Scheme	Previously Proposed Development (Section 247 Meeting)
Developable Site Area	3.798 ha	3.463 ha
No. of Units	170	139
Breakdown of Residential Units	<ul style="list-style-type: none"> ▪ 84 no. houses (49%) ▪ 86 no. Apt/Duplex (51%) 	<ul style="list-style-type: none"> ▪ 84 no. houses (60.4%) ▪ 55 no. Apt/Duplex (39.5%)
Breakdown of Residential Unit Types	<ul style="list-style-type: none"> ▪ One Bed Apt/Duplex (33) – 19.4% ▪ Two Bed/Apt Duplex (40) – 23.5% ▪ Three Bed Duplex (13) – 7.6% ▪ Two Bed House (34) – 20% ▪ Three Bed House (42) – 24.7% ▪ Four Bed House (8) – 4.7% 	<ul style="list-style-type: none"> ▪ One Bed Apt/Duplex (19) – 13.6% ▪ Two Bed/Apt Duplex (36) – 25.8% ▪ Two Bed House (34) – 24.4% ▪ Three Bed House (42) – 29.9% ▪ Four Bed House (8) – 5.7%
Total Floor Area	12,373sqm	11,785 sqm
Plot ratio	0.36:1	0.34:1
Density (units per ha)	45.19 units per hectare	40.14 units per hectare
Open Space	15.0% (5,767.7sqm)	17.1% (5,918sqm)
Parking	247 spaces	224 spaces

4.3

Tripartite Meeting with An Bord Pleanála and Galway City Council 21st March 2022

The tripartite meeting (Pl. Ref: ABP- 312197-21) between the design team, Galway City Council (the Local Planning Authority) and An Bord Pleanála was held via Microsoft Teams on 21st March 2022. Detailed minutes of this meeting are available in **Appendix 1** of this report. Discussion at this meeting focussed on the following:

- Compliance with land use zoning and specific objectives of the Galway City Development Plan 2017 – 2023
- Quantum of Development, Density, Layout and Urban Design
- Residential Amenity
- Transportation, Connectivity, Integration with the wider area.
- Infrastructure Issues raised in the CE Opinion

4.4

Consultation with the N6GCRR Design Team

The design team have had several discussions with the N6GCRR project team (Arup) throughout the course of the scheme's development. Please find correspondence from Sean Devaney dated 28th June 2022 in **Appendix 1** confirming that there is no conflict between the proposed scheme and the N6GCRR.

5. PROPOSED DEVELOPMENT

5.1 General Description

The full development description is as follows:

Planning permission is sought by Lock House Developments Limited (the applicant) for development on a site which extends to 4.626 ha on lands located to the north of Bóthar an Chóiste (also known as Bóthar na Cóiste), in the townland of Castlegar, Galway.

The development will consist of the following:

- 1) *Demolition of an existing house (124.6 m²), a ruined outbuilding (42.8 m²), and a ruined dwelling (41.7 m²)*
- 2) *Construction of 170 no. residential units comprising:*
 - i. *84 no. two storey houses (34 no. two-beds, 42 no. three-beds, 8 no. four-beds),*
 - ii. *1 no. apartment block comprising 17 no. apartments (10 no. one-beds, 7 no. two-beds),*
 - iii. *1 no. apartment block comprising 21 no. apartments (12 no. one-beds, 9 no. two-beds),*
 - iv. *48 no. duplex units (11 no. one-beds, 24 no. two-beds, 13 no. three-beds).*
- 3) *Development of a two-storey creche facility with 46 no. child spaces (c. 300.36 sqm), associated outdoor play areas and parking.*
- 4) *Provision of all associated surface water and foul drainage services and connections including pumping station with all associated site works and ancillary services.*
- 5) *The upgrade of the existing Bóthar an Chóiste road from the proposed development to the junction at L5041 consisting of road improvements, road widening and junction re-alignment.*
- 6) *Pedestrian, cyclist, and vehicular links throughout the development and access with Bóthar an Chóiste, and pedestrian and cyclist link to the adjacent Greenway route.*
- 7) *Provision of shared communal and private open space, site landscaping and public lighting, resident and visitor parking including electric vehicle charging points, bicycle parking spaces, and all associated site development works.*
- 8) *The application is accompanied by a Natura Impact Statement (NIS).*

5.2 Key Planning Statistics

An overview of the key planning statistics is set out below in **Tables 3, 4, 5** and **6**. The Architectural Design Statement prepared by O’Neill O’Malley attached to this application, includes a Housing Quality Assessment and Apartment Quality Assessment found in **Appendix 2** of this Report.

Table 3: Key Planning Statistics

Planning Statistic	Proposed Development	National Policy Standards	Local Policy Standards
Site Area	Total Site Area: 4.626ha	N/A	N/A

Planning Statistic	Proposed Development	National Policy Standards	Local Policy Standards
	Developable Site Area 3.762ha		
Gross Floor Area (residential)	14,697 sqm	N/A	N/A
Plot ratio	0.40:1	N/A	0.46:1
Density (units per ha) (Developable Site Area - net of area used for road widening works to the junction in Castlegar village)	45.19 units per ha	35-50 units per ha	No minimum standards provided in GCDP
Open Space	15.4% (5,841 sqm)	Guidance on minimum standards for apartment complexes provided in the 2018 Apartment Guidelines: One Bed: 5 sqm, Two Bed: 6-7 sqm, Three Bed: 9 sqm	15%
Parking	260 Spaces	Apartment Guidelines 2018 – one car parking space per unit, together with an element of visitor parking.	Varies options – see Section 6.4.1 below for details.
Parking – Apartments (38 no.)	48	1 space per apartment and 1 visitor space per every 4 apartments as per the DHPLG's Sustainable Urban Housing: Design Standards for new Apartments Section 4.22.	Minimum requirement: 48
Parking – Duplexes (48 no.)	53	1 space per duplex apartment and 1 visitor space per every 4 units required as stated in DHPLG's Sustainable Urban Housing: Design Standards for new Apartments Section 4.22.	Minimum requirement: 60
Parking – Creche (300.36 sqm)	5	N/A	1 space per 20sqm operation space as stated GCDP Section 11.10.1 Table 11.5

Planning Statistic	Proposed Development	National Policy Standards	Local Policy Standards
			Minimum requirement: 8
Parking – Houses (84 no.)	154 (126 no. resident spaces and 28 no. visitor spaces)	N/A	1.5 grouped spaces + 1 per 3 dwellings visitor as stated GCDP Section 11.10.1 Table 11.5 Minimum requirement: 154
Parking – Disabled Access	17	N/A	Requirement of 1:20 of grouped carparking spaces to be disable access spaces. Minimum requirement: 12.35
EV Charging Points	52	N/A	No minimum standards provided in the GCDP for Residential Developments
Bicycle Parking	417	N/A	Varies options in GCDP Minimum Requirement 253
Bicycle Parking – Houses	168	N/A	Section 11.3.1(h) of the GCDP 1 cycle stand per 20 car spaces (1 stand accommodate a minimum of 5 no. bicycles)

Planning Statistic	Proposed Development	National Policy Standards	Local Policy Standards
			Minimum requirement: 168
Bicycle Parking – Creche	0	N/A	No minimum standards provided in the GCDP
Bicycle Parking – Public Areas	65	N/A	1 cycle stand (5 spaces) per 20 carpark spaces as stated in the GCDP Section 11.10.3 Minimum requirement: 12.5
Bicycle Parking – Apartment/Duplex Buildings	184	1 space per bedroom and 1 visitor space per every 2 apartments required as stated in DHPLG's Sustainable Urban Housing: Design Standards for New Apartments Section 4.17	No minimum standards in the GCDP

Table 4: Gross Floor Area of Proposed Scheme

Description of Area/Unit	Quantum of Gross Floor Area (sqm)
Residential GFA	14,697 sqm
Creche GFA	300.36 sqm
Total Gross Floor Area	14,997 sqm

Table 5: Schedule of Residential Accommodation

Type – Duplex	Area of Units (sqm)	No. of Units
Duplex Townhouse Type 'A1' - 1 bed 2 persons	68.07	3
Duplex Townhouse Type 'A2' - 2 bed 4 persons	108.29	3
Duplex Townhouse Type 'B1' - 2 bed 4 persons	58.44	9
Duplex Townhouse Type 'B2' - 3 bed 5 persons	90.73	9
Duplex Townhouse Type 'C1' - 1 bed 2 persons	66.66	8
Duplex Townhouse Type 'C2' - 2 bed 4 persons	108.29	8
Duplex Townhouse Type 'D1' - 2 bed 3 persons	66.66	2
Duplex Townhouse Type 'D2' - 3 bed 5 persons	108.29	2
Duplex Townhouse Type 'E1' - 2 bed 3 persons	58.44	2

Duplex Townhouse Type 'E2' - 3 bed 5 persons	90.73	2
Type – Apartment Block 01		
Apartment Type '1A' - 1 Bed, 2 Persons	57.9	4
Apartment Type '1B' - 1 Bed, 2 Persons	56.4	3
Apartment Type '1C' - 1 Bed, 2 Persons	56.3	3
Apartment Type '2A' - 2 Bed, 4 Persons	79.6	4
Apartment Type '2B' - 2 Bed, 4 Persons	79.4	3
Type – Apartment Block 02		
Apartment Type '1D' - 1 Bed, 2 Persons	56.8	4
Apartment Type '1E' - 1 Bed, 2 Persons	52.2	4
Apartment Type '1F' - 1 Bed, 2 Persons	52.2	3
Apartment Type '1G' - 1 Bed, 2 Persons	52.8	1
Apartment Type '2C' - 2 Bed, 4 Persons	81.4	4
Apartment Type '2D' - 2 Bed, 4 Persons	77.8	3
Apartment Type '2E' - 2 Bed, 4 Persons	76.4	2
Type – Conventional House		
House Type 'A/A1' - 4 Bed Semi Detached, 7 persons	121.4	8
House Type 'B1' - 3 Bed End-Terrace/Semi-detached	102.97	19
House Type 'B2' - 3 Bed Mid-Terrace	102.9	15
House Type 'B3' - 3 Bed End Terrace Corner	105.8	8
House Type 'C1' - 2 Bed Mid Terrace	87.54	18
House Type 'C2' - 2 Bed Mid Terrace	87.54	16
Overall Total	14,697	170

Table 6: Percentage Breakdown of Units

Description Residential Unit	No. of Units	Percentage %
1 Bed Apt/Duplex	33	19.4
2 Bed Apt/Duplex	40	23.5
3 Bed Apt/Duplex	13	7.6
2 Bed House	34	20
3 Bed House	42	24.7
4 Bed House	8	4.7

5.3

Compliance with Part V of the Planning and Development Act, 2000 in respect of Social Housing

Part V Social Housing is contained within the *Planning and Development Act 2000*, as amended, (“the 2000 Act”), and the *Planning and Development Regulations, 2001*, as amended, (“the 2001 Regulations”).

Under Section 96 of the Act the options for compliance with Part V are as follows:

- I. The transfer, to the Planning Authority of the ownership of part(s) of the land (10%) subject of the application, to be reserved for the provision of social housing.
- II. The building and transfer, on completion, to the ownership of the Planning Authority, or to the ownership of persons nominated by the, of houses on the land which is subject to the application for permission of such number and description as may be specified in the agreement.
- III. The transfer to the ownership of the Planning Authority, or to the ownership of persons nominated by the Authority, of houses on any other land within the functional area of the Planning Authority of such number and description as may be specified in the agreement.
- IV. The grant to the Planning Authority of a lease under the Housing Acts 1966 to 2014 of houses on the land which is subject to the application for permission, or on any other land within the functional area of the Planning Authority, of such number and description as may be specified in the agreement.
- V. A combination of a transfer of land and one or more of the options listed above, or a combination of 2 or more of any of the others.

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

(g) 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’.*

The proposed scheme includes 170 no. residential units. The applicant proposes 17 no. dwelling units to fulfil the scheme’s Part V obligation as detailed below in **Table 7**. Details of the Part V proposals can be found in **Appendix 3**. The following units are being proposed to comply with the Part V requirements:

- 1 no. 1-bed Duplex (no. 126)
- 2 no. 1-bed Apartment (Block 01, LGF 1A and Block 02, LGF 1A)
- 4 no. 2-bed Mid Terrace (no.’s 55, 58, 100, 105)

- > 1 no. 23bed Duplex (no. 148)
- > 4 no. 2-bed Apartment (Block 01 LGF/1st Floor 2A and Block 02 LGF/1st Floor 2A)
- > 4 no. 3-Bed Terrace (no.'s 32, 40, 61, 97)
- > 1 no. 4-bed Semi Detached (no. 74)

Table 7: Part V proposal

Part V Information Required	Part V Proposal
<p>(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</p>	<p>The applicant proposes to transfer 17 no. completed units within the proposed development to Galway County Council</p> <p>Please refer to drawings in the Appendix 3 and for details of the location of the proposed units.</p>
<p>(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</p>	<p>In accordance with the Planning & Development Regulations, 2001 (as amended), the applicant has provided estimated calculations and the methodology for calculating values for the proposed Part V units in Appendix 3.</p>
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	<p>Please refer to drawings in the Appendix 3 for details of the location of the proposed units.</p>

6. STATEMENT OF CONSISTENCY

This section of the report provides an overview of the relevant planning policy documents at national, regional and local level. A summary of the manner in which the proposed SHD will be consistent with the relevant policies and objectives of national, regional and local plans, in the form of a matrix of planning policies and guidance is provided in **Appendix 4**.

6.1 National Planning Policy Context

6.1.1 Project Ireland 2040: National Planning Framework

The Department of Housing, Planning, Community and Local Government published the *National Planning Framework* (NPF) entitled ‘*Project Ireland 2040*’ in February 2018 to succeed the *National Spatial Strategy* (NSS). The NPF 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 which provides the framework for future development and investment in Ireland, providing a long-term and place-based aspect to public policy and investment, and aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications, into an overall coherent strategy.

The NPF has a number of relevant national policy objectives that articulate delivering on a compact urban growth programme. These include:

- NPO 1b relating to population growth in the region;
- NPO 2a relating to growth in our cities;
- NPO 3a relating to targets for new homes nationally within the built-up footprint of existing settlements;
- NPO 3b relating to targets for new homes in Galway City and suburbs within existing built up footprints;
- NPO 4 relating to attractive, well-designed liveable neighbourhoods;
- NPO 5 relating to sufficient scale and quality of urban development;
- NPO 6 relating to increased residential population and employment in urban areas;
- NPO 8 sets out a targeted pattern of population growth in Ireland’s cities;
- NPO 13 identifies building height as an important measure for urban areas to deliver and achieve compact growth as required;
- NPO 27 seeks to ensure the integration of safe and convenient alternatives to the car into the design of communities;
- NPO 32 concerns the delivery of the quantum of new households to 2040;
- NPO 33 prioritises new homes in locations that can support sustainable development;
- NPO 34 supports the provision of lifetime adaptable homes; and
- NPO 35 which articulates the delivery of higher density residential developments across the county.

National Policy Objective 1b states in the context of population growth to 2040:

‘Northern & Western Region – population growth of 160,000 - 180,000 additional people’.

There is a very significant population growth allocated to the Northern & Western Region in which Galway is the main urban centre. In order to facilitate this population growth there will be a requirement to develop large numbers of new residential units. Given that Galway is currently acutely

affected by the housing crisis there is a considerable divide to be bridged in order to bring housing provision from its current under-supply to the level required to accommodate the population growth targets. The proposed development will deliver 170 no. residential homes in an accessible location close to existing facilities, infrastructure, and services both within the local vicinity and further beyond in Galway City.

It is considered that the proposed development would assist in delivering the growth identified in National Policy Objective 1b and it is therefore considered that the proposed development accords with this Objective.

National Policy Objective 2a

‘A target of half (50%) of future population and employment growth will be focused in the existing five cities and their suburbs’

The NPF identifies that Ireland has five cities in terms of population size (>50,000 people) notably: Dublin, Cork, Limerick, Galway and Waterford.

The proposed development represents an efficient use of land in the context of residential density. It therefore accords with the target to focus development in one of the existing five cities and their suburbs.

National Policy Objective 3a

‘Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements’.

National Policy Objective 3b

‘Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints’.

The proposed development will provide 170 no. residential units in Castlegar, which is within the existing built-up footprint of an existing settlement and is inextricably linked to and functions as part Galway City and its suburbs.

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’.

It is considered that the proposed development will provide 170 no. high-quality residential units in an attractive, liveable, well designed and high-quality urban space. The vision of the proposed development is detailed in the enclosed Architectural Design Statement prepared by O’Neill O’Malley.

National Policy Objective 5

‘Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity’.

National Policy Objective 8

‘To ensure that the targeted pattern of population growth of Ireland’s cities to 2040 is in accordance with the targets set out in Table 4.1’.

Table 4.1 of the NPF identifies a minimum target population 2040 of 120,000 for Galway City and Suburbs which breaks down to population growth of between 40,000 – 48,000 people (50-60%) to 2040. The proposed development will provide residential development to Galway City developing a city of sufficient scale and quality that can compete internationally.

National Policy Objective 13

‘In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.’

All relevant guidance as it relates to development management standards including height have been considered carefully in the design of the proposed development. In order to achieve targeted growth, design standards such as height must be considered based on performance criteria. The proposal includes 3 and 4 storey buildings which can be justified by the need for compact urban growth as outlined above.

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 development encourages safe and convenient alternatives to the car in the form of high-quality pedestrian and cycle links within and external to the development. The accessibility to the recognised Greenway, and the road improvements to Bóthar na Chóiste that will be carried out in conjunction with the residential development all aid in promoting and prioritising pedestrian and cycle accessibility for the residents.

National Policy Objective 32

‘To target the delivery of 550,000 additional households to 2040’.

The proposed development will provide 170 no. residential units which will assist in the delivery of additional household targets.

National Policy Objective 33

‘Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location’.

The proposed development is in an accessible location proximate to local shops and services. It offers convenient and safe alternatives to the private car such as accessibility to public transport, walking and cycling infrastructure. The proposed development includes for an overall total of 417 no. secure bicycle spaces, there will be 168 no. spaces provided for the houses, 65 no. spaces provided within public areas (visitor), and a total of 184 no. spaces provided for the apartment and duplex blocks. The proposed development is also within 400m of the closest bus stop which provides a regular bus to and from Galway City Centre.

National Policy Objective 34

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

All house types are designed to meet the requirements *Quality Housing for Sustainable Communities* (2007) and in all instances more generous internal spaces are proposed to increase the quality of the unit types. All the apartments have been designed to meet the requirements of *Sustainable Urban Housing: Design Standards for New Apartments* (March 2018).

The structure of all houses and apartments are designed, with lightweight internal wall construction, so that they can in most situations be adapted to allow for ever changing family dynamics. There will be opportunity for the future expansion of certain dwellings into roof spaces or the generously sized gardens proposed. Please refer to Section 5.1 of the Architectural Design Statement for more details.

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’.

The proposed development increases residential density through the inclusion of 48 no. apartments (4 storey building) and 38 no. duplex units (3-storey buildings). As such it represents an efficient use of land in the context of residential density with an appropriate density of 45.19 units per hectare. It takes account of the principles of compact urban development and thus it accords with the requirements to deliver new residential development in an appropriate location within the existing urban footprint.

6.1.2

Design Manual for Urban Roads and Streets (DMURS) (2019)

The *Design Manual for Urban Roads and Streets* (DMURS) was first published by the Department of Transport, Tourism and Sport and the Department of Environment, Community and Local Government in April 2013. It has been subsequently updated with the latest update being 2019. It sets out design guidance and standards for constructing new and reconfiguring existing urban roads and streets in Ireland.

DMURS sets out an integrated design approach. Which means that design must be:

- Influenced by the type of place in which the street is located, and
- Balance the needs of all users.

A key aim of DMURS is to put well designed streets at the heart of sustainable communities. Well-designed streets can create connected physical, social and transport networks that promote real alternatives to car journeys, namely walking,

DMURS encourages designers to give due consideration to creating a ‘sense of place’. It identifies four interlinked characteristics that influence the sense of place within a street as follows:

- *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.

DMURS 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.

The proposed development provides for a high level of accessibility and permeability ensuring ease of circulation throughout the scheme and easy access to proposed areas of public open space and the crèche facility. The proposed development will deliver safe pedestrian connectivity to the adjoining public road and path network which will be improved as part of the proposal.

There will be significant road improvements carried out in conjunction with the proposed development on Bóthar na Chóiste. To facilitate the road improvements necessary, and to meet the specific development objective of the *Galway City Development Plan 2017-2023* which is to “*implement road widening and improvements at Bóthar na Chóiste*”, Details of the proposed road upgrade are included in **Dwg. No. 10750-2113 ‘Proposed Road Upgrades’** prepared by Tobin Consulting Engineers.

This section of the road was recently the subject of a Compulsory Purchase Order by Galway City Council under Compulsory Purchase Order No. BnC-CPO-001, 2021. Galway City Council has, on the 23rd May 2022, made a Confirmation Order confirming without modification the above-named Compulsory Purchase Order.

Galway City Council have provided the applicant with a letter of consent for the proposed road upgrade works at Bothar an Choiste. This letter of consent is submitted with the planning application.

A Statement of Compliance with DMURS, prepared by Tobin Consulting Engineers, accompanies this application.

6.1.3 Summary of Compliance with National Planning Policy

Table 8: Summary of compliance with National Planning Policy

Compliance with National Planning Policy
<p>The proposed development is compliant with <i>National Planning Framework</i> policy objectives 2a, 3a and 3b which articulate delivering on a compact urban growth programme. Galway City and Suburbs are identified as accommodating up to 45,000 additional people to 2040 (table 2.1 NPF). The proposed development provides for 170 no. residential units and provides a significant response to Galway’s housing needs in accordance with the population targets set out in the NPF.</p>
<p>National Policy Objective (NPO) 35 specifically articulates the delivery of higher density residential developments across the country. The proposed development represents an efficient use of land in the context of residential density at 45.19 units per hectare and it is considered that it accords with the requirements to deliver new residential development in a sustainable manner within the existing urban footprint.</p>
<p>The proposed development is considered to be consistent with the Government’s Planning Policy Statement 2015 and national housing policy generally.</p>
<p>The proposed development has been assessed for compliance with the <i>Design Manual for Urban Roads and Streets</i> published by the Department of Transport, Tourism and Sport & the Department of Environment, Community and Local Government. The proposed development provides for a high level of accessibility and permeability ensuring ease of circulation throughout the scheme.</p>

Accordingly, this Report demonstrates that the proposed scheme is in accordance with the planning policy objectives set out 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 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020)

The *Sustainable Urban Housing: Design Standards for New Apartments (2020)* update previous guidance in the context of greater evidence and knowledge of current and likely future housing demand in Ireland. The Guidelines take account of the Housing Agency National Statement on Housing Demand and Supply, the Government's action programme on housing and homelessness *Rebuilding Ireland* as well as *Project Ireland 2040* and the *National Planning Framework*.

Section 2.4 of the Guidelines identifies the types of location in cities and towns that may be suitable for apartment development. In relation to 'Peripheral and/or Less Accessible Urban Locations' the Guidelines state:

'Such locations are generally suitable for limited, very small-scale (will vary subject to location), higher density development that may wholly comprise apartments, or residential development of any scale that will include a minority of apartments at low-medium densities (will also vary, but broadly <45 dwellings per hectare net), including:

- Sites in suburban development areas that do not meet proximity or accessibility criteria;
- Sites in small towns or villages.

The range of locations outlined above is not exhaustive and will require local assessment that further considers these and other relevant planning factors.'

The proposed residential scheme provides 170 no. residential units on an area of land zoned for residential development. The developable site area is 3.762 ha which yields a residential density of 45.19 units per hectare. In terms of density, the proposed scheme is considered to comply with the national policy objectives set out in Section 2.4 of the Guidelines which promotes low-medium density development on sites in suburban development areas that do not meet proximity or accessibility criteria (density will vary, but broadly <45 dwellings per hectare net). The Housing Quality Assessment and Apartment Quality Assessment (see **Appendix 2**) and the Architectural Design Statement demonstrates that the proposed residential scheme complies with the Guidelines in terms of the following apartment design standards criteria:

- Apartment mix
- Internal space standards for different types of apartments
- Dual aspect ratios
- Floor to ceiling height
- Apartments to stair/lift core ratios;
- Storage spaces
- Amenity spaces including balconies/patios
- Car parking

➤ Room dimensions for certain rooms.

Further to the above the Guidelines also list a number of Specific Planning Policy Requirements (SPPR) which are detailed in **Table 9** below:

Table 9: SPPR Compliance

SPPR	Requirement	Response
1	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).	The proposal includes 170 no. units broken down as follows: <ul style="list-style-type: none"> • One Bed Apt/Duplex (33) – 19.4% • Two Bed Apt/Duplex (40) – 23.5% • Three Bed Apt/Duplex (13) – 7.6% • Two Bed House (34) – 20% • Three Bed House (42) – 24.7% • Four Bed House (8) – 4.7%
2	For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha: <ul style="list-style-type: none"> ▪ Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on dwelling mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio-type units; ▪ Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential unit to the 49th; ▪ For schemes of 50 or more units, SPPR 1 shall apply to the entire development. 	Not Applicable – The development is not a refurbishment or urban infill scheme.
3	Minimum Apartment Floor Areas: <ul style="list-style-type: none"> ▪ Studio apartment (1 person) 37 sq.m ▪ 1-bedroom apartment (2 persons) 45 sq.m ▪ 2-bedroom apartment (4 persons) 73 sq.m ▪ 3-bedroom apartment (5 persons) 90 sq.m 	All apartment units meet the minimum floor areas for apartments, as detailed in the Architectural Drawings and the Apartment Quality Assessment prepared by O’Neill O’Malley which confirms that the apartments do meet minimum standards.
4	In relation to the minimum number of dual aspect apartments that may be provided in	The apartments, houses and duplex buildings have been carefully sited to

SPPR	Requirement	Response
	<p>any single apartment scheme, the following shall apply:</p> <ul style="list-style-type: none"> (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. (ii) 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. (iii) 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. 	<p>exploit solar orientation with the majority of dwellings in the proposed development enjoying a dual orientation. Please see the Housing Quality Assessment and the Apartment Quality Assessment which outlines the breakdown of the aspect of each unit. Of the total 34 no. apartments, 28 no. units are dual aspect, and 10 no. units are single aspect. This gives us a percentage of 74% of units as dual aspect and 26% of units as single aspect, meeting the minimum of 50% dual aspect apartments in suburban locations.</p>
5	<p>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.</p>	<p>Floor to ceiling height affects the internal amenities of apartments in terms of sunlight / daylight, storage space and ventilation.</p> <p>Currently the guidelines promote floor to ceiling heights of 2.4m as a minimum. The proposed residential block maintains a minimum ceiling height of 2.7m on all floors.</p>
6	<p>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.</p>	<p>The proposed development adheres to the policy. The apartment blocks have 4 no cores with a range of 2/5/6 no. apartments per floor, depending on the floor and the block.</p>
7	<p>BTR development must be:</p> <ul style="list-style-type: none"> (a) Described in the public notices associated with a planning application specifically as a 'Build-To-Rent' housing development that unambiguously categorises the project (or part of thereof) as a long- 	<p>This is not applicable as the proposal is not a 'Build-To-Rent' development.</p>

SPPR	Requirement	Response
	<p>term rental housing scheme, to be accompanied by a proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains as such. Such conditions include a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residential units are sold or rented separately for that period;</p> <p>(b) Accompanied by detailed proposals for supporting communal and recreational amenities to be provided as part of the BTR development. These facilities to be categorised as:</p> <ul style="list-style-type: none"> i. Resident Support Facilities - comprising of facilities related to the operation of the development for residents such as laundry facilities, concierge and management facilities, maintenance/repair services, waste management facilities, etc. ii. Resident Services and Amenities – comprising of facilities for communal recreational and other activities by residents including sports facilities, shared TV/lounge areas, work/study spaces, function rooms for use as private dining and kitchen facilities, etc. 	
8	<p>For proposals that qualify as specific BTR development in accordance with SPPR 7:</p> <ul style="list-style-type: none"> (i) No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise; (ii) Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1 and in 	<p>This is not applicable as the proposal is not a 'Build-To-Rent' development.</p>

SPPR	Requirement	Response
	<p>relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This shall be at the discretion of the planning authority. In all cases the obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity;</p> <p>(iii) There shall be a default of minimal or significantly reduced car parking provision on the basis of BTR development being more suitable for central locations and/or proximity to public transport services. The requirement for a BTR scheme to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures;</p> <p>(iv) The requirement that the majority of all apartments in a proposed scheme exceed the minimum floor area standards by a minimum of 10% shall not apply to BTR schemes;</p> <p>(v) The requirement for a maximum of 12 apartments per floor per core shall not apply to BTR schemes, subject to overall design quality and compliance with building regulations.</p>	
9	<p>Shared Accommodation may be provided and shall be subject to the requirements of SPPRs 7 (as per BTR). In addition,</p> <p>(i) No restrictions on dwelling mix shall apply;</p> <p>(ii) The overall unit, floor area and bedroom floorspace requirements</p>	<p>This is not applicable as the proposal is not a 'Shared Accommodation' development.</p>

SPPR	Requirement	Response
	<p>of Appendix 1 of these Guidelines shall not apply and are replaced by Tables 5a and 5b;</p> <p>(iii) Flexibility shall be applied in relation to the provision of all storage and amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities. The obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity;</p> <p>(iv) A default policy of minimal car parking provision shall apply on the basis of shared accommodation development being more suitable for central locations and/or proximity to public transport services. The requirement for shared accommodation to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures;</p>	

6.2.2

Urban Development and Building Heights Guidelines for Planning Authorities (December 2018)

The *Urban Development and Building Heights Guidelines* are intended to 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*.

The Guidelines state that generic maximum height limits, if inflexibly or unreasonably applied, can undermine wider national policy objectives to provide more compact forms of urban development as outlined in the *National Planning Framework*, and instead continue an unsustainable pattern of development whereby cities and towns continue to grow outwards rather than consolidating and strengthening the existing built up area. Furthermore, the Guidelines provide that blanket limitations can also hinder innovation in urban design and architecture leading to poor planning outcomes.

On this basis the Guidelines set out wider and strategic policy considerations and a more performance criteria driven approach that planning authorities should apply alongside their statutory development plans in securing the strategic outcomes of the *National Planning Framework* and in particular compact growth of urban areas. The Guidelines identify a key objective of the NPF is to ‘*see that greatly increased levels of residential development in our urban centres and significant increases in the buildings heights and density of development is not only facilitated but actively sought out and brought forward by our planning processes and particularly so at local authority and An Bord Pleanála levels*’.

Section 3.1 of the Guidelines provides that it is Government policy that building heights must be generally increased in appropriate urban locations and therefore there is a presumption in favour of buildings of increased height in our towns/city cores and other urban locations with good public transport accessibility. As a broad principle, the Guidelines provide that proposal for buildings taller than prevailing building heights will be considered where they positively assist in securing National Planning Framework objectives of focusing development in key urban centres and fulfilling targets relating to, inter alia, infill development supporting the National Strategic Objective to delivery compact growth in urban centres.

The Guidelines outline a number of Specific Planning Policy Requirements (SPPR). SPPR4 states:

‘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:

- 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 “Residential Development in Urban Areas (2007)” or any amending or replacement Guidelines;*
- 2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and*
- 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’.*

The site of the proposed development is a greenfield site and, accordingly, the Board (as a ‘planning authority’ for the purposes of the Guidelines) must secure the three objectives identified in SPPR4. Firstly, under Section 5.11 of the Guidelines on Sustainable Residential Development in Urban Areas (2009), the application site is classified as an ‘Outer Suburban/Greenfield’ site associated with cities and larger towns. The 2009 Guidelines encourage densities in the general range of 35-50 dwellings per hectare and discourage densities of less than 30 dwellings per hectare at these sites.

In respect of the first requirement of SPPR 4, the development density is 45.19 units per hectare which is within the range specified.

Regarding the second and third requirements of SPPR 4 the proposed development provides a mix of building heights and typologies. This includes 2-storey houses, 3-storey duplex buildings, and a 4-storey apartment building in the lowest section of the application site.

6.2.3

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (May 2009)

The role of the ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ is to ensure the sustainable delivery of new development throughout the country. The Guidelines focus on the provision of sustainable residential development, including the promotion of layouts that:

- Prioritise walking, cycling and public transport, and minimise the need to use cars;
- Are easy to access for all users and to find one’s way around;
- Promote the efficient use of land and of energy, and minimise greenhouse gas emissions;
- Provide a mix of land uses to minimise transport demand.

The Guidelines also provide guidance on the core principles of urban design when creating places of high quality and distinct identity. The Guidelines recommend that planning authorities should 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 Guidelines reinforce the need to adopt a sequential approach to the development of land and note in Section 2.3 *'the sequential approach as set out in the Departments Development Plan Guidelines (DoEHLG, 2007) specifies that zoning shall extend outwards from the centre of an urban area, with undeveloped lands closest to the core and public transport routes being given preference, encouraging infill opportunities...'*

The application site comprises lands zoned for Residential use. It is in a serviceable and accessible location being approximately 400m walking distance of the local convenience shops, takeaways and bus stop no. 523841 at Castlegar. Further shops and facilities are available 850 metres from the application site on Headford Road, namely Tesco Express, Papa Rich (takeaway) and Ballinfoyle Castlegar Neighbourhood Centre.

The development of the application site is thus in accordance with the Guidelines and the *Galway City Development Plan 2017-2023* (GCDP), whereby the zoning objective of the Residential zone is:

'To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.'

With regard to Community Facilities, the Guidelines recognise that:

'Sustainable neighbourhoods require a range of community facilities, and each district/neighbourhood will need to be considered within its own wider locality, as some facilities may be available in the wider area while others will need to be provided locally.'

The proposal includes a crèche facility (300.36 sqm). The proposed development also includes appropriate areas of communal open space (5,841 sqm).

In accordance with Section 5.11 of the Guidelines the application site is classified as an 'Outer Suburban/Greenfield' site. Such sites may be defined as open lands on the periphery of cities or larger towns where the greatest efficiency in land usage is achieved by providing net residential densities in the general range of 35-50 dwellings per hectare involving a variety of housing types where possible. Furthermore Section 11.3 of the GCDP identifies four neighbourhood areas of the city, namely: outer suburbs, established suburbs, inner city residential area, city. The application site is located in an area designated as outer suburbs. The application site in the context of the neighbourhood areas is shown in **Figure 6** below.

The proposed development has density of 45.19 units per hectare based on a developable site area of 3.762 ha (the overall site measures 4.626 ha, of which the remaining 0.864 ha encompasses the area for road improvements). This density is within the range recommended in the Guidelines.

The Architectural Design Statement, prepared by O'Neill O'Malley, included with the application sets out the design rationale and the key criteria considered in the design process for the proposed development. The design methodology chosen is based on the 12 criteria set out in the DoEHLG Urban Design Manual and can be found in the Architectural Design Statement in the following sections

- Section 3: Context, Connections, Inclusivity, Variety
- Section 4: Efficiency, Distinctiveness, Layout, Public Realm
- Section 5: Adaptability, Privacy & Amenity, Parking, Design

See **Appendix 4** – Statement of Consistency Matrix which outlines how the proposed development complies with the Sustainable Residential Development in Urban Areas Guidelines 2009 and the associated Urban Design Manual 2009.



Figure 6: Application site in context of ‘neighbourhood areas’ (Sources: Figure 11.34 GCDP Edited by MKO)

6.2.4 Childcare Facilities Guidelines for Planning Authorities (2001)

In all new housing areas over 75 units, the provision of one childcare facility with a minimum of 20 childcare spaces is required, in line with the *Ministerial Guidelines for Planning Authorities on Childcare Facilities* (DECLG 2001) and to create sustainable residential neighbourhoods. With regard to larger housing developments, Section 2.4 of the Guidelines state that planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary. Appendix I of the Guidelines sets out general standards and minimum floors areas for proposed childcare facilities.

The proposed scheme includes a childcare facility which extends to c. 300.36 sqm that can cater for 46 no. children. The childcare facility is designed to comply with the Childcare Facilities – Guidelines for Planning Authorities.

6.2.5 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).

An Appropriate Assessment Screening Report and Natura Impact Statement (NIS) have been prepared by MKO in support of this proposal. The NIS concludes as follows:

“This NIS has provided an assessment of all potential direct or indirect adverse effects on European Sites.

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.

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

Please refer to the Natura Impact Statement accompanying this application for further information.

6.2.6 Summary of Compliance with Section 28 Ministerial Guidelines

Table 10: Summary of compliance with Section 28 Ministerial Guidelines

Compliance with Ministerial Guidelines
The proposed development has been informed by the foregoing Guidelines and the proposed development incorporates the relevant policies and objectives as contained therein. Accordingly, the proposed development is consistent with the policies and objectives of the Ministerial Guidelines outlined above.

6.3 Regional Planning Policy Context

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

The Northern & Western Regional Assembly (NWRA) published *the Regional Spatial and Economic Strategy 2020-2032* (RSES) on the 24th January 2020. The RSES provides a high-level development framework for the Northern and Western Region that supports the implementation of the National Planning Framework (NPF) and the relevant economic policies and objectives of Government.

The RSES introduces the concept of a Growth Framework. Integrated strategic planning connects the planning function across the region to improve operational alignment (County/City Development Plans and RSES) and financial investment through Strategic Investment Priorities. Accordingly, the RSES identifies ‘Five Growth Ambitions’ as follows:

‘Our ambition is for a region that is Vibrant, Connected, Natural, Smart and a Great Place to Live, consolidated by a strong settlement strategy focusing on ‘People’ and ‘Places’.

In respect of settlement strategy, the RSES states:

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

6.3.1.1 Galway Metropolitan Area Strategic Plan (MASP)

A key ambition of the RSES strategy is to grow globally competitive urban centres of scale that shall be compact, connected, vibrant and inclusive places for people and for businesses to grow. The primary centre identified for growth in the region is Galway City through its designation as a Metropolitan Area in the NPF. Accordingly, Section 3.6 sets out the Galway Metropolitan Area Strategic Plan (MASP). The Vision of this MASP is that Galway will be a leading European city renowned for its quality of life, its history, its culture and its people. It is and will be a place that embraces modern technologies, high standards of education, competitive and sustainable enterprises.

The RSES acknowledges that the Galway Metropolitan Area has a 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 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 11 below outlines the MASP population targets as set out within Table 3 of the RSES:

Table 11: MASP population targets (extracted from RSES)

Settlement	Population 2016 Census	% Increase to 2040 (min)	Uplift to 2040	Proposed 2026 uplift (min)	Proposed 2031 Uplift (min)	Transitional Target Population
Galway City	79,900	50-55	42,000	23,000	12,000	115,000

The RSES identifies a number of *strategic locations* that present the opportunity and capacity to deliver the necessary quantum of housing to facilitate targeted growth. These strategic locations are summarised on page 53 of the RSES (set out below), and it is noted that Castlegar is specifically referred to in this context:

- ‘>Consolidation of the existing neighbourhoods of Knocknacarra, Ragoon, Castlegar and Roscam.*
- > Development of Regeneration Lands at Ceannt Station Quarter, Inner Harbour and Headford Road.*
- > Ardaun.*
- > Murrough.*
- > Baile Chláir, Bearna, Oranmore, Briarhill’.* [our emphasis added]

These strategic locations are illustrated at Figure 21, page 53 of the RSES (extracted below, **Figure 7**) which identifies Castlegar as having potential for residential sites.

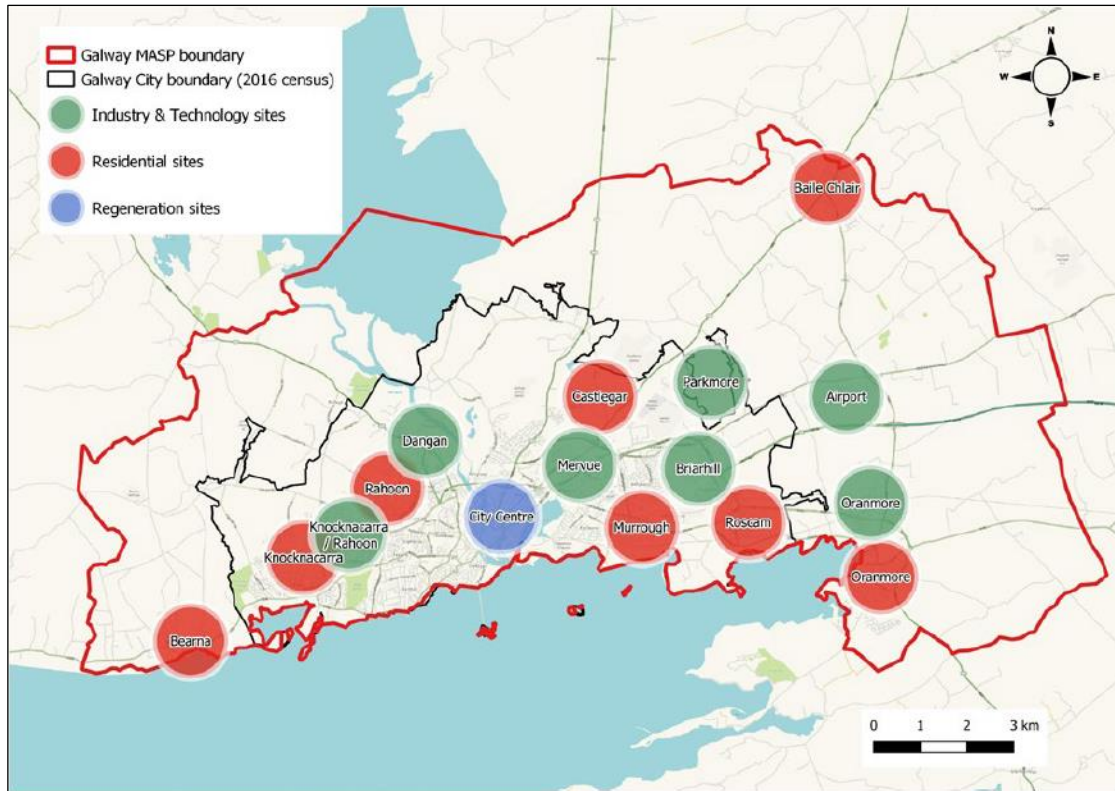


Figure 7: Figure 21 extracted from RSES

The RSES states:

‘The existing neighbourhoods of Knocknacarra, Rahoona, Castlegar and Roscam have the potential to develop c.170ha of residentially zoned land suitable for higher density development’.

The proposed development provides for 170 no. residential units and provides a significant response to Galway’s housing needs in accordance with the population targets set out in the RSES.

6.3.1.2 Regional Policy Objectives

The RSES sets out a series of Regional Policy Objectives (RPO). The following RPOs are of direct relevance to the proposal.

Regional Policy Objective 3.1

‘Develop urban places of regional-scale through:

- a) *Delivering on the population targets for the Metropolitan and Regional Growth Centres through compact growth;*
- b) *Delivering significant compact growth in Key Towns; and*
- c) *Developing derelict and underutilised sites, with an initial focus within town cores’.*

The proposed development will provide 170 no. residential units on an underutilised site which is zoned for residential development. A site which is within the Castlegar neighbourhood, an outer suburb in the GCDP, and within the Galway MASP. The proposed development will thus help deliver RSES population targets and thus respond to Galway’s housing need through compact growth.

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 170 no. residential units in the existing settlement of Castlegar, which is within the existing built-up footprint of Galway City and suburbs.

Regional 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 apartments, houses and duplex buildings have been carefully sited to exploit solar orientation with the majority of dwellings in the proposed development enjoying a dual orientation. Please see the Housing Quality Assessment and the Apartment Quality Assessment which outlines the breakdown of the aspect of each unit. Of the total 34 no. apartments, 28 no. units are dual aspect, and 10 no. units are single aspect. This gives us as percentage of 74% of units as dual aspect and 26% of units as single aspect. Of the 84 no. houses, 100% are of dual aspect. Of the 48 no. duplexes, 14 no. (29.2%) are Triple Aspect, 34 no. (70.8%) are Dual Aspect, 0% are Single Aspect.

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 application site is located within 400m (5 mins) walking distance of the Castlegar neighbourhood shops. It is well connected in terms of road and public transport links to Galway City. It is approximately a 5-minute drive away from Galway City.

As regards public transport the application site is located approximately 400 metres (a five-minute walk) from Bothar an Chóiste bus stop no. 523841 which is located outside Murphy's Centra. The route 407 bus services this stop and runs to Eyre Square. It operates every 30 minutes Monday to Saturday and every 60 minutes on a Sunday. The proposed development will include for road improvements along Bóthar na Chóiste, there will be a prioritisation of promoting walking, cycling, and public transport within the footprint of the internal and external development.

Regional Policy Objective 7.19

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

All house types are designed to meet the requirements *Quality Housing for Sustainable Communities* (2007) and in all instances more generous internal spaces are proposed to increase the quality of the unit types. All the apartments have been designed to meet the requirements of *Sustainable Urban Housing: Design Standards for New Apartments* (March 2018).

The structure of all houses and apartments are designed, with lightweight internal wall construction, so that they can in most situations be adapted to allow for ever changing family dynamics. There will be opportunity for the future expansion of certain dwellings into roof spaces or the generously sized gardens proposed. Please refer to Section 5.1 of the Architectural Design Statement for more details.

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 170 no. residential units which will become a key growth settlement to support Castlegar and the Galway Metropolitan Area. It will also provide a significant response to Galway’s housing needs in accordance with the population targets set out in the RSES.

Table 12: Summary of compliance with regional planning policy

Compliance with Regional Planning Policy
<p>The proposed development will provide 170 no. residential units, acting as a key compact growth settlement, supporting the role of Castlegar as a strategic location to facilitate targeted and compact urban growth Galway City Centre Suburbs. The proposed scheme will provide a significant supply of mixed tenure residential units which will contribute towards the aim to grow the population of the Galway MASP by 42,000 to 2031.</p>

6.4 **Local Planning Policy Context**

6.4.1 **Galway City Development Plan 2017-2023**

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 7th January 2017 is the operative Development Plan for the application site. 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.

Housing Strategy is addressed in Chapter 2 of the GCDP.

The GCDP states that *‘an essential element of urban sustainability is the development of a compact city, which is characterised by the consolidation of existing neighbourhoods and the establishment of new neighbourhoods’.*

Section 2.4 of the GCDP sets out the framework of residential neighbourhoods in the city identifies four indicative neighbourhood areas as follows:

- Outer Suburbs;
- Established Suburbs;
- Inner Residential Areas and
- City Centre Residential

The application site is designated as ‘Outer Suburbs’ (see **Figure 6** in Section 6.2.3 of this Report). In the ‘Outer Suburbs’ it is policy to:

Policy 2.5 Outer Suburbs

- *Encourage higher residential densities at appropriate locations especially close to public transport routes.*
- *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’.*

Chapter 7 of the GCPD relates to Community and Culture Infrastructure and sets out Council’s policies regarding childcare facilities. In all new housing areas over 75 units, the provision of one childcare facility with a minimum of 20 childcare spaces is required, in line with the *Ministerial Guidelines for Planning Authorities on Childcare Facilities* (DECLG 2001) and to create sustainable residential neighbourhoods.

Policy 7.4.3

- *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’*

Chapter 11(Part B) of the GCDP contains the General Development Standards and Guidelines.

Development Management Standards for residential development in the Outer Suburbs are set out in section 11.3.1, the key standards relevant to the application site include:

- Planning applications for residential developments on sites over one hectare in area shall include a design statement.

- The layout of all new residential development shall have regard to adjoining developments and undeveloped zoned land. Where appropriate, linkages and complementary open spaces shall be provided between adjoining developments. In this regard gated residential developments will be discouraged.
- Existing hedgerow, trees, watercourses and stone walls shall be retained where feasible. A landscaping scheme including hard and soft landscaping, where appropriate, shall be designed as an integral part of the development.
- A plot ratio of 0.46:1 for new residential development shall not normally be exceeded.
- Residential developments of 10 units and over shall normally provide a mix in type of residential units.
- Non-residential development shall be considered at appropriate locations on residentially zoned lands where it is of a scale that serves the local need and where requirements are satisfied. Plot ratio for such commercial, leisure, community and mixed developments on residentially zoned lands shall not normally exceed 1:1. On distributor roads or other major access roads where commercial development will contribute to the quality of urban design and is otherwise acceptable, a higher plot ratio may be considered.
- Where commercial developments are acceptable on residentially zoned land, 10% of the area of a site, shall normally be provided as open space.
- Communal recreation and amenity space is required at a rate of 15% of the gross site area.
- Recreational Facilities (100+ residential units): Play Ground; Playing Pitch; Formal Park
- Private open space (areas generally not overlooked from a public road) exclusive of car spaces shall be provided at a rate of not less than 50% of the gross floor area of the residential unit.
- Car parking standards:
 - 2 on-site spaces per dwelling and 1 grouped visitor space per 3 dwellings or,
 - 1 on-site space per dwelling and 1 grouped visitor space per dwelling or,
 - 1.5 grouped spaces per dwelling and 1 grouped visitor space per 3 dwellings,
 - 3 spaces for houses over 200m² and 1 grouped visitor space per 3 dwellings
 - 1 space for one-bedroom residential dwelling and 1 grouped visitor space per 3 dwellings
- Residential units shall not directly overlook private open space or land with development potential from above ground floor level by less than 11 metres minimum.
- Distance between side gables and side boundaries of dwellings shall normally be a minimum of 1.5 metres. Within all other residential developments, including apartment buildings and large dwellings, (greater than 200m²), the distance between buildings shall be greater, to provide a good layout and context for the development.

6.4.1.1 Zoning

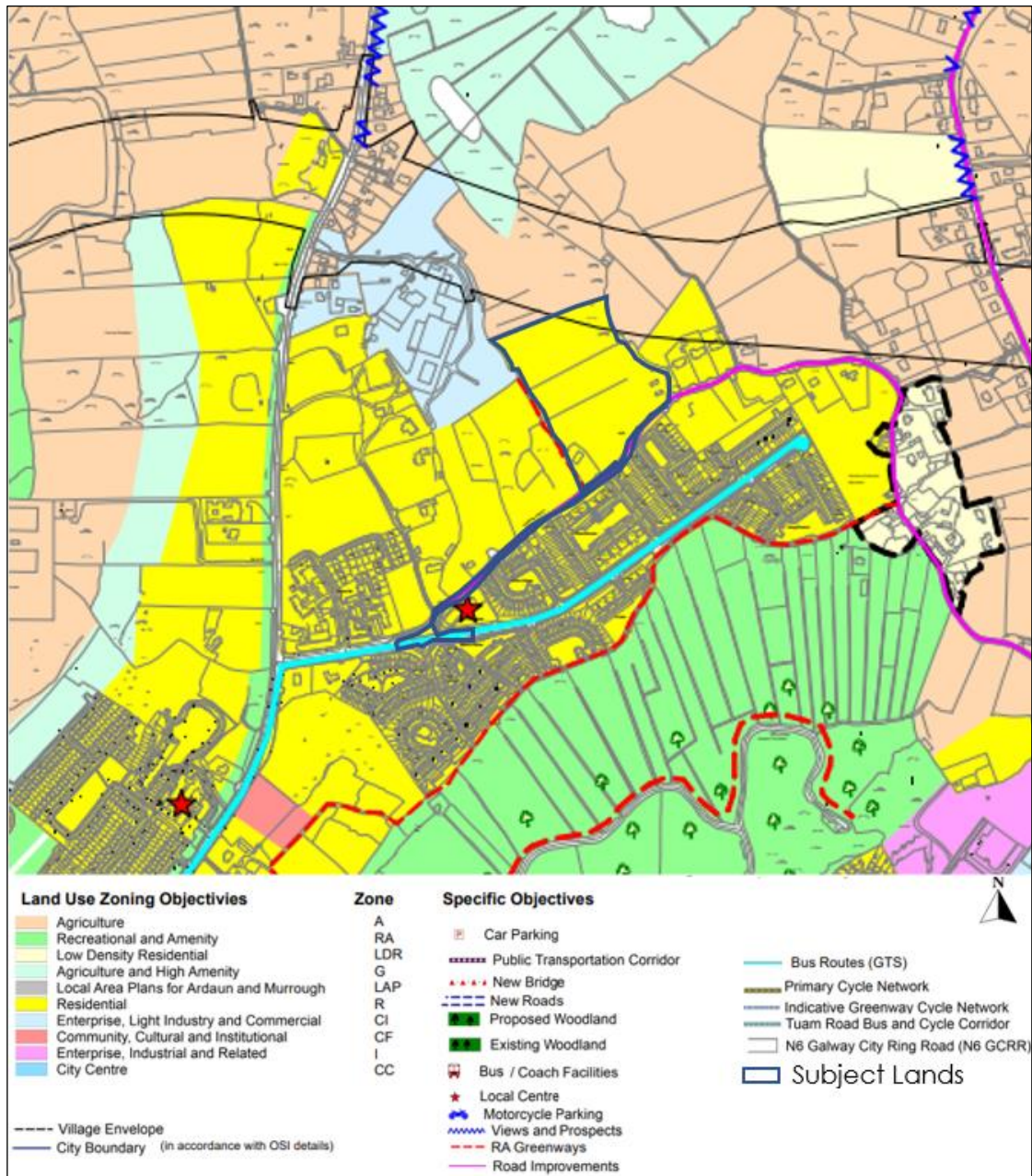


Figure 8. Land Use Zoning Objective as per the GCDP

Part A- Chapter 11 of the GCPD refers to zoning. The application site is zoned for ‘Residential’ use (see Figure 8 above). The zoning objective is:

‘To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods’.

Table 13 below, sets out the compatible land uses in residential zoned lands.

Table 13: Residential R land use zoning objectives and compatible uses extract from GCDP edited by MKO

Zoning Objective R	<i>‘To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.’</i>
Uses which are compatible with and contribute to the zoning objective, for example:	<ul style="list-style-type: none"> ➤ Residential ➤ Residential institution ➤ Outdoor recreational use ➤ Accommodation for Travellers ➤ Local shops, local offices, licensed premises, banks and other local services ➤ Buildings for education ➤ Childcare facilities ➤ Buildings for the care of the health, safety or welfare of the public ➤ Buildings for the community, cultural or recreational use
Uses which may contribute to the zoning objective, dependent on the R and LDR location and scale of development: for example:	<ul style="list-style-type: none"> ➤ Hotel, Guesthouses, Hostels and B&Bs ➤ 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 ➤ Places of worship ➤ Public utilities

Furthermore, the application site has the following ‘specific development objective’ (see **Figure 9**) which, subject to design, environmental requirements and traffic safety require:

‘Fig 11.6 North of Bóthar na Chóiste

- *Layout of residential development and boundary treatment shall have regard to the protected views from the Headford Road.*
- *Any development on these lands shall include for retention of the water body and incorporation of this feature into the development as an ecological amenity in addition to any open space requirements.*
- *Requirements for road improvements capable of accommodating future developments shall be incorporated into any development proposals’.*

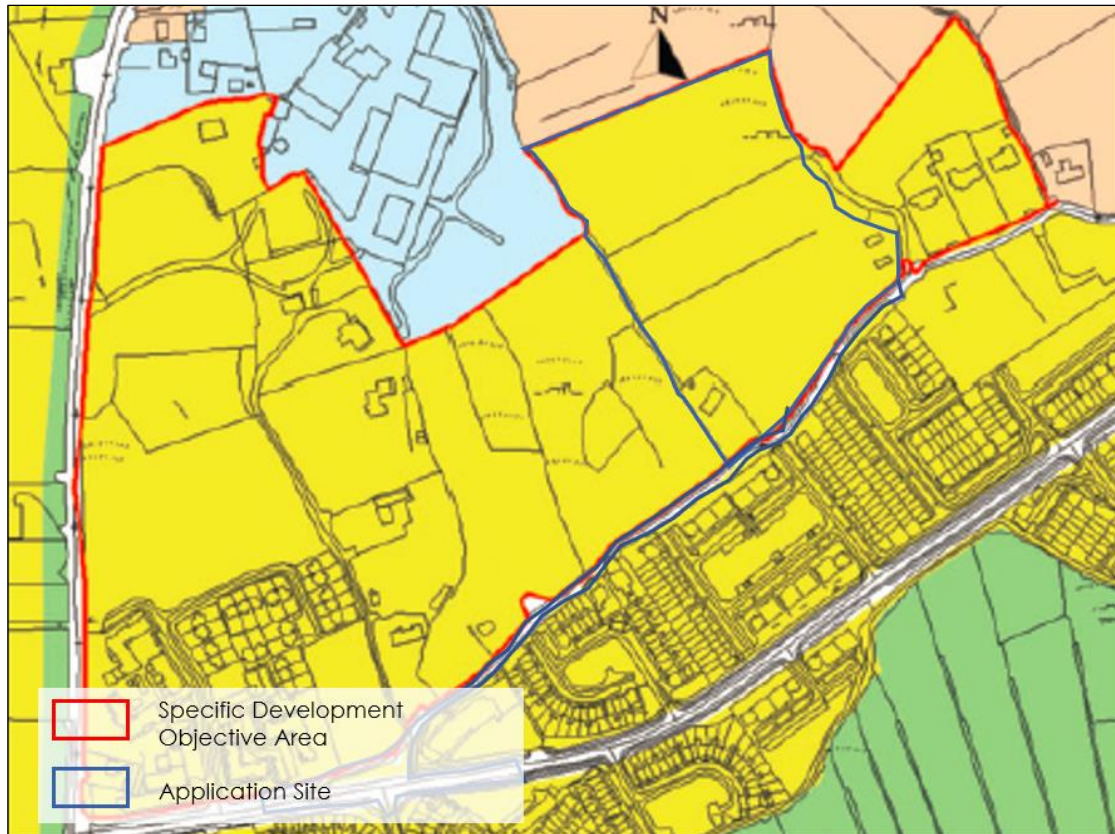


Figure 9: Application site in the context of ‘specific development objective’, north of Bóthar na Chóiste (Source: Figure 11.6 GCDP edited by MKO)

Finally, in respect of zoning the GCDP includes a specific objective (traffic and road network) to implement road widening and improvements at Bóthar na Chóiste. These are stated at Section 3.10 of the GCDP as follows:

‘Implement road widening and improvements at Bóthar na Chóiste’.

6.4.2 Draft Galway City Development Plan 2023-2029

Galway City Council commenced the review of the current Galway City Development Plan 2017-2023 on 7th January 2021 and preparation of a new City Development Plan for the period 2023 to 2029. A Draft Development Plan (hereafter referred to as the ‘Draft Plan’) has been prepared and was on public display from Friday 28th of January 2022 to Wednesday the 13th of April 2022.

The strategic goals of the Draft Plan include the following:

- Achieve a high quality of life for all citizens through the provision of a good quality, attractive, built environment, through the protection of the unique natural environment and through facilitation of key economic, cultural and social supports.
- Enable Galway to become a city of scale as envisaged in the NPF and a regional driver of development that can contribute to economic growth through the provision of balanced and sustainable economic opportunities for development, innovation and investment across all employment sectors and allow the role of the City and Metropolitan Area to harness the strengths and maximise the economic development for the whole Northern and Western Region.
- Develop a more urban compact form in the city that provides for attractive, integrated, and easily accessible neighbourhoods that are supported by appropriate levels of services and amenities.

Housing Strategy is addressed in Chapter 3 of the Draft Plan.

Section 3.4 of the Draft Plan sets out the framework of residential neighbourhoods in the city and identifies four indicative neighbourhood areas as follows:

- Outer Suburbs;
- Established Suburbs;
- Inner Residential Areas and
- City Centre Residential

The application site is designated as ‘Outer Suburbs’ (see **Figure 10**). In the ‘Outer Suburbs’ it is policy to:

- *Facilitate consolidation of existing residential development and densification where appropriate within the outer suburbs to deliver on population targets while ensuring the reasonable protection of the residential amenities.*
- *Ensure that sustainable neighbourhoods are places where housing, streets, open spaces and local facilities come together in a coherent, integrated and attractive form with appropriate community infrastructure delivered in tandem with new growth.*
- *Require the integration of biodiversity measures, green infrastructure and energy efficiency in the design and layout of residential development.*
- *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 the design and layout of residential developments has regard to adjoining developments.*
- *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 and in support of recognition of Galway City as a Bilingual city*



Figure 10: Draft Galway City Neighbourhood Areas (Source: Draft Galway City Development Plan 2023-2029)

Chapter 4 of the Draft Plan relates to Sustainable Mobility and Transportation.

‘Implement general road widening and street improvements for safety and convenience including at Bóthar na Cóiste’

Chapter 7 of the Draft Plan relates to Community and Culture and sets out the Councils policies regarding childcare facilities. In all new housing areas over 75 units, the provision of one childcare facility with a minimum of 20 childcare spaces is required, in line with the *Ministerial Guidelines for Planning Authorities on Childcare Facilities* (DECLG 2001) and to create sustainable residential neighbourhoods.

Policy 7.7 Childcare

- *Facilitate the development of childcare facilities, including afterschool 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 in consultation with the Galway Childcare Committee.*
- *Contribute to the provision of childcare facilities by requiring that such facilities be provided in conjunction with residential developments over 75 dwelling units. An exception can only be considered where it can be clearly established and professionally supported that adequate childcare facilities already exist to service the area and where acceptable alternative arrangements to support childcare, play and or other child specific facilities are deemed acceptable.*

Chapter 11 (Part B) of the GCDP contains the General Development Standards and Guidelines.

Development Management Standards for residential development in the Outer Suburbs are set out in section 11.3.1, the key standards relevant to the application site include:

- Planning applications for residential developments on sites over one hectare in area shall include a design statement that demonstrates the relationship between the proposed development to the site context, adjoining developments, the achievement of safe and convenient movement within the site, and how existing features are to be integrated into the development.
- Residential development shall be laid out in such a way to maximise accessibility and permeability to local services, public transport and to encourage walking and cycling.
- Pedestrian, cycle and vehicular movement shall be convenient, safe, attractive and integrated into the overall layout of the development and shall reflect the movement hierarchy in DMURs.
- The layout of all new residential development shall have regard to adjoining developments and undeveloped zoned land. Where appropriate, linkages and complementary open spaces shall be provided between adjoining developments.
- Innovative layouts, including courtyard developments, shared open spaces and the clustering of dwellings shall be used, where appropriate, to achieve high standards of amenity.
- Existing trees, hedgerows, watercourses and stone walls and other features of high natural value shall be retained and integrated within new developments. A landscaping scheme including hard and soft landscaping, and incorporating SuDS principles where appropriate, shall be designed as an integral part of the development. Such schemes shall include for use of native trees and other plant species, particularly pollinator friendly species.
- Except where the Design Standards for New Apartments - Guidelines for Planning Authorities 2020 apply, generally a plot ratio of 0.46:1 for new residential development shall not normally be exceeded. Consideration for a higher plot ratio will only apply

where developments include for exceptional design and demonstrate high sustainability principles and where existing residential amenity is protected.

- Residential developments of 10 units and over shall normally provide a mix in type of residential units.
- Childcare facilities shall be provided within residential development as indicated in 11.13 and Chapter 7.
- All construction associated with footpaths, sewers, drains and water supply in residential developments, shall comply with Recommendations for Site Development Works for Housing Areas (DELG 1998) and any subsequent amendments and/or any additional specification required by the City Council, Irish Water and Building Regulations.
- Developments shall take cognisance of the requirements associated with Traffic Management Guidelines (2019), DMURS (2019) and Design Manual for Roads and Bridges (NRA 2013).

6.4.2.1 Zoning

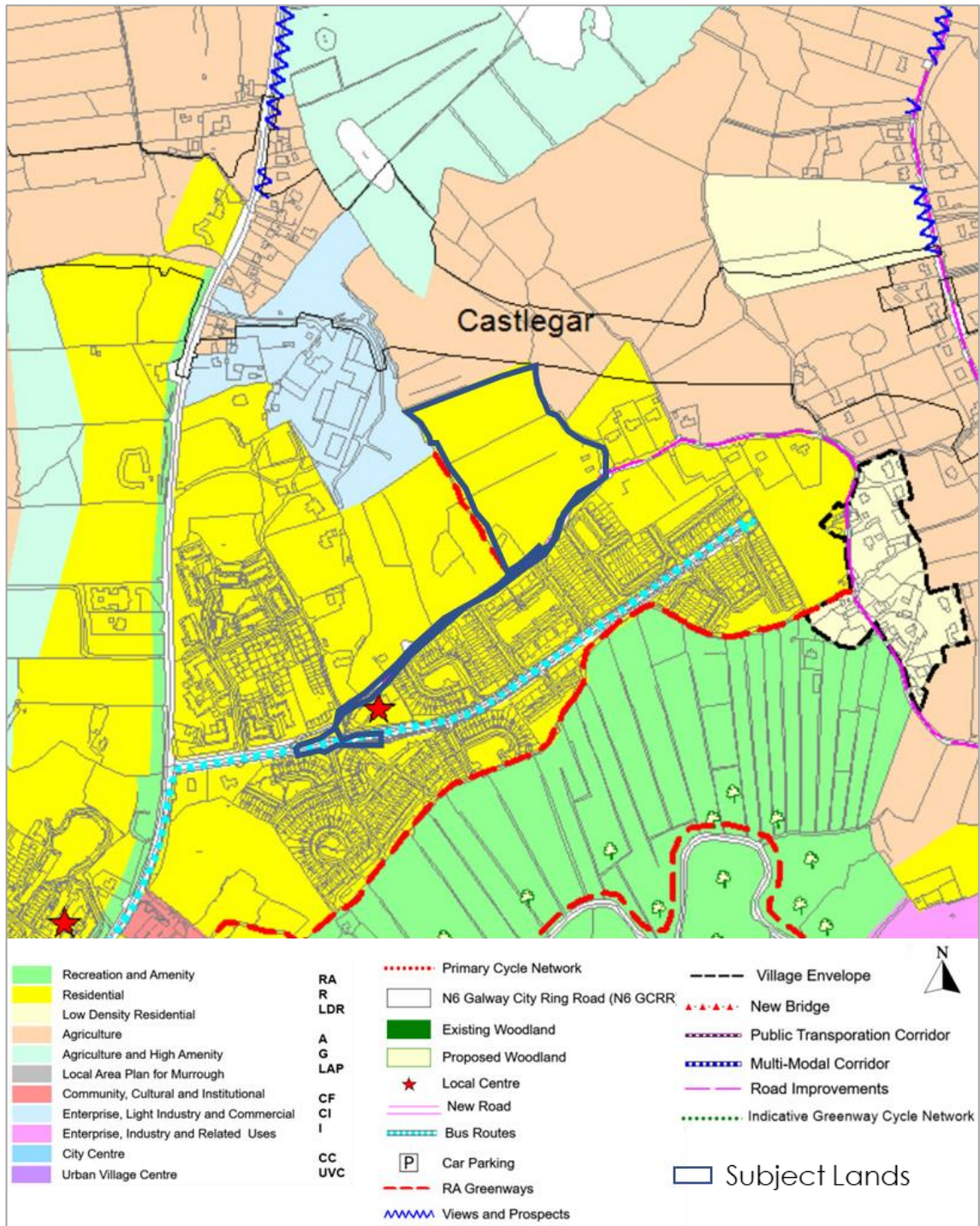


Figure 11: Land Use Zoning as per the Draft Plan (Edited by MKO)

Part A – Chapter 11 of the Draft Plan refers to zoning. The application site is zoned for ‘Residential’ use (see Figure 11 above). The zoning objective is:

‘To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.’

Table 14 below sets out the compatible land uses in residential zoned lands.

Table 14: Residential R land use zoning objectives and compatible uses extract from the Draft Plan edited by MKO

Zoning Objective R	<i>‘To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.’</i>
Uses which are compatible with and contribute to the zoning objective, for example:	<ul style="list-style-type: none"> ➤ Residential ➤ Residential institution ➤ Outdoor recreational use ➤ Accommodation for Travellers ➤ Local shops, local offices, licensed premises, banks and other local services ➤ Buildings for education ➤ Childcare facilities ➤ Buildings for the care of the health, safety or welfare of the public ➤ Buildings for the community, cultural or recreational use
Uses which may contribute to the zoning objective, dependent on the R and LDR location and scale of development: for example:	<ul style="list-style-type: none"> ➤ Hotel, Guesthouses, Hostels and B&Bs ➤ 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 ➤ Places of worship ➤ Public utilities

Furthermore, the application site has the following ‘specific development objective’ (see **Figure 12**) which, subject to design, environmental requirements and traffic safety require:

- Layout of residential development and boundary treatment shall have regard to the protected views from the Headford Road.
- Requirements for road improvements capable of accommodating future developments shall be incorporated into any development proposals.
- Development on these lands shall demonstrate coordination with the overall land bank.
- Development will only be considered where it accords with main drainage proposals.

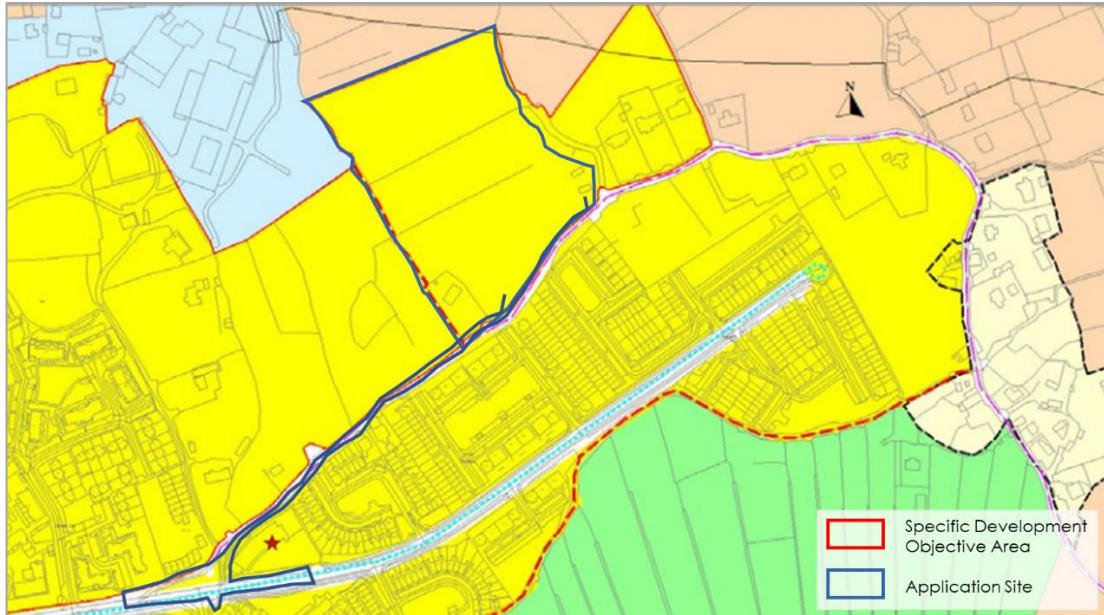


Figure 12: Application site in the context of 'specific development objective', north of Bóthar na Chóiste (Source: Figure 11.4 Draft Plan, Edited by MKO)

6.4.3 Galway Transport Strategy (September 2016)

The Galway Transport Strategy 2016 (GTS) 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.

Table 15: Summary of compliance with local planning policy

Compliance with Local Planning Policy
<p>The proposed development will assist Galway City Council in meeting its commitment 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.</p>
<p>It is submitted that the proposed development accords fully with the proper planning and sustainable development of the area while providing a high quality sensitively designed residential scheme which responds to the topography and features of the site. The proposed development provides a range of unit types and in terms of community and recreation facilities it includes 5,841 sqm of communal open space. This includes a linear park linking into the designated Greenway which runs along the western boundary of the application site. The proposal includes for a childcare facility (c. 300 sqm) that can cater for 46 no. children.</p>

The application contains a statement setting out how the proposal will be consistent with the objectives of the Galway City Development Plan 2017-2023 (see **Appendix 4**).

7. PLANNING ASSESSMENT

7.1 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,

(ba) development –

(i) consisting of shared accommodation units that, when combined, contain 200 or more bed spaces, and

(ii) on land the zoning of which facilitates the provision of shared accommodation or a mixture of shared accommodation thereon and its application for other uses,

(c) development that contains developments of the type to which all of the foregoing paragraphs, or any two of the foregoing paragraphs, apply, 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 space of the houses or student accommodation units, shared accommodation units or any combination thereof 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 shared accommodation 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 or shared 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’.

Table 16: 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 includes 170 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 a total floor area of 14,997 sqm, of which 98% (14,697 sqm) comprises residential development and 2% (300.36 sqm) comprises non-residential development (creche facility).
(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’ (crèche) comprises 300.36 sqm which equates to 1.767 sqm of commercial space per house ($300.36/170 = 1.767$ sqm of gross commercial floorspace per residential unit). This is within the maximum limit thresholds.

Therefore, as per **Table 16**, 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*.

7.2 Principle of Development

The proposed layout has been designed to function as a sustainable residential neighbourhood which will enhance the residential offering in the outer suburbs of Galway City. It has evolved from an iterative master planning process which has resulted in numerous refinements to the proposal which was tabled to GCC at the preliminary pre-planning meeting on 1st October 2020.

Key site constraints and design standards which have influenced the proposal include:

- The proposed N6 Galway City Ring Road Corridor to the north of the application site;
- Requirements for road improvements to Bóthar Na Chóiste;
- The need to provide a pumping station, and associated buffer at the lowest part of the site;
- The designated Greenway which abuts the western site boundary;
- The need to provide a childcare facility;
- The need to comply with the *Design Manual for Urban Roads and Streets*¹ (DMURS) policy guidance relating to the design of urban roads and streets;
- Achieving density standards which was instrumental in dictating the mix of units proposed; and
- Development Management Standards for residential development in the Outer Suburbs, including:

¹ Available on: <http://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload,19164,en.pdf>

- Communal recreation and amenity space at a rate of 15% of the gross site area; and
- Requirement to provide recreational facilities (100+ residential units): Play Ground; Playing Pitch; Formal Park etc.

In summary, the proposed scheme respects the character of the surrounding area and is designed to function as part of the wider Development Plan Area. It responds to the existing site context by optimising existing features, orientation, views and topography to maximise the potential of the site.

7.2.1 Compliance with the Core Strategy

The Core Strategy includes for Galway to continue to be the regional growth centre and to create the synergies for wider prosperity in the West Region. The strengthening of the Gateway is considered to be mutually beneficial to the region and providing for housing demands and employment opportunities will be a critical factor in achieving this role.

The GCDP states that the estimated increase in the number of households in Galway City from the end of 2011 to 2022 will be in the order of 8,510.

Data on housing completions utilised in the Galway City Housing Strategy and Housing Need & Demand Assessment² state that the total number of housing completions peaked in 2019 at 254 units and saw a minor decline to 206 units in 2020 despite COVID-19 restrictions. Despite continued restrictions throughout the majority of 2021 Q1 134 units were completed, greater than half of completions through 2020. Completions by type (single, scheme house or apartment) are set out below.

Completions	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Single House	21	11	16	8	16	12	20	21	29	18	6
Scheme House	18	1	5	12	13	69	99	106	158	156	98
Apartment	13	10	30	27	22	32	30	12	67	32	30
Total	52	22	50	47	51	113	149	139	254	206	134
House completions under extant GCDP							882				
Source	https://www.cso.ie/en/releasesandpublications/er/ndc/newdwellingcompletionsq12021/										

Taking account of the 882 housing unit completions under the extant GCDP 2017-2023, there is ample residual demand for additional housing units to meet the needs for housing of the population target. The proposed development will contribute towards meeting the. new dwellings target provided for in the extant GCDP housing allocation.

² Available on: Galway City Housing Strategy and Housing Need & Demand Assessment
<https://consult.galwaycity.ie/ga/system/files/materials/613/Galway%20City%20Housing%20Strategy%20and%20HNDAs.pdf>

The proposed development is consistent with the Core Strategy which acknowledges the continued growth of residential areas including Castlegar.

7.2.2 Compliance with the Zoning Objective

7.2.2.1 Residential Zoning

The application site is zoned for 'Residential' use under the operative GCDP (see **Figure 8** in Section 6.4.1.1 of this Report). The zoning objective is:

'To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.'

In accordance with the GCDP, the proposed scheme includes 170 no. residential units (14,697 sqm), and a 300.36 sqm childcare facility. Both residential and childcare facility are land uses which are compatible with and contribute to the zoning objective, in accordance with Chapter 11 (Part A) of the GCDP.

The proposed development will assist Galway City Council in meeting its commitment to provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.

7.2.2.2 Site Specific Objectives

The subject site is part of the land parcel subject to specific objectives as defined by Figure 11.6 of the GCDP. The proposed development has, where applicable, had regard to the specific development objectives for the application site as per Section 11.2.8 and Figure 11.6 of the GCDP:

Fig 11.6 North of Bóthar na Chóiste

- *Layout of residential development and boundary treatment shall have regard to the protected views from the Headford Road.*
- *Any development on these lands shall include for retention of the water body and incorporation of this feature into the development as an ecological amenity in addition to any open space requirements.*
- *Requirements for road improvements capable of accommodating future developments shall be incorporated into any development proposals'.*

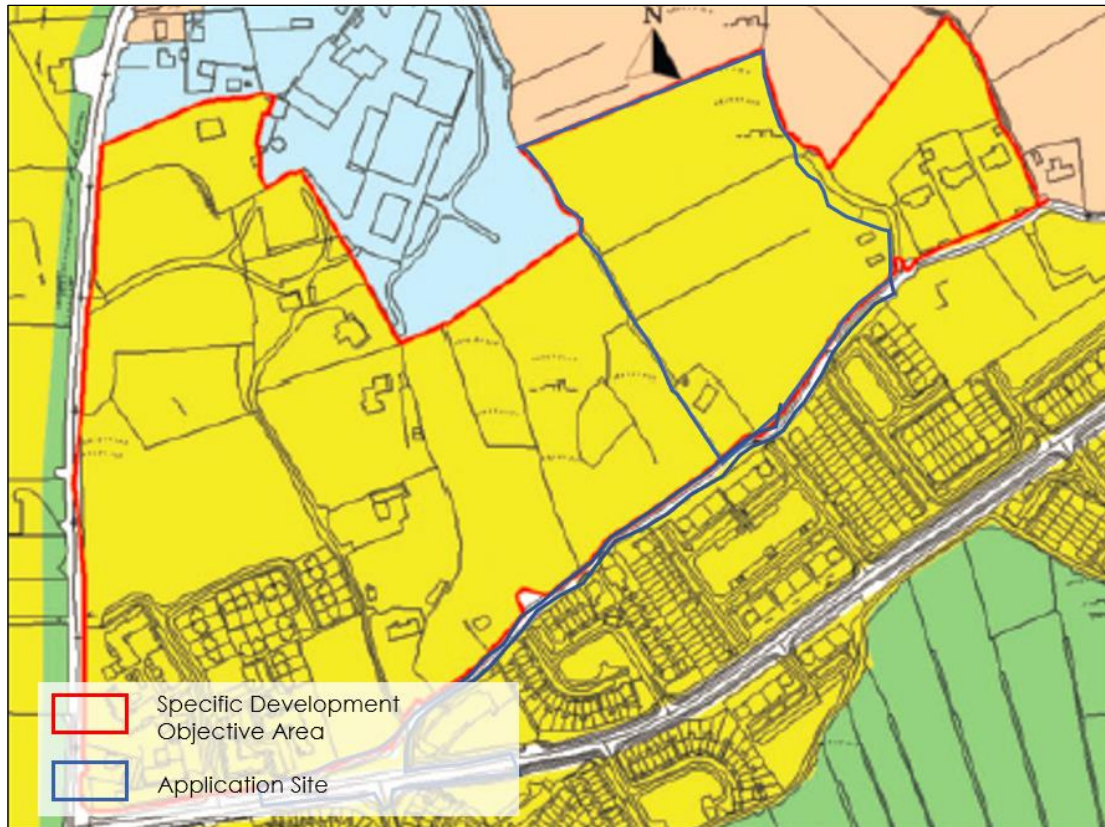


Figure 13: Application site in the context of 'specific development objective', north of Bóthar na Chóiste (Source: Figure 11.6 GCDP edited by MKO)

There will be significant road improvements carried out in conjunction with the proposed development on Bóthar na Chóiste. To facilitate the road improvements necessary, and to meet the specific development objective of the *Galway City Development Plan 2017-2023* which is to “implement road widening and improvements at Bóthar na Chóiste”. Details of the proposed road upgrade are included in **Dwg. No. 10750-2113 ‘Proposed Road Upgrades’** prepared by Tobin Consulting Engineers.

This section of the road was recently the subject of a Compulsory Purchase Order by Galway City Council under Compulsory Purchase Order No. BnC-CPO-001, 2021. Galway City Council has, on the 23rd May 2022, made a Confirmation Order confirming without modification the above-named Compulsory Purchase Order. The CPO was made under Section 76 of the Housing Act, 1966, and the Third Schedule thereto, as extended by section 10 of the Local Government (No. 2) Act, 1960 as substituted by section 86 of the Housing Act, 1966 as amended by section 6 and the Second Schedule to the Roads Act, 1993 and as amended by the Planning and Development Act, 2000 as amended, and the powers conferred upon them by section 213 of the Planning and Development Act 2000 (as amended).

The CPO will allow for the necessary road improvements to be carried out by Galway City Council, will see the construction and widening of approximately 0.516 Km of the Bóthar na Chóiste Road, together with all ancillary works associated therewith, and for the purposes of providing infrastructure to facilitate walking and cycling. A letter of consent has been obtained from Galway City Council has to include the proposed road improvement works within the proposed development. In the event of a successful grant of permission, it is envisaged that the proposed road improvement works will be completed in Phase 1 of the development. It is also confirmed that the applicant will be responsible for delivery of upgrade and improvement of Bothar na Choiste as denoted on Dwg. No. 10750-2113 ‘Proposed Road Upgrades’.

It was noted that comments were made by the Planning Authority at the Stage 2 tripartite meeting in relation to improvements at Bothar na Choiste both to the west to the Castlegar Local Centre and east

to the Tuam Road. The road improvement measures included as part of this application extend primarily to the west to the Castlegar local centre and are compliant with the site specific zoning objectives set out for the area defined in Figure 11.6 of the Galway City Development Plan (which is shown above in Figure 13 of this report). The proposed road improvement works included in this proposal also correspond with the section of the land that was recently the subject of a Compulsory Purchase Order by Galway City Council under Compulsory Purchase Order No. BnC-CPO-001, 2021. Galway City Council has, on the 23rd May 2022, made a Confirmation Order confirming without modification the above-named Compulsory Purchase Order.

Accordingly, this report submits that the proposed road improvements works are in compliance with Section 11.2.8 and Figure 11.6 of the GCDP.

7.2.3 Compatibility with the N6 Galway City Ring Road

The north-eastern tip of the application site lies adjacent to the development boundary of the N6 GCRR. Moving west from this juncture a wedge of agricultural land provides a buffer between the northern boundary of the proposal and the N6GCRR. This buffer between units and the N6GCRR is further bolstered by the rear private gardens of dwellings along the northern boundary.

Residential units within the proposed development have been designed to avoid noise ingress in rear elevations. An Acoustic Design Statement has been prepared by Amplitude Acoustics and submitted with the application. This report concludes the overall development complies with the relevant requirements of the ProPG: Planning & Noise and the British Standard BS 8233:2014. It is therefore submitted that there are no conflicts with the N6GCRR arising from the proposed development.

The design team have had several discussions with the N6GCRR project team (Arup) throughout the course of the scheme's development. Please find correspondence from Sean Devaney dated 28th June 2022 in **Appendix 1** confirming that there is no conflict between the proposed scheme and the N6GCRR. Notwithstanding the proposed scheme has no conflicts with the N6GCRR permitted under ABP-302885 (which is currently under judicial review), it is noted that the N6GCRR reservation corridor provided for within the extant Galway City Development Plan is significantly wider than the red line and CPO boundary permitted under ABP-302885. It is also noted that the Core Strategy of the extant Development Plan affirms the need for a strategic ring road incorporating a new river crossing. Therefore, although there are no conflicts between the proposed scheme and the permitted N6GCRR (as confirmed by Sean Devaney in an email dated 28th June 2022 in Appendix 1), this potential material contravention of the GCDP has been addressed on a **Material Contravention Statement** which accompanies this application.

It is further noted that the road reservation corridor denoted in the Draft Galway City Development Plan 2022 -2028 which is currently being prepared includes the more refined road reservation corridor as established by the red line and CPO boundary permitted under ABP-302885

7.3 Design Standards

7.3.1 Density & Plot Ratio

MKO wish to clarify that the Stage 2 SHD submission previously submitted to An Bord Pleanála incorrectly indicated that the plot ratio was 0.33:1. This was because of a drafting error in the architect's gross floor area calculations. This error has now been identified and remedied and the plot ratio of the proposed scheme equates to 0.40:1

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.

The proposed development comprises 170 no. residential units and a creche facility, with an overall total gross floor space of 14,997 sqm on a developable site area of 3.762 ha (37,620 sqm), which equates to a plot ratio of 0.40:1 and a density of 45.19 units per ha (170 units on 3.762 ha developable site area).

It is noted that this plot ratio of 0.40:1 is below the 0.46:1 maximum permissible density within the GCDP and the Notice of Pre-Application Consultation Opinion suggests that consideration should be given to possible contravention of the plot ratio standards for new residential development as set out in the Galway City Development Plan 2017 – 2023. A **Material Contravention Statement** has been prepared by MKO and submitted with this application. The potential contravention of the plot ratio requirement is addressed within this statement.

The design approach adopted for the proposed development has taken cognisance of the specific site constraints and the character of the surrounding area; in addition to the GCDP requirements relating to open space and car parking.

Section 2.4 of the 2020 Apartment Guidelines identifies the types of location in cities and towns that may be suitable for apartment development. In relation to ‘Peripheral and/or Less Accessible Urban Locations’ the Guidelines state:

‘Such locations are generally suitable for limited, very small-scale (will vary subject to location), higher density development that may wholly comprise apartments, or residential development of any scale that will include a minority of apartments at low-medium densities (will also vary, but broadly <45 dwellings per hectare net), including:

- *Sites in suburban development areas that do not meet proximity or accessibility criteria;*
- *Sites in small towns or villages.*

The proposal also complies with ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)’. The subject site is classified as an ‘Outer Suburban/ Greenfield’ site associated with cities and larger towns, with a density in the general range of 35-50 dwellings per hectare as per Section 5.11 of the Guidelines.

Furthermore, this density is in accordance with *Urban Development and Building Heights Guidelines for Planning Authorities December 2018*. In accordance with the Guidelines the density of 45.19 units per hectare addresses the need for more 1 and 2 bedroom units in line with wider demographic and household formation trends, while at the same time providing for the larger 3 and 4 bedroom homes across a variety of building typology and tenure options, enabling households to meet changing accommodation requirements over longer periods of time without necessitating relocation.

7.3.2 Unit Mix

The GCDP Housing Strategy seeks to ensure that a mixture of house types and sizes is provided to satisfy the requirements of various categories of households, including the special requirements of elderly persons and persons with disabilities and to counteract undue segregation in housing between persons of different social backgrounds.

The proposed scheme provides a mix of unit types across a range of housing types as illustrated below:

Table 17: Statement of Housing Mix

	<i>Houses & Apartments</i>	<i>% Mix</i>
Unit Type	No. of Units	

1-bed	33	19.42
2-bed	74	43.53
3-bed	55	32.35
4-bed	8	4.70
Total	170	100%

For clarity, the breakdown of unit mix for the apartment and duplex units is provided below which demonstrates compliance with SPPR1 of the *Sustainable Urban Housing: Design Standards for New Apartments*

Table 18: Housing Mix of Apartment & Duplex Units

	Apartments (and Duplexes)	% Mix
Unit Type	No. of Units	% Mix
Studio		
1-bed	33	38.37%
2-bed	40	46.51%
3-bed	13	15.11%
Total	86	100%

7.3.3 Open Space and Landscaping

Section 11.3.(c) of the operative GCDP requires that residential schemes provide communal recreation and amenity space at a rate of 15% of the gross site area.

The public open space strategy has evolved to deliver a hierarchy of four interlinked open spaces. which optimise existing site features including the designated Greenway along the western boundary of the application site. The five open spaces comprise circa 5,841 sqm of communal open space which accounts for 15.4% of the developable site area (37,620 sqm).

Cunnane Stratton Reynolds have prepared a landscape plan and specifications for the proposed scheme which are included with this application.

Cunnane Stratton Reynolds **Dwg. No.20442-3-100 Landscape Masterplan** and the **Landscape Report** illustrates the design strategy for the overall development which comprises high quality open spaces including:

- *Public Open Space 01* (884.2 sqm) a formal green open space is located strategically within the housing layout which provides a high level of overlooking/passive surveillance. It incorporates

a level lawn area for informal play, with seating along interconnecting pedestrian linkages. Feature tree's and ornamental shrub planting will add seasonal colour, texture and increase the biodiversity of the site.

- *Public Open Space 02* (496.5 sqm) which provides a high quality sheltered contemplative garden space for residents to enjoy. The provision of hard surface circulation routes and intermittent seating areas facilitates social interaction between residents helping forge a sense of community. Fruit trees and pollinator friendly planting will promote biodiversity and nature learning.
- *Public Open Space 03* (4,224 sqm) & *Public Open Space 04* (236 sqm): A large linear green open space is located strategically along the western boundary and connected at various points to the development. The housing layout also provides a high level of overlooking/passive surveillance. It incorporates an equipped children's playground with feature tree and ornamental shrub planting.

Proposed surface treatments include:

- Amenity grassed areas;
- Wildflower meadow areas;
- Bulb planted areas;
- Brushed concrete footpaths;
- Rolled dust/self-binding gravel;
- Coloured bitmac paths;
- Reinforced grass paving system;
- Tarmac street surface;
- Concrete block paving sets; and
- Play safety surfaces.

The proposed planting includes native hedgerows, and large/medium native trees species predominantly as perimeter planting. Street trees and low height ornamental shrubs line the internal road network.

It is submitted that the open space and landscaping are an integral component of the proposal. The public realm is defined by the hard and soft landscaping. The high quality of landscaping proposed provides an attractive environment. within the development. Furthermore, the landscaping and open space at the front of the proposal provides a transition between the development and the Bóthar na Chóiste road. The landscaped pedestrian footpath onto Bóthar na Chóiste from the proposed development is inviting to passers-by and it will encourage public use of the linear park along the western boundary.

Please refer to the submitted Landscape Report and Dwg. No.20442-3-100 for further details.

7.3.4 Bin Storage

Section 11.3.1 (i) of the GCDP details the Bin Storage Standards as follows:

- *Each residential unit shall have adequate storage for three wheeled bins to facilitate the recycling policy of the City Council. Residential units with no rear access shall provide adequate storage for the bins to the front of the development, in contained units.*
- *For residential units without suitable private open space a set of three x 240 litre bins shall be provided for each pair of apartments or a set of three 1100 litre bins shall be provided for a block of ten apartments.*
- *Bin storage shall generally be on the ground floor of developments and be screened from public view and adjacent to the block it serves'.*

The proposed development provides adequate space for storage of recycling bins within the curtilage of all houses. Mid terrace housing units are provided with bin stores for three wheelie bins in their front yard spaces.

Bin Stores 01,02 and 03 are proposed for duplex blocks 02,03, and 04, and 05. These stores are located adjacent to the duplex buildings and incorporate landscape screening of low height ornamental shrub mix (see Site Layout Dwg. No. 3061 and Landscape Plan Dwg. No. 20442-3-100 prepared by Cunnane Stratton Reynolds).

Centralised bin storage (27.4 sqm) for the apartments is located within the lower ground floor of the apartment block (see Dwg. No. 3040 and 3044).

7.3.5 Dual Aspect

It is a policy requirement that apartment schemes deliver at least 33% of the units as dual aspect in more central and accessible and some intermediate locations, i.e. on sites near to city or town centres, close to high quality public transport or in SDZ areas, or where it is necessary to ensure good street frontage and subject to high quality design. On greenfield or standalone brownfield regeneration sites where requirements like street frontage are less onerous, it is an objective that there shall be a minimum of 50% dual aspect apartments. Ideally, any 3 bedroom apartments should be dual aspect.

As demonstrated by the 'Apartment Quality Assessment' provided in Appendix 2 of the **Architectural Design Statement**, both Apartment Buildings 1 and 2 exceed the dual aspect criteria, with a compliance rate of 82.3% and 66.6% respectively.

7.4 Residential Amenity

7.4.1 Daylight, Sunlight and Overshadowing Study

IES Limited were commissioned to prepare a report to quantify the Daylight and Sunlight performance of the proposed development at Bothar an Chóiste, Castlegar, Galway which is enclosed with this application.

The key conclusions from this report are as follows:

Shadow Analysis

No additional shading from the proposed development is observed on Apartment 122, Castlegar South, 82-90, 112-120 Cluain Riocaird South, or the residential dwelling to the east.

Sunlight to Amenity Areas

On March 21st, 100% of the combined proposed public and communal amenity areas situated within the development site will receive at least 2 hours of sunlight over their total combined area. When the communal area is considered individually, it continues to meet the BRE recommendations with 100% of its area receiving at least 2 hours of sunlight. All amenity areas provided will be quality spaces in terms of sunlight.

Sunlight to the Proposed Development

Of the 128 no. points tested, 121 no. points (95%) meet the BRE Guide 2nd Edition / BS 8206-2:2008 recommended values over both the annual and winter periods. Where windows do not meet this recommendation, this is predominantly as a result of their orientation, i.e. windows facing “significantly north of due east or west” or as a consequence of the impact of balcony projections.

Of the 128 no. points tested, 122 no. points (95%) meet the BRE Guide 3rd Edition / IS EN 17037:2018 sunlight exposure recommendations of greater than 1.5 hours on March 21st. Where windows do not meet this recommendation, this is predominantly as a result of their orientation, or as a consequence of the impact of balcony projections.

Overall, the sunlight provision results to the proposed development in accordance with IS EN 17037:2018 are considered excellent in the context of a suburban environment, due to the fact that not all living rooms can face south and the inclusion of balconies.

Daylight to the Proposed Development

Across the proposed development, 98% of the tested rooms are achieving Average Daylight Factors (ADF) in accordance with the BS 8206-2:2008 (BRE Guide 2nd Edition) when Living/Kitchen/Dining spaces are assessed as whole rooms against a 2% ADF target and Bedrooms against a 1% ADF target. The majority of rooms that are below the recommendations are located on the lower floors. However, overall the quality of daylight provision across the development can be considered high.

Taking all of the above information into account and based on the results from each of the assessments undertaken, the proposed development performs well when compared to the recommendations in the BRE Guide 2nd Edition/ BS 8206-2:2008 and the BRE Guide 3rd Edition / IS EN 17037:2018 / BS EN 17037:2018 National Annex. With regards to the existing properties there is a negligible impact when considering sunlight and daylight as a result of the proposed development and the proposed development itself performs well with the same regard.

7.4.2 Overlooking

Section ‘11.3.1 (d) *Overlooking*’ in the CDP outlines the following standard to be adhered to:

- ‘Residential units shall not directly overlook private open space or land with development potential from above ground floor level by less than 11 metres minimum.
- ‘In the case of developments exceeding 2 storeys in height a greater distance than 11 metres may be required, depending on the specific site characteristics’.

The design team has sought to ensure that higher densities are achieved, while also ensuring that an open, residential character is maintained. In this regard the use of apartments and duplex units has been limited to 3-storey duplex blocks and 4-storey apartment buildings. This approach ensures that potential issues of overlooking, overshadowing and overbearing impact have been fully mitigated, thereby protecting the residential amenity of neighbouring properties.

The separation distances between dwellings and site boundaries (where applicable) is illustrated on the site layout Dwg. No. 2001 prepared by O’Neill O’Malley Architects.

To the south of the Bóthar Na Chóiste road the following dwellings within the Cluain Riocaird housing development are closest to the proposed development:

- House no.121 Cluain Riocaird, Castlegar (south of proposed pump station)
- Duplex nos. 122-124 Cluain Riocaird, Castlegar (south of proposed Block 02)
- Duplex nos. 81-83 and 78-80 Cluain Riocaird, Castlegar (southwest of Apartment Block)

House Type ‘A1’ (4-bed semi-detached) has a blank side elevation and thus there is no issue of overlooking from unit nos. 93 and 70 to the western boundary. Furthermore unit nos. 50, 51, 69, and 70 along the eastern boundary, House Type ‘B1’ (3-bed end of terrace) has a blank elevation and thus there is no issue of overlooking.

The proposed residential units do not directly overlook private open space or land with development potential from above ground floor level by less than 11 metres minimum in accordance with Section 11.3.1 (d) of the Development Plan. In summary the proposed development has been designed to preserve the residential amenities of nearby properties and will enhance the residential amenities associated with the existing houses in the area.

7.4.3 Noise

Residential units within the proposed development have been designed to avoid noise ingress in rear elevations. An **Acoustic Design Statement** has been prepared by Amplitude Acoustics and submitted with the application. This report concludes the overall development complies with the relevant requirements of the ProPG: Planning & Noise and the British Standard BS 8233:2014. It is therefore submitted that there are no conflicts with the N6GCRR arising from the proposed development.

7.5 Building Height

The *National Planning Framework* has a number of directly relevant national policy objectives that articulate delivering on a compact urban growth programme. In particular, National Policy Objective 13 (text below) identifies building height as an important measure for urban areas to deliver and achieve compact growth as required:

- ‘In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality

outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.'

SPPR 4 of the Urban Development and Building Height Guidelines for Planning Authorities (2018) includes a specific planning policy requirements that in planning future development of greenfield or edge of city/town location for housing purposes, planning authorities must secure a greater mix of building heights and typologies.

The proposed building heights vary across the site. Typologies include 2-storey houses (Cells 01,02,03 and 04), 3-storey duplex buildings (Blocks 02,03, 04, and 05) and 2 no. 4 storey apartment building (4-storeys with setback).

The 4-storey apartment buildings are situated in the lowest section of the application site adjacent to Bothar an Chóiste road. As a result of the change in levels over the application site the height of 4 storey element of the apartment block projects less than the 3 storey duplex units in Block 03 and the 2-storey houses in the main body of the site (see Site Sections 1-1 and 2-2, Dwg. No. 3006 & 3007 respectively).

Open space areas 01 and 03 provide visual breaks in the interface of the development with Bóthar Na Chóiste road. They provide a landscaped frontage to the apartment building and, a landscaped setback to the 3-storey duplex units (Block 03 04, and 05 located within the site).

Overall, it is submitted that the 4-storey apartment block contributes positively to both the proposed development and the character of the neighbouring residential development in Cluain Riocaird which incorporates a mix of 2 and 3 -storey residential units.

7.6 Housing Quality Assessment

The *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (updated 2020)* promote the provision of a satisfactory standard of residential accommodation for a variety of household types and sizes. In order to achieve this, the guidelines set out a number of apartment design standards criteria, including minimum floor areas, room dimensions, dual aspect ratio and storage spaces. The proposed development is compliant with the various provisions of the guidelines, as demonstrated in the Housing Quality Assessment as part of the Architectural Design Statement prepared by O'Neill O'Malley Architects. This is also provided in Appendix 2 of this Report.

The *Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes Sustaining Communities (2007)* sets out space provision for dwelling design. **Table 19**, below, illustrates the proposals compliance with the areas specified.

Table 19: Compliance of the proposed development with space provision for dwellings set out in the Best Practice Guidelines for Delivering Homes Sustaining Communities (2007)

Target Gross Floor Area sqm (as per Quality Housing for Sustainable Communities Best Practice Guidelines)	Proposed House Type	Gross Floor Area
4BED/7P House (2 storey) 110 sqm	House Type A/A1 – 4 Bed Semi Detached	121.4 sqm
3BED/5P House (2 storey) 92 sqm	House Type B1 – 3 Bed End Terrace/Semi Detached	102.97 sqm

Target Gross Floor Area sqm (as per Quality Housing for Sustainable Communities Best Practice Guidelines)	Proposed House Type	Gross Floor Area
	House Type B2 – 3 Bed Mid Terrace	102.9 sqm
	House Type B3 – 3 Bed Corner End Terrace	105.8 sqm
2BED/4P House (2 storey) 80 sqm	House Type C1 – 2 Bed Mid Terrace	87.54 sqm
	House Type C2 – 2 Bed Mid Terrace	87.54sqm

The Architectural Design Statement prepared by O’Neill O’Malley details how the proposal has had regard to the 12 criteria in the *Urban Design Manual: A Best Practice Guide (2009)* (Context, Connectivity, Inclusivity, Variety, Efficiency, Distinctiveness, Layout, Public Realm, Adaptability, Privacy and Amenity, Parking, and Detailed Design). Please refer to the Architectural Design Statement for more details on how the proposed development has regarded each of the 12 criteria.

In terms of the amenity of future residents the following elements of the proposed scheme are highlighted in accordance with ‘*Criteria 10 - Privacy and Amenity*’.

- Private open space is provided to the rear of each dwelling house and through balconies/terraces for the apartments/duplexes.
- The proposed development includes areas of high-quality open space for the benefit of all future residents. Key features in the hierarchy of open space include the proposed linear park along the greenway which provides an attractive green corridor through the proposed development (Public Open Space 03), and an alternative means of pedestrian connectivity with Bóthar Na Chóiste. Public Open Space 02 includes an equipped children’s playground and passive recreation lawned area with bench seating. Public Open Space 02 provides for a pollinator friendly garden and bench seating.
- Permeability through the site has been reinforced by the proposed pedestrian routes throughout the site, including the Greenway connection. This ensures that the site remains well connected to the local area and its surroundings. Future permeability and connections to adjacent lands toward the west are desirable and have been provided for.
- The homes are designated to provide adequate storage, including space within the home for the sorting and storage of recyclables.
- All private gardens are level and have minimum areas in excess of the required 50% of floor areas, Appendix 4 of the Architectural Design Statement refers to Private Garden Areas.
- The design maximises the number of homes enjoying dual aspects.

Overall, it is submitted that the proposed development will provide an acceptable level of residential amenity for future occupants.

7.7 Connectivity, Access, Traffic and Transport

7.7.1 Connectivity to the Wider Area

The Bothar an Choiste road connects with the Headford Road (N84) to the west with direct access to Galway City Centre and alternative access to the Tuam Road (N83) and M18 motorway beyond that serving Sligo & Limerick and the M4 serving the south of the country. Eyre square, located 3.8km from the site, has a number of public transport terminus.

Two residential neighbourhoods are in walking distance from the site providing restaurants and shops among other amenities. Castlegar is located less than 500m to the south of the site and Terryland is located 850m from the site.

The context maps in **Figure 14** and **15** describes the local context and the local connections and adjoining land uses and significant amenities close to the site. As part of the application the access road leading from the existing neighbourhood core to the site will be enhanced to provide safe pedestrian connectivity between the site. These works will provide strong permeability within the scheme to the Castlegar local center.

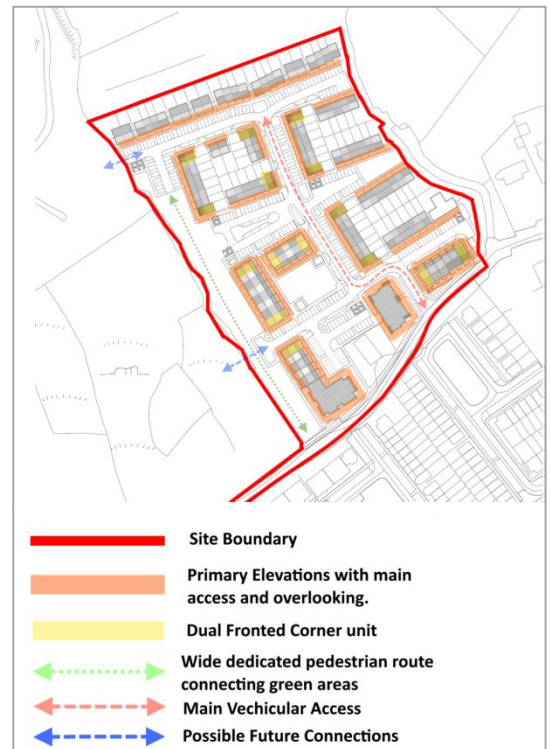


Figure 14: Site Concept & Design Strategy Graphic extracted from -ONOM's Architectural Design Statement

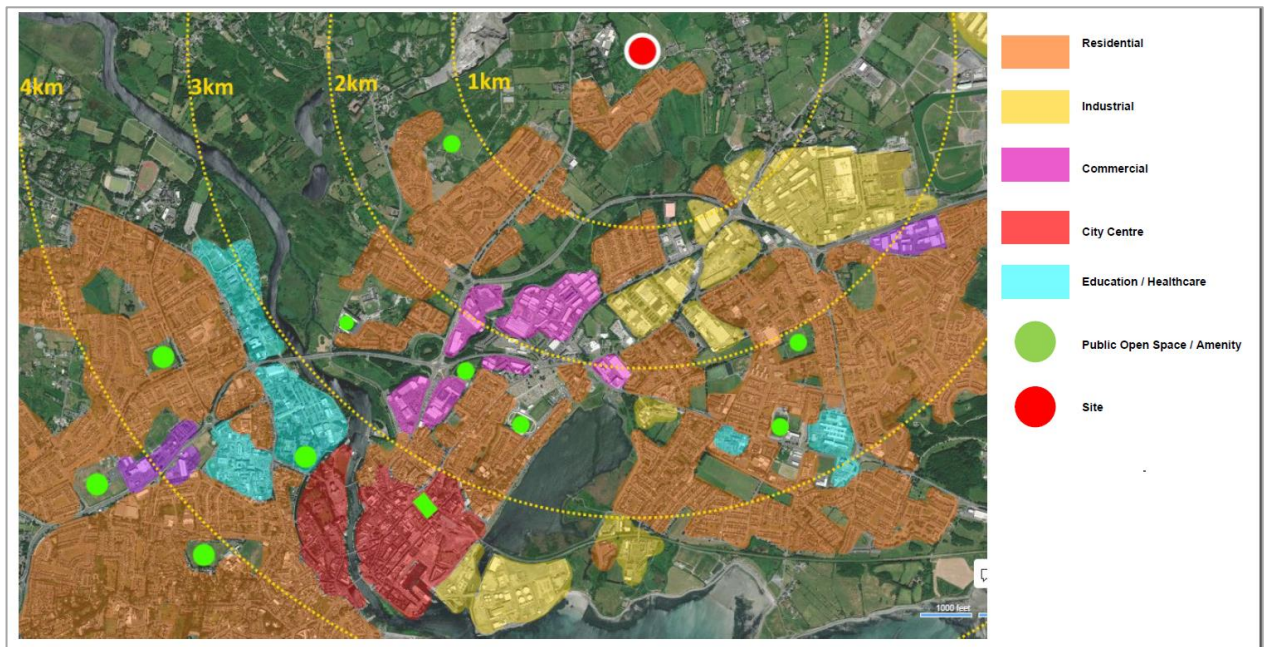


Figure 15: Site location relative to surrounding built environment and amenities. Extracted from ONOM's Architectural Design Statement.

7.7.2 Access Arrangement

The proposed development is to be accessed from the Bothar an Chóiste road. Further detail regarding the road improvements is provided in the submitted Civil Works Report and Traffic and Transport Assessment prepared by Tobin Consulting Engineers.

7.7.3 Traffic Assessment

A Traffic & Transport Assessment (TTA) prepared by Tobin Consulting Engineers is submitted with this application. The objective of the TTA is to assess the impact the proposed development will have on the existing road network. The TTA calculates the expected volume of traffic that will be generated by the proposed development and assess the impact that this traffic will have on the operational capacity of the road network in the vicinity of the development. For more details regarding the traffic assessment that was carried out please refer to the Traffic and Transport Assessment prepared by Tobin Consulting Engineers.

7.7.4 DMURS Compliance

The proposed scheme has been designed in accordance with the principles of the *Design Manual for Urban Roads and Streets* (DMURS), namely:

- 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.
- Design Principle 2: The promotion of multifunctional streets that balance the needs of all users within a self-regulating environment.
- Design Principle 3: The quality of the street is measured by the quality of the pedestrian environment.
- Design Principle 4: Greater communication and cooperation between design professionals through the promotion of a plan led, multidisciplinary approach to design.

A DMURS Statement of Consistency has been prepared by Tobin Consulting Engineers and is submitted with this application. It confirms that the proposed scheme has been designed in accordance with the four principles of the DMURS.

7.7.5 Vehicular, Pedestrian and Cycle Connectivity

Making connections is an essential part of creating a sense of place. The application site is easily accessible. The proposal incorporates a permeable southern boundary allowing pedestrian and cycle access to Bóthar Na Chóiste and the public road and path network beyond.

The proposed layout incorporates a series of footpaths that promote permeability and connection with the four open spaces within the development. The linear park (Public Open Space 01 and 03), overlooking the designated Greenway, provide an attractive landscaped pedestrian connection for residents connecting with the Bóthar Na Chóiste road on foot.

There will be significant road improvements carried out in conjunction with the proposed development on Bóthar na Chóiste. To facilitate the road improvements necessary, and to meet the specific development objective of the *Galway City Development Plan 2017-2023* which is to “implement road widening and improvements at Bóthar na Chóiste”, This section of the road was recently the subject of a Compulsory Purchase Order by Galway City Council under Compulsory Purchase Order No. BnC-CPO-001, 2021. Galway City Council has, on the 23rd May 2022, made a Confirmation Order confirming without modification the above-named Compulsory Purchase Order.

The proposed development will include the upgrade of the existing Bothar an Chóiste road from the proposed development to the junction at L5041 consisting of road improvements, road widening and junction re-alignment. Details of the proposed road upgrade are included in **Dwg. No. 10750-2113 'Proposed Road Upgrades'** prepared by Tobin Consulting Engineers.

As regards public transport the application is located approximately 400 metres (a five-minute walk) from Bothar an Chóiste bus stop no. 523841 which is located outside Murphy's Centra. The route 407 bus services this stop and runs to Eyre Square. It operates every 30 minutes Monday to Saturday and every 60 minutes on a Sunday.

The *Galway Transport Strategy* (2016) at Section 7.1.3 identifies various cycling infrastructure measures which will benefit future occupiers of the proposed development including:

- An inbound shared bus and cycle lane and outbound on-road cycle lane only between Kirwan Roundabout and Baile an Chóiste;
- Retention of raised adjacent cycle lanes Baile an Chóiste;
- Two-way off-road cycle path from the Headford Road through Ballinfoyle, connecting to the Baile an Chóiste facility near Maigh Riocaird and leading on to Castlegar Village; and
- Traffic management and signage to reduce vehicle speeds and advertise the presence of cyclists between the connection point of the Ballinfoyle cycleway and the N17

7.7.6 Bicycle and Cycling Facilities

The cycle facilities have been designed to create a legible environment in accordance with the National Cycle Manual (NCM).

Section 11.3.1 (h) of the GCDP requires, where appropriate, the following cycle parking provision:

- a minimum of one cycle stand per 20 car spaces or over
- or every additional 50 car parking spaces, an additional cycle stand should be provided
- each cycle stand should accommodate a minimum of five bicycles
- cycle parking must be sheltered where appropriate

A total of 419 no. spaces are required for the proposed development, and there are a total 417 no. spaces are provided. Further details on the breakdown and calculation of cycle facilities, which includes an allocation for the commercial space, is provided at Section 7.2.2 in the attached Traffic and Transport Assessment prepared by Tobin Consulting Engineers. The breakdown of bicycle parking is also outlined within Appendix 6 of the Architectural Design Statement prepared by O'Neill O'Malley Architects.

7.7.7 Car Parking

Details of the proposed car parking arrangements are set out the Traffic and Transportation Assessment prepared by Tobin Consulting Engineers.

The parking provisions at the site have been calculated in accordance with the parking guidelines set out in the following:

- *Sustainable Urban Housing Standards for New Apartments Guidelines for Planning Authorities* (2018) (Section 4.22) (the Apartment Guidelines)
- *Galway City Development Plan 2017-2023* (Section 11.3.1 (g)(GCDP)

The parking calculations for the proposed development are outlined in **Table 20** below:

Table 20: Breakdown of car parking provision

Unit Type	No. of Units	GCDP Requirement	Apartment Guidelines Requirement	Car Parking Spaces Required	Car Parking Spaces Provided
Duplex	48	n/a	1 space per duplex + 1 visitor space per every 4 duplex units:	60	53
Apartments	38	n/a	1 space per apartment + 1 visitor space per every 4 apartments	48	48
House	84	1.5 spaces per house and 1 visitor per 3	n/a	154 126+28 visitor	154
Creche	300sqm	1 space per 20sqm	n/a	8	5
Total	170	-	-	270	260

It is submitted that the shortfall in car parking (10 no. spaces) is acceptable on the basis that the peak demands for childcare parking and residential parking do not coincide and thus dual use car parking is appropriate as per Section 11.10.1 of the GCDP which states:

‘Consideration for new developments within the city will also be given to grouped and dual usage car parking, where peak demands do not coincide and cognisance will also be taken of where there is the potential for multi-purpose trips’.

However, we have prepared a **Material Contravention Statement** to justify the shortfall of parking spaces. Furthermore, on account of the accessible location of the application site. It is envisaged that the sites connectivity to Bóthar Na Chóiste and the public road and path network beyond will encourage people to use more sustainable forms of transport.

For commuter journeys, cycling can be considered as a feasible means of transport. The city centre is located approximately 2.8 km to the south east. This is approximately a 10-minute cycle time from the proposed development.

Secure bike storage facilities are provided for duplex and apartment residents. All house types will have secure bicycle parking to either the front or rear of the dwelling. The development provides for 417 no. bicycle parking spaces throughout the scheme.

Irrespective of the flexibility offered in Section 11.10.1 of the GCDP it is acknowledged that the proposal may constitute a material contravention of the car parking standard set out at Section 11.3.1 (g) of the GCDP. Accordingly, a Material Contravention Statement is included in this regard.

7.7.8

Road Safety Audit

For clarity, the application documentation includes two Road Safety Audits completed by CST Group:

1. Stage 1 Road Safety Audit Proposed Works to Castlegar Road / Bóthar An Choiste (L5041) Road Junction, Castlegar Village, Galway

2. Stage 1 Road Safety Audit Strategic Housing Development at Bóthar An Choiste, Castlegar, Galway

7.8 Site Services

7.8.1 Surface Water

A dedicated storm water drainage system will be provided for the development and will pick up surface water run-off from impermeable surfaces such as roadways, footways, and roofs. Drainage to the Bóthar na Chóiste road to the front of the development are considered in the design. Soakaways on the site will provide the main drainage for the road as this will be required once the proposed improvement works go ahead and the road is kerbed Refer to drawing no.s 10750-2103 & 10750-2104 for details of the proposed storm drainage network.

7.8.2 Water Supply

The water supply services have been designed to take account of the requirements of the Civil Engineering Specification for the Water Industry (CESWI), subject to the particular requirements applied to it by Irish Water, as outlined in the Irish Water Code of Practice for Water Infrastructure. Other design guidelines adhered to include the Department of Environment “Recommendations for Site Development Works for Housing Areas”, 1998.

The water supply required for the proposed development shall be via a 150mm diameter watermain as per Irish Water requirements. It is proposed to connect to the existing 200mm diameter uPVC watermain located in the main junction of the L5041 local road and Bothar an Choiste road, south-west of the residential element of the development, as can be seen on drawing 10750-2102.

Refer to drawings 10750-2101 & 10750-2102 which outline the details of the existing and proposed water supply network.

7.8.3 Wastewater

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.

A pre-connection enquiry, (CDS21007628), has been submitted to Irish Water based on the envisaged wastewater discharge volumes from the development. Irish Water have reviewed this pre-connection enquiry and have advised that the proposed loading can be facilitated, and a Confirmation of Feasibility was received. A statement of design acceptance was also received from Irish Water.

7.9 Creche Facility

In accordance with the ‘Guidelines for Planning Authorities on Childcare Facilities’ (DEHLG, 2001), the proposed scheme includes a childcare facility which extends to 300 sqm and provides 46 no. child spaces, in accordance with the national standards which require a minimum of 20 childcare places per approximately 75 dwellings. The crèche facility, which shares the common architectural language of the housing units, is in an easily accessible location in order to aid drop off and pick up.

7.10

Environmental Impact Assessment

The proposed development falls within the category of an ‘Infrastructure Project’ within Schedule 5 (10) (b) of the *Planning and Development Regulations 2001*- (as amended) which provides that a mandatory EIA must be carried out for the following projects:

- (i) Construction of more than 500 dwelling units.*
- (ii) Construction of a car-park providing more than 400 spaces, other than a car-park 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.*
- (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere*

The proposed development is for 170 no. residential units and a crèche facility of c. 300 sqm on an overall application site area of 4.626 ha. The proposed development does not trigger a requirement for a mandatory EIA because:

- The number of accommodation units, at 170 no. units, falls well below the threshold of 500 dwellings; and
- The application site area of 4.626ha (overall site area) falls well below the area threshold for sites in an urban area.

This application is supported by an Environmental Impact Assessment Screening Report, prepared by MKO. The EIASR makes the following key conclusions:

“This EIA Screening for the proposed development has taken into account the scale, location and nature of the project along with the types and characteristics of potential impacts on the factors specified for environmental impact assessment as set out in the Act. It can be concluded that the proposed development, due to the considered design of the project and provided all mitigation measures are properly implemented, that there is no real likelihood of significant effects on the environment.

a statement indicating how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directives have been taken into account on as required Article 299B(1)(b)(ii)(II)(C) of the Regulations. The statement is supported by the provision of the information specified in Schedule 7A of the Regulations

This statement... is provided so that the Board shall have regard to the “the available results, where relevant, of preliminary verifications or assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive” in accordance with Article 299C(1)(a) of the Planning Regulations.”

7.11

Ecology

7.11.1

Ecological Impact Assessment

The application is supported by an Ecological Impact Assessment Report (EcIA) prepared by MKO.

The Ecological Impact Assessment concludes:

“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.

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 biodiversity when considered in-combination with other plans and projects was identified.

Provided that the development is constructed in accordance with the design and best practice that is described within this application, significant effects on biodiversity are not anticipated at any geographic scale.”

7.11.2 Appropriate Assessment Screening Report

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).

An Appropriate Assessment Screening Report has been prepared by MKO in support of this proposal. The screening assessment concludes as follows:

“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 be likely to have a significant effect on Galway Bay Complex SAC, Inner Galway Bay SPA, Lough Corrib SAC and Lough Corrib SPA.

As a result, it is recommended to the competent authority that an Appropriate Assessment is required, and a Natura Impact Statement will be prepared in respect of the proposed development.”

Natura Impact Statement

The Natura Impact Statement was prepared by MKO on the conclusion of the AASR as outlined above in Section 7.10.2. The NIS was carried out in accordance with the European Commission guidance document Assessment of Plans and Projects Significantly affecting Natura 2000 Sites: Methodological Guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC (EC, 2001), European Communities (2018) Managing Natura 2000 Sites: the provisions of Article 6 of the ‘Habitats’ Directive 92/43/EEC, Office for Official Publications of the European Communities, Luxembourg. European Commission and the Department of the Environment’s Guidance on the Appropriate Assessment of Plans and Projects in Ireland (December 2009, amended February 2010). Natura Impact Statement.

The conclusion of the NIS is as follows:

“This NIS has provided an assessment of all potential direct or indirect adverse effects on European Sites.

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.

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

7.12 Historic Environment

An Archaeological Impact Assessment has been prepared by Richard Crumlish, B.A., M.I.A.I. Consultant Archaeologist.

An archaeological desk study confirms that there are no recorded monuments located within the proposed development. The nearest recorded monument to the proposed development site is Castlegar Castle (RMP No. GA082-021), which is located over 300m to the south-east.

Section 6 of the Assessment refers to potential impacts. It states:

“Research has shown that there are no entries for Castlegar townland in the database of files in the National Museum of Ireland. Research has also shown that the three licensed excavations relating to Castlegar townland revealed nothing of archaeological significance. There are no known recorded monuments within the proposed development site and the field walking of the site revealed no features of archaeological significance”

8.

CONCLUSION

This Report and Statement of Consistency, which has been prepared by MKO (McCarthy Keville O'Sullivan) supports an application to An Bord Pleanála (ABP) under the Planning and Development Act 2000 (As amended by the Residential Tenancies Act 2016) for permission for a proposed Strategic Housing Development. on lands located at Bóthar Na Chóiste, Castlegar, Galway.

The proposed development will assist Galway City Council in meeting its commitment to provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.

In summary, it is submitted that the proposed development results in a development which accords fully with the proper planning and development of the area while providing an attractive, high quality, contemporary development which enhances the development of the north area of the city. It is submitted that the proposed scheme represents significant planning gain for the area for the following reasons:

- The proposed development provides for 170 no. residential units and provides a significant response to Galway's housing needs in accordance with the adopted Housing Strategy 2017-23, which has been informed by the Core Strategy of the GCDP.
- The proposed development includes a crèche facility which extends to c. 300 sqm in accordance with the national standards which require a minimum of 20 childcare places per approximately 75 dwellings.
- The overall site layout has been influenced by the presence of a designated Greenway which runs north south immediately outside the western boundary of the site. A linear Public Open Space is proposed along the western boundary providing links to and overlooking of the designated Greenway.
- The proposed development includes a central area of public open space designed to incorporate both formal and informal play areas, that meet the 15% requirements for open space.
- The proposed development provides a future vehicular and pedestrian link to adjacent lands, with turnabouts that can potentially be adapted as routes to future development.
- Important pedestrian and cyclist connections are also incorporated into the design, providing an accessible street network for disabled users, pedestrians, and cyclists. The usability of the proposed routes has been optimised by minimising gradients to usable levels and designing all areas to be compliant with relevant regulations and the DMURS policy guidance document. These connections will promote permeability through the proposed development and within the wider area, encouraging walking and cycling in the locality and minimising the need to use private vehicles. The layout is also designed to control traffic speed through the use of subtle changes in street alignment and the use of cul-de-sacs where necessary.
- The applicant proposes to provide 10% of the units to fulfil the scheme's Part V obligation in accordance with Section 95 of the *Planning & Development Act 2000* (as amended), offering 17 no. units for Part V.



APPENDIX 1

MEETING MINUTES



MEETING MINUTES

Project Reference	180747			
Meeting Purpose	Preliminary Stage 1 Meeting – Design Team Actions			
Meeting Time/Date	01.10.2020	Location	TEAMS	
Author(s)	PH	Issue Date	06.10.2020	
Doc. file name	Stage 1 Preplanning Mtg No. 1 - 2020.10.01 - 180747			
Attendees	Name / Abb.	Org.	Name/ Abb.	Org.
Present	Sarah Hill (MKO)		Diane Egan (GCC)	
	Pamela Harty (MKO)		Liam Blake (GCC)	
	John O’Neill (ONOM)		Susan Loughnane (GCC)	
	Tom Broderick (Client)		Stephen Walsh (GCC)	
	Brendan Heaney (Tobin)		Theo McLoughlin (GCC)	
	Richard Daly (Tobin)		Frank Clancy (GCC)	
	Michael Geraghty (Tobin)			
	Keith Mitchell (CSR)		Padraic Clancy (Cooperative Housing)	
Apologies				
Circulation	Design Team			

Item	Description	Action	Date
1.	<p>Introductions</p> <p>The purpose of the meeting was to introduce a proposed SHD scheme. A follow up statutory s.247 meeting will be requested in due course.</p>		
2.	<p>Proposed Scheme</p> <p>ONOM presented the proposed scheme. Key features:</p> <ul style="list-style-type: none"> • 3.46ha site zoned for residential development. Surrounding land zoned for residential, commercial/industrial and agriculture. • N6GCR route corridor traverses the land to the north of the proposed site 		



Item	Description	Action	Date
	<ul style="list-style-type: none"> • Site specific objectives contained in the extant City Development Plan • 139 no. residential units + creche (capacity for 40 children) 		
3.	<p>Galway City Council Feedback</p> <p>Diane Egan:</p> <ul style="list-style-type: none"> • Current layout waste open space to the front of the site • Concerned about the quantum of duplex units proposed (her concerns appear to relate to the design of duplex units in general); • Concerned about the amount of roads defined as home zones. • No hierarchy of open space, - some of the open space is incidental and she is concerned about the large are of open space to the rear; • Very linear development, - does it comply with DMURS? • Concerned about the location of the proposed pumping station in the open space to the front of the development; • Concerned about the distance from the car parking to the duplex units; • Noise and vibration from the proposed N6GCRR will need to be considered • Concerned about how much social housing is proposed for the wider area. <p>Liam Blake:</p> <ul style="list-style-type: none"> • Concerned about how effective the shared surface along the greenway would be • Access will be a key issue • Current layout waste open space to the front of the site • Concerned about how much social housing is proposed for the wider area. If this is a social housing scheme we will need to look at the overall distribution in the area. <ul style="list-style-type: none"> ◦ Padraic Clancy confirmed discussions were underway with Tom Prendergast (GCC, Housing) <p>Susan Loughnane</p> <ul style="list-style-type: none"> • Cycle parking for duplexes must be considered • Concerns raised about proposed perpendicular parking <p>Stephen Walsh:</p> <ul style="list-style-type: none"> • Information on levels required • Development Plan objective to retain local features • Concerned about how the greenway is being accommodated • The layout will need to incorporate child friendly spaces etc. <p>Theo McLoughlin:</p> <ul style="list-style-type: none"> • EV charging points will be required 		



Item	Description	Action	Date
	<p>Frank Clancy:</p> <ul style="list-style-type: none">• Notes the location of the pumping station. Queried what direction the drainage network will go.		





TOTAL NO. OF UNITS = 139
 OVERALL SITE AREA : 35,100sqm :- 3.510 HA :- 8.673 acre
 DEVELOPABLE SITE AREA : 34,633sqm :- 3.463 HA :- 8.558 acre

79 no. Houses
60 no. Duplex/Apartment Units

Density
40.1 Units per Ha - Residential Density (139 units on 3.4633ha)
16.2 Units per Acre - Residential Density (139 units on 8.558 acre)

Residential Units
 House Type 'A' - 4 bed Semi-D - Circa 117.7 sqm TOTAL 06 UNITS
 House Type 'B' - 3 bed Terrace Circa 100.4 sqm TOTAL 33 UNITS
 House Type 'C' - 2 bed Mid-Terrace Circa 84.8 sqm TOTAL 38 UNITS

Apartment
 1 bed Duplex/Apt - Circa 53.3 sqm TOTAL 12 UNITS
 2 bed Duplex/Apt - Circa 81.8 sqm TOTAL 43 UNITS
 3 bed Duplex/Apt - Circa 100.4sqm TOTAL 05 UNITS

Creche - 40 child spaces provided - Circa 143 sqm
 (GCCP: 20 child spaces per 75 units = 37.0 spaces required)

TOTAL UNITS ON SITE = 139

Public open space (approx areas)

Total open space : 5,975.8 sqm - 17.2%
 Total open space required : 5,195 sqm
 (15% of Developable residential area 3.4633 ha)

House Types

	4-Bed Semi Detached Circa 117.7m ²		Duplex 2-Bed Over 1-Bed 1-Bed: 63m ² 2-Bed: 94m ²
	3-Bed Terrace Circa 100.4m ²		Duplex 2-Bed Over 2-Bed 2-Bed GF: 73m ² 2-Bed FF: 104m ²
	2-Bed Mid Terrace 84.8m ²		Duplex 3 Bed Over 2 Bed 2-Bed GF: 78m ² 3-Bed FF: 112m ²

DRAFT - FOR DISCUSSION
REVISED SITE LAYOUT

01 Site Layout Plan
 Scale: 1 : 500

No.	Date	Comments	By

Scale: 1:500
 Drawing Purpose: Design Development
 Project: Proposed residential Development at Castlegar Village, Bothar An Choisde, Galway
 Client: Lockwood Developments LTD
 Date: Sept 2020
 Paper size: A1
 Drawn by: JF
 Checked by: L.T. O'Neil

File Ref: 2.04
 Subject: SITE LAYOUT PLAN

om O'Neill | O'Malley Ltd.
 Architects + Project Management

Project No: 18151
 Drawing No: 2201
 Rev: 01
 Technology Group: Technology Group
 Planning: Planning
 Site: Site
 Rev: 01



MEETING MINUTES

Project Reference	180747 - Bóther Na Chóiste, Castlegar, Galway			
Meeting Purpose	Stage 1 Section 247 Pre-Application SHD Consultation			
Meeting Time/Date	09/12/2020 11:30-12:30	Location	TEAMS	
Author(s)	SH/ PH	Issue Date	06.01.2020	
Doc. file name	2020.12.09 - Stage 1 Section 247 Pre-Application SHD Consultation Meeting Minutes – F - 180747			
Attendees	Name / Abb.	Org.	Name/ Abb.	Org.
Present	Caroline Phelan (GCC) (CP)		Tom Broderick(Lock Development- Applicant)	
	Liam Blake (GCC) (LB)		John O'Neill (ONOM) (JON)	
	Diane Egan (GCC) (DE)		Brendan Heaney (Tobin) (BH)	
	Frank Clancy(GCC) (FC)		Richard Daly (Tobin) (RD)	
	Stephen Walsh(GCC) (SW)		Micheal Geraghty (Tobin)(MG)	
	Brendan Gallagher(GCC) (BG)		Keith Mitchell (CSR) (KM)	
	Joan Higgins (GCC) (JH)		Pamela Harty (MKO) (PH)	
	Padraic Clancy (Cooperative Housing) (PC)		Sarah Hill (MKO) (SH)	
Apologies				
Circulation	Design Team & Applicant			

Item	Description	Action	Date
1.	<p>Introduction & Overview of SHD Proposal</p> <p>PH opened the meeting. Noted the significant layout changes since the first meeting on 01/10/2020, including the hierarchy of open space & Greenway. Noted that the proposal was for 139 units and crèche. The proposed Bóther Na Chóiste road improvements are included in the red line boundary for discussion purposes.</p>		
2.	<p>Revised Scheme</p> <p>KM (CSR) presented the revised landscape masterplan (Dwg. 20442-3-100) to provide context to the layout changes:</p> <ul style="list-style-type: none"> Linear park along western boundary, semi naturalistic. Large finger of open space through the centre of the site with green space. 		



Item	Description	Action	Date
	<ul style="list-style-type: none"> Formal square of open space overlooked by duplex units, with play area. Open space at front of the site, wildlife garden area including mature trees and hedgerows. Housing throughout orientated to face over open space areas. <p>JON (ONOM) talked through the revised site layout (Dwg. 2001)</p> <ul style="list-style-type: none"> Significant departure from previous scheme. Retained central primary access route. Confirmed that mechanics of pumping station (PS) below ground. Only kiosk above ground. PS needed to be in this location as lowest point on site. Greenway with link to Bóther Na Chóiste. Crèche at end of cul de sac to avoid traffic issues. 		
3.	<p>Galway City Council (GCC) Feedback on Revised Design</p> <p>Stephen Walsh</p> <ul style="list-style-type: none"> Commented radically better, more suitable. Questions regarding title on the land for Galway City Council to be able to develop the Greenway in the future. PC confirmed that Cooperative Housing Ireland would enter a formal agreement to give the necessary rights for this to happen in the future. Questioned street landscaping improvements as part of the road widening plans along Bóther Na Chóiste. GCC want to be involved in early discussions on widening to ensure adequate margins and realise any potential for street trees. BH confirmed that high level discussion on road widening had historically taken place involving TB, Gus McCarthy and John Kelly. Other future developments on lands in this locality. How does layout work to encourage other forms of travel? Open space in east section of the site. Important for it to include links to future development lands to the east. In response JON noted that paths had been included up to site boundaries to promote permeability and connectivity. SW commented that the connections to future development lands should be made clear. <p>Brendan Gallagher</p> <ul style="list-style-type: none"> Noted concerns re the 5.5 m carriageway and 1.8m footpath. More detail to be provided. <p>Caroline Phelan</p> <ul style="list-style-type: none"> Noted that Bóther Na Chóiste is designated for road improvements. Reference to CPO should not be made in SHD documents moving forward as CPO is an independent process. Noted same concerns as SW regarding potential for landscaping along Bóther Na Chóiste road. Potential to enhance connections to lands to the west. 		

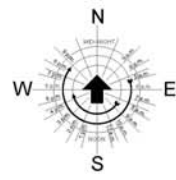


Item	Description	Action	Date
	<ul style="list-style-type: none"> • Kiosk of pumping station is still a significant structure. Consider recycling stone from building to demolish in screening as it has a connection with the street frontage. • Concerns about the functionality and useability of the open space in the pumping station location. • Concerns re the ‘finger’ east-west open space. Will be an incidental parking area rather than an amenity area. • Functionality of orchard open area on eastern boundary? Concerned re useability. Perhaps consider proposing an allotment instead. • Design of houses, bland, little differentiation. • Boxed dormers overwhelming. • Only one element of brick, zinc cladding has failed on other sites. • Concern re large areas of concrete pavers. • Concern re gable side walls onto open space interfaces e.g. 107 and 108. • Open space/playground concern re bins and bike sheds in this open space. <p>Liam Blake</p> <ul style="list-style-type: none"> • Overall improvements in design. • Linear park is good. • Noted 4 storey apartment block very close to the road. • Good that pumping station is below ground. • Need to look closely at duplex detail and interaction with square central open space. • Small under provision of carparking noted submission for dual use parking. • Road is main issue. PH commented discussions regarding road progressing however significant design changes which it was considered appropriate to present. • As per SW comments linkages into adjoining lands should be shown from the beginning. <p>Diane Egan</p> <ul style="list-style-type: none"> • Cell 4, interaction with N6GCRR reservation, environmental sensitivities. Have these been considered? JON noted that detailed design will seek to avoid noise ingress on rear elevations. PH noted that and Acoustic Impact Assessment would be prepared. 		
4.	<p>Engineering Overview and Road Designs</p> <p>BH (Tobin) provided a summary of the Engineering components of the revised design:</p> <ul style="list-style-type: none"> • Irish Water enquiry sent. • BH gave an overview of the drainage design. 		
3.	<p>Galway City Council (GCC) Feedback on Engineering and Road Design</p> <p>Stephen Walsh</p>		



Item	Description	Action	Date
	<ul style="list-style-type: none"> Surface water drainage is a heavy engineered approach, requested that look at alternatives such including wetlands as per information given to BH recently. <p>Frank Clancy</p> <ul style="list-style-type: none"> Raised concerns re surface water on Bóther Na Chóiste road. Noted the absence of a proper drain on the road and natural flow of water into gardens south of Bóther Na Chóiste road. Issue is volumes of warer. Need to consider housing to east of site and current red line and areas of hard surface there. Slope in this area is all down to the Bóther Na Chóiste road. BH noted percolation on the subject site is good. Water supply, noted size of main and potential to upsize to cater for future land development in the locality. Trunk main in Bóther Na Chóiste road. Will send GIS details to Tobin regarding location. Looking at getting this replaced. This couldn't be put on developer, but it should be included in discussions with Irish Water. Fire supply storage – supply from public service, back flow engineered out. Need more detailed design. <p>Brendan Gallagher</p> <ul style="list-style-type: none"> Access is main concern. Narrow road. Reference to street view. Walls are currently built to the edge. Concern achieving DMURS. Not sure if 5.5m wide is adequate. BH noted cross sections along length of Bóther Na Chóiste. Meeting outside of this meeting to discuss same required. 		
4.	Meeting closed at 12:30pm		
5.	<p>Next Steps/Actions</p> <ul style="list-style-type: none"> Remove reference to CPO in future documentation Engineering meeting BH & BG to discuss road width. 		





BOUNDARY TO GALWAY N6 ROAD RESERVATION



TOTAL NO. OF UNITS = 139
 OVERALL SITE AREA : 42,867.7sqm :- 4.286 HA :- 10.590 acre
 DEVELOPABLE SITE AREA : 34,633sqm :- 3.463 HA :- 8.558 acre

84 no. Houses (60.4%)
 55 no. Duplex/Apartment Units (39.6%)

Density
 40.13 Units per Ha - Residential Density (139 units on 3.4633ha)
 16.2 Units per Acre - Residential Density (139 units on 8.558 acre)

Creche - 40 child spaces provided - Circa 200 sqm
 (GCCP: 20 child spaces per 75 units = 37.0 spaces required)

Public open space (Approx. areas)
 Total open space - 5,917.5 sqm - 17.0%
 Total open space required - 5,195 sqm
 (15% of Developable residential area 3.4633 ha)

Residential Units
 House Type 'A' - 4 bed Semi-D - Circa 117.7 sqm TOTAL 08 UNITS
 House Type 'B' - 3 bed Terrace - Circa 100.4 sqm TOTAL 42 UNITS
 House Type 'C' - 2 bed Mid-Terrace - Circa 84.8 sqm TOTAL 34 UNITS

Apartment
 1 bed Duplex/Apt - Circa 53.3 sqm TOTAL 19 UNITS
 2 bed Duplex/Apt - Circa 81.8 sqm TOTAL 36 UNITS

Creche - 40 child spaces provided - Circa 200 sqm
 (GCCP: 20 child spaces per 75 units = 37.0 spaces required)

TOTAL UNITS ON SITE = 139

House Types

4-Bed Semi Detached Circa 117.7m ²	3-Bed Terrace Circa 100.4m ²
2-Bed Mid Terrace 84.8m ²	3-Bed Corner Unit Circa 100.4m ²
Duplex 2-Bed Over 1-Bed 1-Bed: 63m ² 2-Bed: 94m ²	Duplex 2-Bed Over 2-Bed 2-Bed GF: 73m ² 2-Bed FF: 104m ²

01 Site Layout Plan
 Scale: 1 : 500

DRAFT

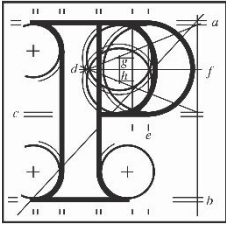
Scale: 1:500
 Drawing Purpose: Design Development
 Project: Proposed residential development at Castlegar Village, Bohar An Choiste, Galway
 Client: Lockwood Developments LTD
 Date: Oct 2020
 Paper Size: A3
 Drawn by: IF
 Checked by:

File Ref: 2.04
 Subject: SITE LAYOUT PLAN A



Project No: 18151
 Drawing No: 2001
 Revision: 001
 Date: 17/10/20

No.	Date	Comments	By



Case Reference / Description	Demolition of buildings, construction of 170 no. residential units (84 no. houses, 86 no. apartments), creche and associated site works. Bóthar na Chóiste, Castlegar, Co. Galway.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	21 st March 2022	Start Time	10.00
Location	Remotely via Microsoft teams.	End Time	10.45
Chairperson		Executive Officer	Ashling Doherty

Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Fiona Fair, Senior Planning Inspector
Ashling Doherty, Executive Officer

Representing Prospective Applicant:

John O'Neill, O'Neill-O'Malley
Ian Flannery, O'Neill-O'Malley
Brendan Heaney, Tobin Consultant
Michael Geraghty, Tobin Consultant
Ronald Robinson, Tobin Consultant
Keith Mitchell, CSR
Tom Broderick
Pamela Harty, MKO

Representing Planning Authority

Liam Blake, Senior Executive Planner
Diane Egan, Executive Planner
Carmel Kilcoyne, Senior Engineer, Environment Department
Sharon Carroll, Environment Executive Scientist
Lisa Smyth, Senior Executive Parks Superintendent
Frank Clancy, Senior Executive Engineer, Water Department
Brendan Gallagher, Senior Executive Engineer Roads & Transportation
Simone Watson, Staff Officer, Planning Admin. Department
Sharon Connelly, Planning Department

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public once the Opinion has issued,
- ABP received a submission from the PA on, 2nd February 2022, providing the records of consultations held pursuant to section 247 of the Planning and Development Act, 2000, as amended and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted require further consideration and/or amendment in order to constitute a reasonable basis for an application.
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.

The ABP representatives acknowledged the letter dated, 14th December 2021, formally requesting pre-application consultations with ABP. The prospective applicant advised of the need to comply with the definition of SHD as set out in the (Housing) and Residential Tenancies Act of 2016, as amended, in relation to thresholds of development. The representatives of ABP advised that the Inspector dealing with the pre-application consultation request would be different to the Inspector who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

- 1. Compliance with land use zoning and specific objectives of the Galway City Development Plan 2017 – 2023**
- 2. Quantum of Development, Density, Layout and Urban Design**
- 3. Residential Amenity**
- 4. Transportation, Connectivity, Integration with the wider area.**
- 5. Infrastructure Issues raised in the CE Opinion**
- 6. AOB**

- 1. Compliance with land use zoning and specific objectives of the Galway City Development Plan 2017 – 2023.**

ABP Comments:

- Further consideration that the proposal has regard to specific objectives set out in the Galway City Development Plan for lands 'North of Bothar na Coiste' which specifies:
 - Layout of residential development and boundary treatment shall have regard to protected views from the Headford Road.
 - Requirements for road improvements capable of accommodating future developments shall be incorporated into any development proposals.
- Further clarification and justification with respect to location of a portion of the north-eastern section of the scheme within the reservation of the Galway City Ring Road (GCRR) - reservation corridor as set out in the GCDP 2017 - 2023.
- Further clarity that the N6 GCRR Project office has been consulted.

Prospective Applicant's Comments:

- Mindful of the reservation corridor and keeping outside the working corridor of the proposed N6 Galway City ring road.
- Reservation line should be included in Material Contravention Statement, this will be addressed in the next stage of the proposed application.

Planning Authority's Comments:

- Reservation corridor mentioned in the City Development Plan is referenced in the CE Opinion and should be included in the Material Contravention Statement.

2. Quantum of Development, Density, Layout and Urban Design.

ABP Comments:

- Further clarification that all issues raised in the Planning Authority CE Opinion submitted to the Board on the 02nd February 2022, in particular, with respect to layout issues, POS, entry into the estate, sense of place, variety distinctiveness and layout has been justified.

Prospective Applicant's Comments:

- Scheme has evolved since original pre-application discussions with the PA.
- Concerns raised in relation to block c and moving the open space to the west.
- Strategically placing the apartment blocks so they could overlook gaps in the building line and public open space.

- The layout is designed having cognisance to passive surveillance of the Greenway and the park. It is felt that the approach taken is appropriate and justified.
- Prospective applicant wanted to ensure apartments were not overlooking private gardens are well set back and have adequate separation distance from Cluain Riocard.
- The approach includes a building which turns the corner, dual frontage at the entrance.

Planning Authority's Comments:

- Issues have been raised in their opinion and no further comments to be made at this stage.

3. Residential Amenity

ABP Comments:

- There is a need for a noise action plan, which assesses environmental noise in particular to the northeast of the site where proposed houses abut the GCRR reservation.
- Further justification of the layout in terms of passive surveillance of open space and the Greenway reservation.
- Further consideration of Daylight / Sunlight Impact of the development. Detailed analysis of Shadow Impact Assessment of the proposed development (internally and externally) within the scheme and to the adjoining development to the south. Concerns of overshadowing of communal open spaces, private open space and public open spaces needs to be addressed.
- Further justification that all units comply with the recommendations of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (B.R.209, 2011) and B.S. 8206 Lighting for Buildings, Part 2 2008: Code of Practice for Daylighting or other updated relevant documents.
- Elaboration and demonstrate clearly in any future application the % of dual aspect units proposed. The onus is on the application to demonstrate compliance with the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities', March 2018.

Prospective Applicant's Comments:

- Proposed applicant acknowledges that the north-eastern tip of the proposed development lies adjacent to the development boundary of the N6.
- West of this tip there is a edge of agricultural land which will provide a buffer between the northern boundary of the development and the proposed N6 road.
- Acoustic assessment will be included in the proposed application.
- Daylight, sunlight and overshadowing analyses report will be submitted.

Planning Authority's Comments:

- Further clarity sought in the relation to the treatment of the pumping station.
- Further cross sections required to justify change in levels across the site.

4. Transportation, Connectivity, Integration with the wider area.

ABP Comments:

- Further justification and clarity of the proposed development in terms of the specific objective in the GCDP 2017 - 2023 for the implementation of road widening and improvements at Bothar na Choiste.
- Clarity in respect of whether the road improvements to Bothar na Choiste will be carried out as part of the overall scheme, who is responsible for delivery of the road widening and provision of footpaths.
- Letters of consent for works to all third party lands are required with any future stage 3 application.
- Further justification of the scheme in terms of timeframe for delivery of the road improvements and widening of Bothar na Choiste west to the junction with Castlegar Local Centre and east to the Tuam Road, in light of comments included in the transportation department report attached to the CE Opinion.
- Further consideration and justification of the proposal in terms of connectivity and integration with the wider area, to the bus stop and to the city centre, this is a critical matter.

Prospective Applicant's Comments:

- Improvement works to roads, outside the site boundary, could not be provided in the application due to not having letters of consents from 3rd parties involved.
- Red line shows service routes along the Bóthar na Chóiste road, and does not include the road improvement works which would be required to widen the road.
- Prospective applicant is aware the application could not be submitted until the issue is resolved with regard the road works for Bóthar na Chóiste road.
- Proposed development has incorporated the greenway route through the layout to enhance pedestrian connectivity.
- Proposed development has a shortfall of 23 car park spaces as per requirement set out in the development plan.

Planning Authority's Comments:

- The PA are aware the CPO has been submitted to the Board and is awaiting a decision.

5. Infrastructure issues raised in the CE Opinion.

ABP Comments:

- Consistency needed across all plans and drawings for any proposed application.
- Further clarity with respect to wastewater capacity, surface and storm water proposals.
- Further consideration for inclusion of additional Suds measures into the design.
- Further consideration of connection to wastewater and water supply given the Irish Water report submitted, which requires a network extension to connect to the Irish water network and the issue raised with respect to wastewater connection.
- Clarification that all items raised by the PA in their report submitted to the Board are addressed, further meetings should be sought to resolve outstanding issues, where possible.

- Consideration that there is limited further information facility available to the Board, only in exceptional circumstances, therefore all information submitted needs to be clear and of a high quality and accurate to ensure that the Board can make an informed decision.

Prospective Applicant's Comments:

- Irish Water have stated in their letter that the water connection point is not in their current investment plan, and the prospective applicant will have the responsibility of all costs.
- Prospective applicant is willing to bear the cost of the works to the water connection point which will service the proposed development.
- Prospective applicant will be providing on site storage for firefighting and will not be reliant on IW.
- Confusion in the IW letter with regard to wastewater and foul sewer connection. Foul sewer does exist on the ground, under the control of either IW or GCC and this matter will be resolved in advance of an application.
- Proposed site will not be connected to the twin rising main.
- Discussions currently being held to clarify if the foul sewer connection is under ownership of IW or GCC.

Planning Authority's Comments:

- PA recommended to the applicant they consult with IW in relation to mapping error. It is acknowledged that the GIS mapping is incorrect.

6. AOB.

ABP Comments:

- All reports and drawings to have regard to one another and be consistent and accurate.
- Each application is dealt with on a case by case basis and therefore it is imperative issues relating to transportation, heritage, environment, noise dual aspect, archaeology and are fully considered.

Prospective Applicant's Comments:

- No further comments.

Planning Authority's Comments:

- No further comments.

Conclusion

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published.
- A Schedule of Documents and Drawings should be submitted with the Application.
- Sample notices, application form and procedures are available on the ABP website.
- Irish Water would like prospective applicants to contact Irish Water at cdsdesignqa@water.ie **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design.
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is spatialplanning@water.ie.

Stephen O'Sullivan,
Assistant Director of Planning
April 2022

BOUNDARY TO GALWAY N6 ROAD RESERVATION



01 Site Layout Plan

Scale: 1 : 500

TOTAL NO. OF UNITS = 170
 OVERALL SITE AREA - 46,262sqm
 4.626 HA - 11.431 acre

DEVELOPABLE SITE AREA - 37,988sqm
 3.798 HA - 9.387 acre

84 no. Houses (49%)
 85 no. Duplex/Apartment Units (51%)
TOTAL UNITS ON SITE: 170

Density
44.75 Units per Ha - Residential Density
 (170 units on 3.798ha)

18.11 units per Acre - Residential Density
 (170 units on 9.387 acre)

Public open space (approx. areas)
 Total open space : 5,767.7 sqm - 15.0%

Total open space required : 5,698.2 sqm
 (15% of developable residential area 3.798 ha)

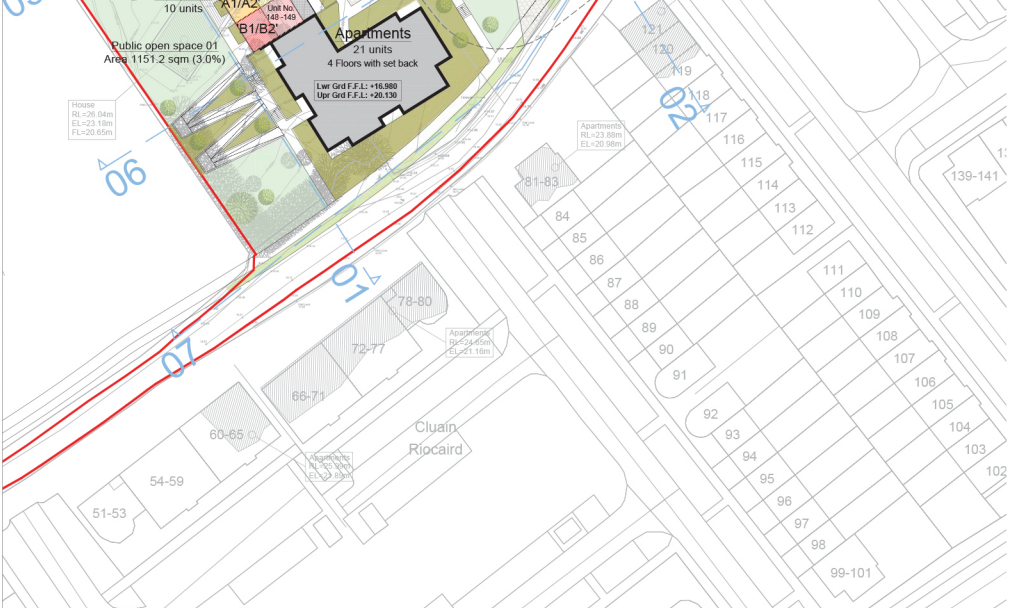
LEGEND	
	LANDS UNDER SAME OWNERSHIP
	DEVELOPABLE AREA
	PUBLIC GREEN OPEN SPACE
	PRIVATE GARDEN SPACE
	SHARED SURFACE
	PROPOSED TREES

SCHEDULE OF ACCOMMODATION - HOUSE TYPES			
	HOUSE TYPE A1 SEMI-DETACHED 4 BED 2 STOREY 121.4 m ² 09no.		HOUSE TYPE B3 END-TERRACE 3 BED 2 STOREY 107.6 m ² 09no.
	HOUSE TYPE B1 END OF TERRACE 3 BED 2 STOREY 102.2 m ² 17no.		HOUSE TYPE C1 MID-TERRACE 2 BED 2 STOREY 84.8 m ² 17no.
	HOUSE TYPE B2 MID-TERRACE 3 BED 2 STOREY 102.2 m ² 17no.		HOUSE TYPE C2 MID-TERRACE 2 BED 2 STOREY 84.8 m ² 17no.

SCHEDULE OF ACCOMMODATION - DUPLEX APARTMENTS			
	DUPLEX TYPE A1/A2 2 BED OVER 1 BED 2.5 STOREY 60.4 m ² & 70.6 m ² 09no A1 & 09no A2		DUPLEX TYPE B1/B2 3 BED OVER 2 BED 2.5 STOREY 84.1 m ² & 100.1 m ² 12no B1 & 12no B2
	DUPLEX TYPE C1/C2 2 BED OVER 1 BED 2.5 STOREY 54.0 m ² & 86.5 m ² 02no. C1 & 02no. C2		DUPLEX TYPE D1/D2 3 BED OVER 2 BED 2.5 STOREY 69.6 m ² & 111.8 m ² 01no. D1 & 01no. D2

TOTAL NO. 84no.

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Date	Comments	Page size	Scale	Drawing Purpose	File Ref.	Subject	Project No.	Drawing No.	Rev.
08-10-20	Block 02 alterations	A1	1:500	Planning	2.04	Site Layout Plan	18151	2001	j
22/11/2021	Final hand-camp altered	A1							

Project: Residential Development at Bothan an Chroiste, Galway
 Client: Lock House Developments Ltd
 Date: Oct 2020
 Drawn by: IF
 Checked by: JON

ONEILL O'MALLEY ARCHITECTURE

From: Sean Devaney <sdevaney@galwaycoco.ie>
Sent: 28 June 2022 15:21
To: Brendan Heaney <Brendan.Heaney@tobin.ie>; N6GCOB@arup.com
Cc: Pamela Harty <pharty@mkoireland.ie>; John O'Neill <john.oneill@onom.ie>; Michael Naughton <michael.naughton@tobin.ie>
Subject: RE: Bothar an Choiste -Site Layout

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Brendan,

I had a look at the GCRR boundary indicated on your drawing/maps and it seems to be correct, (although I couldn't figure which coordinate system you were using). I also note that you have an offset from the GCRR to your planning boundary and they don't conflict. If there are other details that could be impacted by the GCRR (e.g. drainage etc.) send them on and we can have a look.

Regards,
Sean

From: Brendan Heaney <Brendan.Heaney@tobin.ie>
Sent: Thursday 23 June 2022 11:45
To: Sean Devaney <sdevaney@galwaycoco.ie>; N6GCOB@arup.com
Cc: Pamela Harty <pharty@mkoireland.ie>; John O'Neill <john.oneill@onom.ie>; Michael Naughton <michael.naughton@tobin.ie>
Subject: FW: Bothar an Choiste -Site Layout

Sean,
Hope all is well with you.
We refer to a proposed residential development at Bothar an Choiste off the Headford Road, Galway.
We are in the process of lodging the stage 3 planning application with ABP in the coming weeks.

We attach the site layout and location map showing our planning red line site boundary. We want to make sure our planning red line boundary is not conflicting with the N6 boundary. We would be grateful if you would have a quick look at it.

Thanking you for your assistance in this matter.

Regards,

Brendan Heaney BEng CEng MIEI
Technical Director

TOBIN Consulting Engineers
Galway | Dublin | Castlebar | Limerick

Telephone: +353 91 565211

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APPENDIX 2

AREA SCHEDULES

Residential Development at Bothar an Choiste

08/07/2022

Developable Site Area:	<input type="text" value="3.762"/> HA	9.296 ACRES
Proposed Communal Open Space:	<input type="text" value="5,841"/> Actual (m2)	<input type="text" value="5698"/> Required (m2)
	<input type="text" value="15.4%"/> Actual (%)	<input type="text" value="15%"/> Required (m2)
Density:	<input type="text" value="18.29"/> Units per Acre	<input type="text" value="45.19"/> Hectare
Plot Ratio:	<input type="text" value="0.40"/> Actual	<input type="text" value="0.46"/> Max

Proposed Duplex Buildings:	No. of Unit Type:	Floor Area (m2)	Floor Area (ft2)	Total Flr. Area (m2)	Total Flr. Area (ft2)	% of Total:
Duplex Townhouse Type 'A1' - 1 bed 2 person	3	68.07	733	204	2198	1.76%
Duplex Townhouse Type 'A2' - 2 bed 4 person	3	108.29	1166	325	3497	1.76%
Duplex Townhouse Type 'B1' - 2 bed 4 person	9	58.44	629	526	5661	5.29%
Duplex Townhouse Type 'B2' - 3 bed 5 person	9	90.73	977	817	8789	5.29%
Duplex Townhouse Type 'C1' - 1 bed 2 person	8	66.66	718	533	5740	4.71%
Duplex Townhouse Type 'C2' - 2 bed 4 person	8	108.29	1166	866	9325	4.71%
Duplex Townhouse Type 'D1' - 2 bed 3 person	2	66.66	718	133	1435	1.18%
Duplex Townhouse Type 'D2' - 3 bed 5 person	2	108.29	1166	217	2331	1.18%
Duplex Townhouse Type 'E1' - 2 bed 3 person	2	58.44	629	117	1258	1.18%
Duplex Townhouse Type 'E2' - 3 bed 5 person	2	90.73	977	181	1953	1.18%
Apartment Block 01						
Apartment Type '1A' - 1 Bed, 2 Person	4	57.9	623	231	2492	2.35%
Apartment Type '1B' - 1 Bed, 2 Person	3	56.4	607	169	1820	1.76%
Apartment Type '1C' - 1 Bed, 2 Person	3	56.3	606	169	1819	1.76%
Apartment Type '2A' - 2 Bed, 4 Person	4	79.6	857	319	3429	2.35%
Apartment Type '2B' - 2 Bed, 4 Person	3	79.4	855	238	2564	1.76%
Apartment Block 02						
Apartment Type '1D' - 1 Bed, 2 Person	4	56.8	612	227	2447	2.35%
Apartment Type '1E' - 1 Bed, 2 Person	4	52.2	562	209	2248	2.35%
Apartment Type '1F' - 1 Bed, 2 Person	3	52.2	562	157	1686	1.76%
Apartment Type '1G' - 1 Bed, 2 Person	1	52.8	568	53	568	0.59%
Apartment Type '2C' - 2 Bed, 4 Person	4	81.4	876	326	3506	2.35%
Apartment Type '2D' - 2 Bed, 4 Person	3	77.8	837	233	2511	1.76%
Apartment Type '2E' - 2 Bed, 4 Person	2	76.4	822	153	1644	1.18%
PROPOSED CRECHE - 46 no. CHILD SPACES	1	288.7	3108	300	3108	-
Total New Residential Units Proposed	86			6703	72030	51%

Conventional House Types:	No. of Unit Type:	Floor Area (m2)	Floor Area (ft2)	Total Flr. Area (m2)	Total Flr. Area (ft2)	% of Total:
House Type 'A/A1' - 4 Bed Semi Detached	8	121.4	1307	971	10454	4.71%
House Type 'B1' - 3 Bed End-Terrace/Semi detached	19	102.97	1108	1956	21059	11.18%
House Type 'B2' - 3 Bed Mid-Terrace	15	102.9	1108	1544	16614	8.82%
House Type 'B3' - 3 Bed End Terrace Corner	8	105.8	1139	846	9111	4.71%
House Type 'C1' - 2 Bed Mid Terrace	18	87.54	942	1576	16961	10.59%
House Type 'C2' - 2 Bed Mid Terrace	16	87.54	942	1401	15076	9.41%
Total	84			8294	89275	49%

Total Proposed No of Units on Site	170	14997	161305	100%
---	------------	--------------	---------------	-------------

Total Proposed Car Parking Spaces provided:	260
Total Spaces required as per GCDP:	270
Basis of calculation	
1.5 Spaces per House + 1 Visitor space per 3:	154
1 space per Duplex/Apartment + 1 Visitor per 4:	108
1 space per 20sqm creche operational space:	8

APPENDIX 02 - Page 01 Apartment quality assessment by unit type

APARTMENT QUALITY ASSESSMENT - Bothar an Choiste, Galway City

Overall Site Area (developabale area): 3.762 HA 9.30 ACRES

Unit no.	Apartment Types	No. of Units	% of all Units (38)	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Total Bed Spaces	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space Terrace or Balcony	Total Private open space (Sqm)	Aspect
Apartment Building 01																		
	Apartment type 1A (1 bed - 2Person)	4	10.53	57.87	1	2	8	25.43	4.04	11.57	0	0	0	11.57	5.22	T/B	7	Dual
	Apartment type 1B (1 bed - 2 Person)	3	7.89	56.37	1	2	6	26.56	4.35	11.6	0	0	0	11.6	4.28	B	5.04	Single
	Apartment Type 1C (1 Bed - 2 Person)	3	7.89	56.33	1	2	6	25.3	3.84	11.5	0	0	0	11.5	6.23	B	8.7	Dual
	Apartment type 2A (2 bed - 4 Person)	4	10.53	79.63	1	4	16	31.07	4.4	13.69	11.78	0	0	25.47	7.32	T/B	7.13	Dual
	Apartment type 2B (2 bed - 4 Person)	3	7.89	79.4	1	4	12	31.5	4.4	13.69	11.78	0	0	25.47	8.35	B	7.13	Dual
Apartment Building 02																		
	Apartment type 1D (1 bed - 2Person)	4	10.53	56.84	1	2	8	25.06	3.63	12.4	0	0	0	12.4	5.36	B	10.33	Dual
	Apartment type 1E (1 bed - 2 Person)	4	10.53	52.22	1	2	8	23.46	3.92	12	0	0	0	12	5.36	B	6.4	Single
	Apartment Type 1F (1 Bed - 2 Person)	3	7.89	52.21	1	2	6	25.2	3.92	12.94	0	0	0	12.94	5.33	B	6.7	Single
	Apartment Type 1G (1 Bed - 2 Person)	1	2.63	52.8	1	2	2	23.25	3.85	11.44	0	0	0	11.44	5.36	T	7.05	Dual
	Apartment type 2C (2 bed - 4 Person)	4	10.53	81.42	1	4	16	31.17	4.4	13.41	11.84	0	0	25.25	7.7	B	7.58	Dual
	Apartment type 2D (2 bed - 4 Person)	3	7.89	77.76	1	4	12	30.06	4.525	12.4	13.42	0	0	25.82	7.44	T/B	7.1	Dual
	Apartment type 2E (2 bed - 4 Person)	2	5.26	76.37	1	4	8	32.64	4.4	13.47	11.78	0	0	25.25	6.76	B	7.01	Dual
		38	100.0															

Department of the Enviroment, Community & Local Government Standard - Sustainable Urban Housing: Design standards for new apartments guidelines for planning Authorities (2018)

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space (sqm)
1 Bed/ 2 person unit	45	n/a	2	23	3.3	11.4	0	0	0	11.4	3	5
2 Bed/ 3 person unit	63	n/a	3	28	3.6	13	7.1	0	0	20.1	5	6
2 Bed/ 4 person unit	73	n/a	4	30	3.6	13	11.4	0	0	24.4	6	7
3 Bed/5 person unit	90	n/a	5	34	3.8	13	11.4	7.1	0	31.5	9	9

Note: Where Balconies (B) & Terraces (T) are described as a min. this is the smallest size provided for that type of units. There are whoever larger balconies provided to the same unit type in different locations. Please refer to Apartment plans and Appendix 02 page 02

APPENDIX 02 - PAGE 02 - By Apartment number

APARTMENT QUALITY ASSESSMENT - Bothar an Choiste, Galway City

07/07/2022

Overall Site Area (developabale area): 3.762 HA 9.30 ACRES

Unit no.	Apartment Types	No. of Units	% of all Units (170)	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Total Bed Spaces	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space T (terrace) B (balcony)	Total Private open space (Sqm)	Aspect
APARTMENT BUILDING 01																		
Lower Ground floor																		
1	Apartment type 1A (1 bed - 2Person)	1	0.59	57.87	1	2	2	25.43	4.04	11.57	0	0	0	11.57	5.22	T/B	7	Dual
2	Apartment type 2A (2 bed - 4 Person)	1	0.59	79.63	1	4	4	31.07	4.4	13.69	11.78	0	0	25.47	7.32	T/B	7.13	Dual
Upper Ground Floor																		
3	Apartment type 1A (1 bed - 2Person)	1	0.59	57.87	1	2	2	25.43	4.04	11.57	0	0	0	11.57	5.22	T/B	7	Dual
4	Apartment type 2A (2 bed - 4 Person)	1	0.59	79.63	1	4	4	31.07	4.4	13.69	11.78	0	0	25.47	7.32	T/B	7.13	Dual
5	Apartment type 2B (2 bed - 4 Person)	1	0.59	79.4	1	4	4	31.5	4.4	13.69	11.78	0	0	25.47	8.35	B	7.13	Dual
6	Apartment type 1B (1 bed - 2 Person)	1	0.59	56.37	1	2	2	26.56	4.35	11.6	0	0	0	11.6	4.28	B	5.04	Single
7	Apartment Type 1C (1 Bed - 2 Person)	1	0.59	56.33	1	2	2	25.3	3.84	11.5	0	0	0	11.5	6.23	B	8.7	Dual
First Floor																		
8	Apartment type 1A (1 bed - 2Person)	1	0.59	57.87	1	2	2	25.43	4.04	11.57	0	0	0	11.57	5.22	T/B	7	Dual
9	Apartment type 2A (2 bed - 4 Person)	1	0.59	79.63	1	4	4	31.07	4.4	13.69	11.78	0	0	25.47	7.32	T/B	7.13	Dual
10	Apartment type 2B (2 bed - 4 Person)	1	0.59	79.4	1	4	4	31.5	4.4	13.69	11.78	0	0	25.47	8.35	B	7.13	Dual
11	Apartment type 1B (1 bed - 2 Person)	1	0.59	56.37	1	2	2	26.56	4.35	11.6	0	0	0	11.6	4.28	B	5.04	Single
12	Apartment Type 1C (1 Bed - 2 Person)	1	0.59	56.33	1	2	2	25.3	3.84	11.5	0	0	0	11.5	6.23	B	8.7	Dual
Second Floor																		
13	Apartment type 1A (1 bed - 2Person)	1	0.59	57.87	1	2	2	25.43	4.04	11.57	0	0	0	11.57	5.22	T/B	7	Dual
14	Apartment type 2A (2 bed - 4 Person)	1	0.59	79.63	1	4	4	31.07	4.4	13.69	11.78	0	0	25.47	7.32	T/B	7.13	Dual
15	Apartment type 2B (2 bed - 4 Person)	1	0.59	79.4	1	4	4	31.5	4.4	13.69	11.78	0	0	25.47	8.35	B	7.13	Dual
16	Apartment type 1B (1 bed - 2 Person)	1	0.59	56.37	1	2	2	26.56	4.35	11.6	0	0	0	11.6	4.28	B	5.04	Single
17	Apartment Type 1C (1 Bed - 2 Person)	1	0.59	56.33	1	2	2	25.3	3.84	11.5	0	0	0	11.5	6.23	B	8.7	Dual
																	Dual aspect:	14no. (82.3%)
APARTMENT BUILDING 02																		
Lower Ground floor																		
150	Apartment type 1D (1 bed - 2Person)	1	0.59	56.84	1	2	2	25.06	3.63	12.4	0	0	0	12.4	5.36	T	10.33	Dual
151	Apartment type 1E (1 bed - 2 Person)	1	0.59	52.22	1	2	2	23.46	3.92	12	0	0	0	12	5.36	B	6.4	Single
152	Apartment type 2C (2 bed - 4 Person)	1	0.59	81.42	1	4	4	31.17	4.4	13.41	11.84	0	0	25.25	7.7	B	7.58	Dual
153	Apartment Type 1G (1 Bed - 2 Person)	1	0.59	52.8	1	2	2	23.25	3.85	11.44	0	0	0	11.44	5.36	T	7.05	Dual
154	Apartment type 1D (1 bed - 2Person)	1	0.59	56.84	1	2	2	25.06	3.63	12.4	0	0	0	12.4	5.36	B	10.33	Dual
155	Apartment type 1E (1 bed - 2 Person)	1	0.59	52.22	1	2	2	23.46	3.92	12	0	0	0	12	5.36	B	6.4	Single
156	Apartment type 2C (2 bed - 4 Person)	1	0.59	81.42	1	4	4	31.17	4.4	13.41	11.84	0	0	25.25	7.7	B	7.58	Dual
157	Apartment Type 1F (1 Bed - 2 Person)	1	0.59	52.21	1	2	2	25.2	3.92	12.94	0	0	0	12.94	5.33	B	6.7	Single
158	Apartment type 2D (2 bed - 4 Person)	1	0.59	77.76	1	4	4	30.06	4.525	12.4	13.42	0	0	25.82	7.44	T/B	7.1	Dual
First Floor																		
159	Apartment type 2E (2 bed - 4 Person)	1	0.59	76.37	1	4	4	32.64	4.4	13.47	11.78	0	0	25.25	6.76	B	7.01	Dual
160	Apartment type 1D (1 bed - 2Person)	1	0.59	56.84	1	2	2	25.06	3.63	12.4	0	0	0	12.4	5.36	B	10.33	Dual
161	Apartment type 1E (1 bed - 2 Person)	1	0.59	52.22	1	2	2	23.46	3.92	12	0	0	0	12	5.36	B	6.4	Single
162	Apartment type 2C (2 bed - 4 Person)	1	0.59	81.42	1	4	4	31.17	4.4	13.41	11.84	0	0	25.25	7.7	B	7.58	Dual
163	Apartment Type 1F (1 Bed - 2 Person)	1	0.59	52.21	1	2	2	25.2	3.92	12.94	0	0	0	12.94	5.33	B	6.7	Single
164	Apartment type 2D (2 bed - 4 Person)	1	0.59	77.76	1	4	4	30.06	4.525	12.4	13.42	0	0	25.82	7.44	T/B	7.1	Dual
Second Floor																		
165	Apartment type 2E (2 bed - 4 Person)	1	0.59	76.37	1	4	4	32.64	4.4	13.47	11.78	0	0	25.25	6.76	B	7.01	Dual
166	Apartment type 1D (1 bed - 2Person)	1	0.59	56.84	1	2	2	25.06	3.63	12.4	0	0	0	12.4	5.36	B	10.33	Dual
167	Apartment type 1E (1 bed - 2 Person)	1	0.59	52.22	1	2	2	23.46	3.92	12	0	0	0	12	5.36	B	6.4	Single
168	Apartment type 2C (2 bed - 4 Person)	1	0.59	81.42	1	4	4	31.17	4.4	13.41	11.84	0	0	25.25	7.7	B	7.58	Dual
169	Apartment Type 1F (1 Bed - 2 Person)	1	0.59	52.21	1	2	2	25.2	3.92	12.94	0	0	0	12.94	5.33	B	6.7	Single
170	Apartment type 2D (2 bed - 4 Person)	1	0.59	77.76	1	4	4	30.06	4.525	12.4	13.42	0	0	25.82	7.44	T/B	7.1	Dual
																	Dual aspect:	14no. (66.6%)

Department of the Enviroment, Community & Local Government Standard - Sustainable Urban Housing: Design standards for new apartments guidelines for planning Authorities (2018)

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space (sqm)
1 Bed/ 2 person unit	45	n/a	2	23	3.3	11.4	0	0	0	11.4	3	5
2 Bed/ 3 person unit	63	n/a	3	28	3.6	13	7.1	0	0	20.1	5	6
2 Bed/ 4 person unit	73	n/a	4	30	3.6	11.4	13	0	0	24.4	6	7
3 Bed/5 person unit	90	n/a	5	34	3.8	11.4	13	7.1	0	31.5	9	9

APPENDIX 3 - Page 01 Housing Quality Assessment by unit type

Housing Quality Assessment - Bothar an Choiste, Galway

27.06.22

Developable Site Area:	3.762	HA	9.30	ACRES
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House Types	No. of Units	% of all Units (84)	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Total Bed Spaces	Agg. Living Area (sqm)	Living Space Width (m)	Bed 1 (sqm)	Bedroom 1 Width (sqm)	Bed 2 (sqm)	Bedroom 2 Width (sqm)	Bed 3 (sqm)	Bedroom 3 Width (sqm)	Bed 4 (sqm)	Bedroom 4 Width (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space (sqm)	Aspect	Attic Extension Possible
House Type 'A/A1' - 4 Bed Semi Detached	8	9.52	121.4	2	6	48	42	3.9	13.2	3.25	11.6	3.3	7.2	2.25	7.2	2.59	39.2	6.6	Various	Dual	Yes
House Type 'B1' - 3 Bed End-Terrace / Semi Detached	19	22.62	102.97	2	5	95	34.9	3.8	11.7	3.05	13.55	3.14	7.5	2.6	0	0	32.75	6.73	Various	Dual	Yes
House Type 'B2' - 3 Bed Mid-Terrace	15	17.86	102.9	2	5	75	34.86	3.8	11.7	3	13.5	3	7.5	2.6	0	0	32.7	7.79	Varies	Dual	Yes
House Type 'B3' - 3 Bed Corner End Terrace	8	9.52	105.8	2	5	40	42.72	3.8	11.55	3.05	14.16	2.8	8.53	2.29	0	0	34.24	4.31	Varies	Triple	Yes
House Type 'C1' - 2 Bed Mid Terrace	18	21.43	87.54	2	4	72	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
House Type 'C2' - 2 Bed Mid Terrace	16	19.05	87.54	2	4	64	30	4.85	14.78	3.45	12.52	2.8	0	0	0	0	27.3	8.92	Varies	Dual	Yes
TOTAL	84	100.00				394															

Note: Heat pump locations and not included in storage area calculations

Please refer to Appendix 03 page 02 and to Appendix 04 for private open spaces provided to each unit.

All units to have access to attic space via foldable stair hatch in first floor ceiling for additional storage for bulky items

Department of the Environment, Community & Local Government Standard - Quality Housing for Sustainable communities 2007

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Main living Area (sqm)	Agg. Living Area (sqm)	Living space Width (m)	Bed 1 (sqm)	Bedroom 1 Width (sqm)	Bed 2 (sqm)	Bedroom 2 Width (sqm)	Bed 3 (sqm)	Bedroom 3 Width (sqm)	Bed 4 (sqm)	Bedroom 4 Width (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)
2 Bed/ 4 person dwelling (2 Storey)	80	2	4	13	30	3.6	13	2.8	11.4	2.8	0	2.1	0	0	25	4
3 Bed/ 5 person dwelling (2 Storey)	92	2	5	13	34	3.8	13	2.8	11.4	2.8	7.1	2.1	0	0	32	5
3 Bed / 6 person dwelling (2 Storey)	100	2	6	15	37	3.8	13	2.8	11.4	2.8	7.1	2.1	7.1	2.1	36	6
4 Bed/ 7 person dwelling (2 Storey)	110	2	7	15	40	3.8	13	2.8	11.4	2.8	11.4	2.8	7.1	2.1	43	6
4 Bed/ 7 person dwelling (3 Storey)	120	2	7	15	40	3.8	13	2.8	11.4	2.8	11.4	2.8	7.1	2.1	43	6

APPENDIX 3 - Page 02 Housing Quality Assessment by unit number

Housing Quality Assessment - Bothar an Choiste, Galway

27.06.22

Developable Site Area:		3.762 HA		9.30 ACRES																		
House No.	House Types	No. of Units	% of all Units (84)	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Total Bed Spaces	Agg. Living Area (sqm)	Living Space Width (m)	Bed 1 (sqm)	Bedroom 1 Width (sqm)	Bed 2 (sqm)	Bedroom 2 Width (sqm)	Bed 3 (sqm)	Bedroom 3 Width (sqm)	Bed 4 (sqm)	Bedroom 4 Width (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space (sqm)	Aspect	Attic Extension Possible
CELL 01																						
30	House Type 'C1' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
31	House Type 'C2' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	14.78	3.45	12.52	2.8	0	0	0	0	27.3	8.92	Varies	Dual	Yes
32	House Type 'B2' - 3 Bed Mid-Terrace	1	1.19	102.9	2	5	5	34.86	3.8	11.7	3	13.5	3	7.5	2.6	0	0	32.7	7.79	Varies	Dual	Yes
33	House Type 'B2' - 3 Bed Mid-Terrace	1	1.19	102.9	2	5	5	34.86	3.8	11.7	3	13.5	3	7.5	2.6	0	0	32.7	7.79	Varies	Dual	Yes
34	House Type 'C1' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
35	House Type 'B1' - 3 Bed End-Terrace	1	1.19	102.97	2	5	5	34.9	3.8	11.7	3.05	13.55	3.14	7.5	2.6	0	0	32.75	6.73	Varies	Dual	Yes
36	House Type 'B3' - 3 Bed Corner End Terrace	1	1.19	105.8	2	5	5	42.72	3.8	11.55	3.05	14.16	2.8	8.53	2.29	0	0	34.24	4.31	Varies	Triple	Yes
37	House Type 'C2' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	14.78	3.45	12.52	2.8	0	0	0	0	27.3	8.92	Varies	Dual	Yes
38	House Type 'C1' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
39	House Type 'B2' - 3 Bed Mid-Terrace	1	1.19	102.9	2	5	5	34.86	3.8	11.7	3	13.5	3	7.5	2.6	0	0	32.7	7.79	Varies	Dual	Yes
40	House Type 'B2' - 3 Bed Mid-Terrace	1	1.19	102.9	2	5	5	34.86	3.8	11.7	3	13.5	3	7.5	2.6	0	0	32.7	7.79	Varies	Dual	Yes
41	House Type 'C2' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	14.78	3.45	12.52	2.8	0	0	0	0	27.3	8.92	Varies	Dual	Yes
42	House Type 'C1' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
43	House Type 'B3' - 3 Bed Corner End Terrace	1	1.19	105.8	2	5	5	42.72	3.8	11.55	3.05	14.16	2.8	8.53	2.29	0	0	34.24	4.31	Varies	Triple	Yes
44	House Type 'B1' - 3 Bed End-Terrace	1	1.19	102.97	2	5	5	34.9	3.8	11.7	3.05	13.55	3.14	7.5	2.6	0	0	32.75	6.73	Varies	Dual	Yes
45	House Type 'C1' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
46	House Type 'B2' - 3 Bed Mid-Terrace	1	1.19	102.9	2	5	5	34.86	3.8	11.7	3	13.5	3	7.5	2.6	0	0	32.7	7.79	Varies	Dual	Yes
47	House Type 'B2' - 3 Bed Mid-Terrace	1	1.19	102.9	2	5	5	34.86	3.8	11.7	3	13.5	3	7.5	2.6	0	0	32.7	7.79	Varies	Dual	Yes
48	House Type 'C2' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	14.78	3.45	12.52	2.8	0	0	0	0	27.3	8.92	Varies	Dual	Yes
49	House Type 'C1' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
50	House Type 'B1' - 3 Bed End-Terrace	1	1.19	102.97	2	5	5	34.9	3.8	11.7	3.05	13.55	3.14	7.5	2.6	0	0	32.75	6.73	Varies	Dual	Yes
CELL 02																						
51	House Type 'B1' - 3 Bed End-Terrace	1	1.19	102.97	2	5	5	34.9	3.8	11.7	3.05	13.55	3.14	7.5	2.6	0	0	32.75	6.73	Varies	Dual	Yes
52	House Type 'C2' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	14.78	3.45	12.52	2.8	0	0	0	0	27.3	8.92	Varies	Dual	Yes
53	House Type 'B2' - 3 Bed Mid-Terrace	1	1.19	102.9	2	5	5	34.86	3.8	11.7	3	13.5	3	7.5	2.6	0	0	32.7	7.79	Varies	Dual	Yes
54	House Type 'B2' - 3 Bed Mid-Terrace	1	1.19	102.9	2	5	5	34.86	3.8	11.7	3	13.5	3	7.5	2.6	0	0	32.7	7.79	Varies	Dual	Yes
55	House Type 'C1' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
56	House Type 'B1' - 3 Bed End-Terrace	1	1.19	102.97	2	5	5	34.9	3.8	11.7	3.05	13.55	3.14	7.5	2.6	0	0	32.75	6.73	Varies	Dual	Yes
57	House Type 'B3' - 3 Bed Corner End Terrace	1	1.19	105.8	2	5	5	42.72	3.8	11.55	3.05	14.16	2.8	8.53	2.29	0	0	34.24	4.31	Varies	Triple	Yes
58	House Type 'C2' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	14.78	3.45	12.52	2.8	0	0	0	0	27.3	8.92	Varies	Dual	Yes
59	House Type 'C1' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
60	House Type 'B2' - 3 Bed Mid-Terrace	1	1.19	102.9	2	5	5	34.86	3.8	11.7	3	13.5	3	7.5	2.6	0	0	32.7	7.79	Varies	Dual	Yes
61	House Type 'B2' - 3 Bed Mid-Terrace	1	1.19	102.9	2	5	5	34.86	3.8	11.7	3	13.5	3	7.5	2.6	0	0	32.7	7.79	Varies	Dual	Yes
62	House Type 'C1' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
63	House Type 'C2' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	14.78	3.45	12.52	2.8	0	0	0	0	27.3	8.92	Varies	Dual	Yes
64	House Type 'B3' - 3 Bed Corner End Terrace	1	1.19	105.8	2	5	5	42.72	3.8	11.55	3.05	14.16	2.8	8.53	2.29	0	0	34.24	4.31	Varies	Triple	Yes
65	House Type 'B1' - 3 Bed End-Terrace	1	1.19	102.97	2	5	5	34.9	3.8	11.7	3.05	13.55	3.14	7.5	2.6	0	0	32.75	6.73	Varies	Dual	Yes
66	House Type 'C2' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	14.78	3.45	12.52	2.8	0	0	0	0	27.3	8.92	Varies	Dual	Yes
67	House Type 'B2' - 3 Bed Mid-Terrace	1	1.19	102.9	2	5	5	34.86	3.8	11.7	3	13.5	3	7.5	2.6	0	0	32.7	7.79	Varies	Dual	Yes
68	House Type 'C1' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
69	House Type 'B1' - 3 Bed End-Terrace	1	1.19	102.97	2	5	5	34.9	3.8	11.7	3.05	13.55	3.14	7.5	2.6	0	0	32.75	6.73	Varies	Dual	Yes
CELL 03																						
70	House Type 'B1' - 3 Bed End-Terrace	1	1.19	102.97	2	5	5	34.9	3.8	11.7	3.05	13.55	3.14	7.5	2.6	0	0	32.75	6.73	Varies	Dual	Yes
71	House Type 'C2' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	14.78	3.45	12.52	2.8	0	0	0	0	27.3	8.92	Varies	Dual	Yes
72	House Type 'C1' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
73	House Type 'B1' - 3 Bed End-Terrace	1	1.19	102.97	2	5	5	34.9	3.8	11.7	3.05	13.55	3.14	7.5	2.6	0	0	32.75	6.73	Varies	Dual	Yes
74	House Type 'A/A1' - 4 Bed Semi Detached	1	1.19	121.4	2	6	6	42	3.9	13.2	3.25	11.6	3.3	7.2	2.25	7.2	2.59	39.2	6.6	Varies	Dual	Yes
75	House Type 'A/A1' - 4 Bed Semi Detached	1	1.19	121.4	2	6	6	42	3.9	13.2	3.25	11.6	3.3	7.2	2.25	7.2	2.59	39.2	6.6	Varies	Dual	Yes
76	House Type 'B1' - 3 Bed End-Terrace	1	1.19	102.97	2	5	5	34.9	3.8	11.7	3.05	13.55	3.14	7.5	2.6	0	0	32.75	6.73	Varies	Dual	Yes
77	House Type 'C1' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
78	House Type 'C2' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	14.78	3.45	12.52	2.8	0	0	0	0	27.3	8.92	Varies	Dual	Yes
79	House Type 'B1' - 3 Bed End-Terrace	1	1.19	102.97	2	5	5	34.9	3.8	11.7	3.05	13.55	3.14	7.5	2.6	0	0	32.75	6.73	Varies	Dual	Yes
80	House Type 'B1' - 3 Bed End-Terrace	1	1.19	102.97	2	5	5	34.9	3.8	11.7	3.05	13.55	3.14	7.5	2.6	0	0	32.75	6.73	Varies	Dual	Yes
81	House Type 'C2' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	14.78	3.45	12.52	2.8	0	0	0	0	27.3	8.92	Varies	Dual	Yes
82	House Type 'C1' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
83	House Type 'B1' - 3 Bed End-Terrace	1	1.19	102.97	2	5	5	34.9	3.8	11.7	3.05	13.55	3.14	7.5	2.6	0	0	32.75	6.73	Varies	Dual	Yes
84	House Type 'A/A1' - 4 Bed Semi Detached	1	1.19	121.4	2	6	6	42	3.9	13.2	3.25	11.6	3.3	7.2	2.25	7.2	2.59	39.2	6.6	Varies	Dual	Yes
85	House Type 'A/A1' - 4 Bed Semi Detached	1	1.19	121.4	2	6	6	42	3.9	13.2	3.25	11.6	3.3	7.2	2.25	7.2	2.59	39.2	6.6	Varies	Dual	Yes
86	House Type 'A/A1' - 4 Bed Semi Detached	1	1.19	121.4	2	6	6	42	3.9	13.2	3.25	11.6	3.3	7.2	2.25	7.2	2.59	39.2	6.6	Varies	Dual	Yes
87	House Type 'A/A1' - 4 Bed Semi Detached	1	1.19	121.4	2	6	6	42	3.9	13.2	3.25	11.6	3.3	7.2	2.25	7.2	2.59	39.2	6.6	Varies	Dual	Yes
88	House Type 'B1' - 3 Bed End-Terrace	1	1.19	102.97	2	5	5	34.9	3.8	11.7	3.05	13.55	3.14	7.5	2.6	0	0	32.75	6.73	Varies	Dual	Yes
89	House Type 'C2' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	14.78	3.45	12.52	2.8	0	0	0	0	27.3	8.92	Varies	Dual	Yes
90	House Type 'C1' - 2 Bed Mid Terrace	1	1.19	87.54	2	4	4	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
91	House Type 'B1' - 3 Bed End-Terrace	1	1.19	102.97	2	5	5	34.9	3.8	11												

APPENDIX 04

PRIVATE OPEN SPACE ASSESSMENT - Bothar an Choiste , Galway

01.07.22

Galway City development plan 2017-2023 Requirements:

Section 11.3.1 (C) Requirement : Not less than 50% of Gross floor area of residential unit

Unit No.	No. of Beds	House Type	Requirement	Garden Area (Sqm)
26	2-Bed	C2	42.4	73
27	2-Bed	C1	42.4	56
28	3-Bed	B2	51.5	67.1
29	3-Bed	B2	51.5	67.1
30	2-Bed	C1	42.4	56
31	3-Bed	B1	51.5	83.6
32	3-Bed	B3	53.8	54.6
33	2-Bed	C1	42.4	54.4
34	2-Bed	C2	42.4	54.4
35	3-Bed	B2	51.5	65.2
36	3-Bed	B2	51.5	65.2
37	2-Bed	C1	42.4	54.4
38	2-Bed	C2	42.4	54.4
39	3-Bed	B3	53.8	54.6
40	3-Bed	B1	51.5	83.6
41	2-Bed	C2	42.4	56
42	3-Bed	B2	51.5	67.1
43	3-Bed	B2	51.5	67.1
44	2-Bed	C2	42.4	56
45	2-Bed	C1	42.4	55.8
46	3-Bed	B1	51.5	129.3
47	3-Bed	B1	51.5	83.8
48	2-Bed	C2	42.4	54.1
49	3-Bed	B2	51.5	64.9
50	3-Bed	B2	51.5	64.9
51	2-Bed	C1	42.4	54.1
52	3-Bed	B1	51.5	80.8
53	3-Bed	B3	53.8	53.6
54	2-Bed	C1	42.4	48.3
55	2-Bed	C2	42.4	48.3
56	3-Bed	B2	51.5	57.9
57	3-Bed	B2	51.5	57.9
58	2-Bed	C1	42.4	48.3
59	2-Bed	C2	42.4	48.3
60	3-Bed	B3	53.8	53.6

Unit No.	No. of Beds	House Type	Requirement	Garden Area (Sqm)
61	3-Bed	B1	51.5	84.5
62	2-Bed	C2	42.4	56.5
63	3-Bed	B2	51.5	67.8
64	2-Bed	C1	42.4	56.5
65	3-Bed	B1	51.5	119.4
66	3-Bed	B1	51.5	105
67	2-Bed	C2	42.4	48.5
68	2-Bed	C1	42.4	52.1
69	3-Bed	B1	51.5	77.7
70	4-Bed	A1	60.7	83.3
71	4-Bed	A	60.7	83.3
72	3-Bed	B1	51.5	91.6
73	2-Bed	C2	42.4	61
74	2-Bed	C1	42.4	64.1
75	3-Bed	B1	51.5	96.9
76	3-Bed	B1	51.5	92.5
77	2-Bed	C2	42.4	61.8
78	2-Bed	C1	42.4	58.2
79	3-Bed	B1	51.5	87.9
80	4-Bed	A1	60.7	96.9
81	4-Bed	A	60.7	90.8
82	4-Bed	A1	60.7	90.9
83	4-Bed	A	60.7	91.2
84	3-Bed	B1	51.5	92.1
85	2-Bed	C2	42.4	61.6
86	2-Bed	C1	42.4	62
87	3-Bed	B1	51.5	91.9
88	4-Bed	A1	60.7	88.5
89	4-Bed	A	60.7	189.7
90	3-Bed	B3	53.8	81
91	2-Bed	C2	42.4	55.9
92	2-Bed	C1	42.4	55.9
93	3-Bed	B2	51.5	67.1
94	3-Bed	B2	51.5	67
95	2-Bed	C2	42.4	55.9

Unit No.	No. of Beds	House Type	Requirement	Garden Area (Sqm)
96	2-Bed	C1	42.4	55.9
97	3-Bed	B3	53.8	61.1
98	3-Bed	B1	51.5	102.2
99	3-Bed	B	51.5	102.2
100	3-Bed	B3	53.8	53.7
101	2-Bed	C1	42.4	50.1
102	2-Bed	C2	42.4	50.1
103	3-Bed	B1	51.5	74.9
104	3-Bed	B3	53.8	54.9
105	2-Bed	C1	42.4	52.9
106	3-Bed	B2	51.5	63.2
107	3-Bed	B2	51.5	63.8
108	2-Bed	C1	42.4	53.2
109	3-Bed	B1	51.5	79.4

APPENDIX 05 - Page 01 Duplex Quality Assessment by unit type

Housing Quality Assessment - Bothar an Choiste, Galway

27.06.22

Developable Site Area:	3.762 HA	9.30 ACRES
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House Types	No. of Units	% of all Units (170)	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Total Bed Spaces	Agg. Living Area (sqm)	Living Space Width (m)	Bed 1 (sqm)	Bedroom 1 Width (sqm)	Bed 2 (sqm)	Bedroom 2 Width (sqm)	Bed 3 (sqm)	Bedroom 3 Width (sqm)	Bed 4 (sqm)	Bedroom 4 Width (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space (sqm)	Aspect	Attic Extension Possible
Duplex Type 'A1' - 2 Bed Corner	3	1.76	68.07	1	3	9	29.74	4.48	7.4	2.17	13.41	3.58	0	0	0	0	20.81	5.13	12.67	Triple	No
Duplex Type 'A2' - 3 Bed Corner	3	1.76	108.29	2	5	15	38.73	4	13.93	3	11.6	2.71	11.77	3.14	0	0	37.3	9	9.71	Triple	No
Duplex Type 'B1' - 1 Bed Mid-Terrace	9	5.29	58.44	1	2	18	26.55	3.73	13.73	2.85	0	0	0	0	0	0	13.73	6.42	10.71	Dual	No
Duplex Type 'B2' - 2 Bed Mid-Terrace	9	5.29	90.73	2	4	36	30.99	3.85	11.54	3.25	15.66	3.6	0	0	0	0	27.2	11	8.26	Dual	No
Duplex Type 'C1' - 2 Bed Mid Terrace	8	4.71	66.66	1	3	24	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
Duplex Type 'C2' - 3 Bed Mid Terrace	8	4.71	108.29	2	5	40	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
Duplex Type 'D1' - 2 Bed Corner	2	1.18	66.66	1	3	6	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
Duplex Type 'D2' - 3 Bed Corner	2	1.18	108.29	2	5	10	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
Duplex Type 'E1' - 1 Bed Corner	2	1.18	58.44	1	2	4	30	3.73	13.16	2.8	0	0	0	0	0	0	13.16	5.24	11.55	Triple	No
Duplex Type 'E2' - 2 Bed Corner	2	1.18	90.73	2	4	8	30.96	3.8	11.4	3.2	15.49	3.6	0	0	0	0	26.89	10.88	8.51	Triple	No
TOTAL	48	28.24				170															

Note: Heat pump locations and not included in storage area calculations

Please refer to Appendix 03 page 02 and to Appendix 04 for private open spaces provided to each unit.

Department of the Environment, Community & Local Government Standard - Quality Housing for Sustainable communities 2007

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Main living Area (sqm)	Agg. Living Area (sqm)	Living space Width (m)	Bed 1 (sqm)	Bedroom 1 Width (sqm)	Bed 2 (sqm)	Bedroom 2 Width (sqm)	Bed 3 (sqm)	Bedroom 3 Width (sqm)	Bed 4 (sqm)	Bedroom 4 Width (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)
2 Bed/ 4 person dwelling (2 Storey)	80	2	4	13	30	3.6	13	2.8	11.4	2.8	0	2.1	0	0	25	4
3 Bed/ 5 person dwelling (2 Storey)	92	2	5	13	34	3.8	13	2.8	11.4	2.8	7.1	2.1	0	0	32	5
3 Bed / 6 person dwelling (2 Storey)	100	2	6	15	37	3.8	13	2.8	11.4	2.8	7.1	2.1	7.1	2.1	36	6
4 Bed/ 7 person dwelling (2 Storey)	110	2	7	15	40	3.8	13	2.8	11.4	2.8	11.4	2.8	7.1	2.1	43	6
4 Bed/ 7 person dwelling (3 Storey)	120	2	7	15	40	3.8	13	2.8	11.4	2.8	11.4	2.8	7.1	2.1	43	6

Department of the Environment, Community & Local Government Standard - Sustainable Urban Housing: Design standards for new apartments guidelines for planning Authorities (2018)

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space (sqm)
1 Bed/ 2 person unit	45	n/a	2	23	3.3	11.4	0	0	0	11.4	3	5
2 Bed/ 3 person unit	63	n/a	3	28	3.6	13	7.1	0	0	20.1	5	6
2 Bed/ 4 person unit	73	n/a	4	30	3.6	13	11.4	0	0	24.4	6	7
3 Bed/5 person unit	90	n/a	5	34	3.8	13	11.4	7.1	0	31.5	9	9

APPENDIX 05 - Page 02 Duplex Quality Assessment by unit number

Housing Quality Assessment - Bothar an Choiste, Galway

27.06.22

Developable Site Area:		3.762 HA	9.30 ACRES																			
House No.	House Types	No. of Units	% of all Units (84)	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Total Bed Spaces	Agg. Living Area (sqm)	Living Space Width (m)	Bed 1 (sqm)	Bedroom 1 Width (sqm)	Bed 2 (sqm)	Bedroom 2 Width (sqm)	Bed 3 (sqm)	Bedroom 3 Width (sqm)	Bed 4 (sqm)	Bedroom 4 Width (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space (sqm)	Aspect	Attic Extension Possible
BLOCK 01																						
18	Duplex Type 'E1' - 1 Bed Corner	1	1.19	58.44	1	2	2	30	3.73	13.16	2.8	0	0	0	0	0	0	13.16	5.24	11.55	Triple	No
19	Duplex Type 'E2' - 2 Bed Corner	1	1.19	90.73	2	4	4	30.96	3.8	11.4	3.2	15.49	3.6	0	0	0	0	26.89	10.88	8.51	Triple	No
20	Duplex Type 'C1' - 2 Bed Mid Terrace	1	1.19	66.66	1	3	3	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
21	Duplex Type 'C2' - 3 Bed Mid Terrace	1	1.19	108.29	2	5	5	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
22	Duplex Type 'B1' - 1 Bed Mid-Terrace	1	1.19	58.44	1	2	2	26.55	3.73	13.73	2.85	0	0	0	0	0	0	13.73	6.42	10.71	Dual	No
23	Duplex Type 'B2' - 2 Bed Mid-Terrace	1	1.19	90.73	2	4	4	30.99	3.85	11.54	3.25	15.66	3.6	0	0	0	0	27.2	11	8.26	Dual	No
24	Duplex Type 'D1' - 2 Bed Corner	1	1.19	66.66	1	3	3	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
25	Duplex Type 'D2' - 3 Bed Corner	1	1.19	108.29	2	5	5	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
BLOCK 02																						
110	Duplex Type 'D1' - 2 Bed Corner	1	1.19	66.66	1	3	3	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
111	Duplex Type 'D2' - 3 Bed Corner	1	1.19	108.29	2	5	5	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
112	Duplex Type 'B1' - 1 Bed Mid-Terrace	1	1.19	58.44	1	2	2	26.55	3.73	13.73	2.85	0	0	0	0	0	0	13.73	6.42	10.71	Dual	No
113	Duplex Type 'B2' - 2 Bed Mid-Terrace	1	1.19	90.73	2	4	4	30.99	3.85	11.54	3.25	15.66	3.6	0	0	0	0	27.2	11	8.26	Dual	No
114	Duplex Type 'C1' - 2 Bed Mid Terrace	1	1.19	66.66	1	3	3	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
115	Duplex Type 'C2' - 3 Bed Mid Terrace	1	1.19	108.29	2	5	5	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
116	Duplex Type 'B1' - 1 Bed Mid-Terrace	1	1.19	58.44	1	2	2	26.55	3.73	13.73	2.85	0	0	0	0	0	0	13.73	6.42	10.71	Dual	No
117	Duplex Type 'B2' - 2 Bed Mid-Terrace	1	1.19	90.73	2	4	4	30.99	3.85	11.54	3.25	15.66	3.6	0	0	0	0	27.2	11	8.26	Dual	No
118	Duplex Type 'C1' - 2 Bed Mid Terrace	1	1.19	66.66	1	3	3	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
119	Duplex Type 'C2' - 3 Bed Mid Terrace	1	1.19	108.29	2	5	5	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
120	Duplex Type 'B1' - 1 Bed Mid-Terrace	1	1.19	58.44	1	2	2	26.55	3.73	13.73	2.85	0	0	0	0	0	0	13.73	6.42	10.71	Dual	No
121	Duplex Type 'B2' - 2 Bed Mid-Terrace	1	1.19	90.73	2	4	4	30.99	3.85	11.54	3.25	15.66	3.6	0	0	0	0	27.2	11	8.26	Dual	No
122	Duplex Type 'A1' - 2 Bed Corner	1	1.19	68.07	1	3	3	29.74	4.48	7.4	2.17	13.41	3.58	0	0	0	0	20.81	5.13	12.67	Triple	No
123	Duplex Type 'A2' - 3 Bed Corner	1	1.19	108.29	2	5	5	38.73	4	13.93	3	11.6	2.71	11.77	3.14	0	0	37.3	9	9.71	Triple	No
BLOCK 03																						
124	Duplex Type 'A1' - 2 Bed Corner	1	1.19	68.07	1	3	3	29.74	4.48	7.4	2.17	13.41	3.58	0	0	0	0	20.81	5.13	12.67	Triple	No
125	Duplex Type 'A2' - 3 Bed Corner	1	1.19	108.29	2	5	5	38.73	4	13.93	3	11.6	2.71	11.77	3.14	0	0	37.3	9	9.71	Triple	No
126	Duplex Type 'B1' - 1 Bed Mid-Terrace	1	1.19	58.44	1	2	2	26.55	3.73	13.73	2.85	0	0	0	0	0	0	13.73	6.42	10.71	Dual	No
127	Duplex Type 'B2' - 2 Bed Mid-Terrace	1	1.19	90.73	2	4	4	30.99	3.85	11.54	3.25	15.66	3.6	0	0	0	0	27.2	11	8.26	Dual	No
128	Duplex Type 'C1' - 2 Bed Mid Terrace	1	1.19	66.66	1	3	3	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
129	Duplex Type 'C2' - 3 Bed Mid Terrace	1	1.19	108.29	2	5	5	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
130	Duplex Type 'B1' - 1 Bed Mid-Terrace	1	1.19	58.44	1	2	2	26.55	3.73	13.73	2.85	0	0	0	0	0	0	13.73	6.42	10.71	Dual	No
131	Duplex Type 'B2' - 2 Bed Mid-Terrace	1	1.19	90.73	2	4	4	30.99	3.85	11.54	3.25	15.66	3.6	0	0	0	0	27.2	11	8.26	Dual	No
132	Duplex Type 'C1' - 2 Bed Mid Terrace	1	1.19	66.66	1	3	3	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
133	Duplex Type 'C2' - 3 Bed Mid Terrace	1	1.19	108.29	2	5	5	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
134	Duplex Type 'B1' - 1 Bed Mid-Terrace	1	1.19	58.44	1	2	2	26.55	3.73	13.73	2.85	0	0	0	0	0	0	13.73	6.42	10.71	Dual	No
135	Duplex Type 'B2' - 2 Bed Mid-Terrace	1	1.19	90.73	2	4	4	30.99	3.85	11.54	3.25	15.66	3.6	0	0	0	0	27.2	11	8.26	Dual	No
136	Duplex Type 'C1' - 2 Bed Mid Terrace	1	1.19	66.66	1	3	3	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
137	Duplex Type 'C2' - 3 Bed Mid Terrace	1	1.19	108.29	2	5	5	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
138	Duplex Type 'E1' - 1 Bed Corner	1	1.19	58.44	1	2	2	30	3.73	13.16	2.8	0	0	0	0	0	0	13.16	5.24	11.55	Triple	No
139	Duplex Type 'E2' - 2 Bed Corner	1	1.19	90.73	2	4	4	30.96	3.8	11.4	3.2	15.49	3.6	0	0	0	0	26.89	10.88	8.51	Triple	No
BLOCK 04																						
140	Duplex Type 'A1' - 2 Bed Corner	1	1.19	68.07	1	3	3	29.74	4.48	7.4	2.17	13.41	3.58	0	0	0	0	20.81	5.13	12.67	Triple	No
141	Duplex Type 'A2' - 3 Bed Corner	1	1.19	108.29	2	5	5	38.73	4	13.93	3	11.6	2.71	11.77	3.14	0	0	37.3	9	9.71	Triple	No
142	Duplex Type 'B1' - 1 Bed Mid-Terrace	1	1.19	58.44	1	2	2	26.55	3.73	13.73	2.85	0	0	0	0	0	0	13.73	6.42	10.71	Dual	No
143	Duplex Type 'B2' - 2 Bed Mid-Terrace	1	1.19	90.73	2	4	4	30.99	3.85	11.54	3.25	15.66	3.6	0	0	0	0	27.2	11	8.26	Dual	No
144	Duplex Type 'C1' - 2 Bed Mid Terrace	1	1.19	66.66	1	3	3	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
145	Duplex Type 'C2' - 3 Bed Mid Terrace	1	1.19	108.29	2	5	5	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
146	Duplex Type 'B1' - 1 Bed Mid-Terrace	1	1.19	58.44	1	2	2	26.55	3.73	13.73	2.85	0	0	0	0	0	0	13.73	6.42	10.71	Dual	No
147	Duplex Type 'B2' - 2 Bed Mid-Terrace	1	1.19	90.73	2	4	4	30.99	3.85	11.54	3.25	15.66	3.6	0	0	0	0	27.2	11	8.26	Dual	No
148	Duplex Type 'C1' - 2 Bed Mid Terrace	1	1.19	66.66	1	3	3	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
149	Duplex Type 'C2' - 3 Bed Mid Terrace	1	1.19	108.29	2	5	5	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No

Department of the Environment, Community & Local Government Standard - Quality Housing for Sustainable communities 2007

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Main living Area (sqm)	Agg. Living Area (sqm)	Living space Width (m)	Bed 1 (sqm)	Bedroom 1 Width (sqm)	Bed 2 (sqm)	Bedroom 2 Width (sqm)	Bed 3 (sqm)	Bedroom 3 Width (sqm)	Bed 4 (sqm)	Bedroom 4 Width (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)
2 Bed/ 4 person dwelling (2 Storey)	80	2	4	13	30	3.6	13	2.8	11.4	2.8	0	2.1	0	0	25	4
3 Bed/ 5 person dwelling (2 Storey)	92	2	5	13	34	3.8	13	2.8	11.4	2.8	7.1	2.1	0	0	32	5
3 Bed/ 6 person dwelling (2 Storey)	100	2	6	15	37	3.8	13	2.8	11.4	2.8	7.1	2.1	7.1	2.1	36	6
4 Bed/ 7 person dwelling (2 Storey)	110	2	7	15	40	3.8	13	2.8	11.4	2.8	11.4	2.8	7.1	2.1	43	6
4 Bed/ 7 person dwelling (3 Storey)	120	2	7	15	40	3.8	13	2.8	11.4	2.8	11.4	2.8	7.1	2.1	43	6

Department of the Environment, Community & Local Government Standard - Sustainable Urban Housing: Design standards for new apartments guidelines for planning Authorities (2018)

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space (sqm)
1 Bed/ 2 person unit	45	n/a	2	23	3.3	11.4	0	0	0	11.4	3	5
2 Bed/ 3 person unit	63	n/a	3	28	3.6	13	7.1	0	0	20.1	5	6
2 Bed/ 4 person unit	73	n/a	4	30	3.6	13	11.4	0	0	24.4	6	7
3 Bed/5 person unit	90	n/a	5	34	3.8	13	11.4	7.1	0	31.5	9	9

APPENDIX 6 - Car & Cycle parking provision

Bothar an Choiste, Galway.

29/06/2022

Developable Site Area:	3.762 HA	9.30 ACRES
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CAR PARKING PROVISION		
Apartments Block 01 - 17 no. Apartments	1 space per apartment and 1 visitor space per every 4 apartments required as stated in DHPLG's Sustainable Urban Housing: Design Standards for new Apartments section 4.22.	21 spaces required 21 Provided
Apartments Block 02 - 21 no. Apartments	1 space per apartment and 1 visitor space per every 4 apartments required as stated in DHPLG's Sustainable Urban Housing: Design Standards for new Apartments section 4.22. Note: 8 no. of the spaces are provided as Disabled access apases.	27 spaces required 27 Provided
Duplex Townhouses - 48 no. Units	1 space per duplex apartment and 1 visitor space per every 4 units required as stated in DHPLG's Sustainable Urban Housing: Design Standards for new Apartments section 4.22. Note: 6 no. of the spaces are provided as Disabled access apases.	60 spaces required 53 Provided
Creche Parking requirements	1 space per 20sqm operation space as stated Galway City Council Development plan 2017-2023 Section 11.10.1 Table 11.5 Overall Creche Area: 288.7 sqm Creche operational space: 158.9sqm Note : 5 spaces are dedicated staff spaces. The remainder 3 of required spaces is made up of House/Duplex shared spaces which will typically be vacated during business hours.	8 spaces required 5 Provided
Houses - Detached / Semi -Detached/ Terraced	1.5 grouped sapces + 1 per 3 dwellings visitor as stated Galway City Council Development plan 2017-2023 Section 11.10.1 Table 11.5 84 Houses - Grouped parking Note: 3 no. of the Grouped visitor spaces are provided as Disabled access apases.	126+28visitor spaces required 154 Provided
DISABLED ACCESS SPACES.	Requirement of 1:20 of grouped carparking spaces to be disable access spaces. Total of 260 no. grouped & visitor spaces across the site. 1:20 or 5% requirement is 13 spaces. 17 no. spaces provided.	
Electric Vehicular Charge points	53no. spaces provided through out the scheme. All grouped & dwelling spaces will be ducted to allow future connection to provide electrical charge points.	
TOTAL CAR PARKING SPACES	270.0 required	260 Provided

BICYCLE PARKING PROVISION		
Houses - Detached / Semi -Detached/ Terraced	At least 2 spaces provided in rear or front gardens. All gardens are provided with direct access. 84 no. Houses	168 spaces required 168 Provided
Public areas	1 cycle stand (5 spaces) per 20 carpark spaces as stated Galway City Council Development plan 2017-2023 Section 11.10.3 260no. Car parking spaces provided	65 spaces required 65 Provided
Apartment / Duplex Buildings	1 space per bedroom and 1 visitor space per every 2 apartments required as stated in DHPLG's Sustainable Urban Housing: Design Standards for new Apartments section 4.17. Bike spaces will be secure and covered within the apartment building serving the apartments. Ground floor duplex units will have secure bicycle parking within private open space (48 spaces included in above total)	186 spaces required 184 Provided
TOTAL BICYCLE PARKING SPACES	419 required	417 Provided

APPENDIX 7 - Bin store provision

Bothar an Choiste, Galway

16/11/2021

Developable Site Area:	3.798 HA	9.39 ACRES
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BIN STORE PROVISION			
Apartment Buildings 01 & 02 - 38 no. Units	Set of 3 no. 1100 litre bins for a block of 10 apartments as per Galway City Council Development plan 2017-2023		
	Section 11.3.1 (i) Bin storage standards		
refer to drawings 3040 & 3044	38no. Apts	12.6	Bins required 14 Provided
Duplex Blocks - 48 no. Units	Set of 3 no. 1100 litre bins for a block of 10 apartments as per Galway City Council Development plan 2017-2023		
	Section 11.3.1 (i) Bin storage standards		
Refer to Site Layout for Bin Store Locations	48no. Duplex Apts	14.4	Bins required 16 Provided
Creche	Note: all Bins to commercial units and apartement bin storeage areas are 1100 litre bins		
Bin Store - 5.58sqm	No Specific development plan objective / standard .. However the following had been provided		
refer to drawings 2021	N/A		Bins required 3 Provided
Houses - Detached / Semi -Detached/ Terraced	All houses have access to rear gardens or bin storage to the front of dwellings where 3 no. 240 litre bins can be stored as per		
	Galway City Council Development plan 2017-2023, Section 11.3.1 (i) Bin storage standards		
Integrated into rear gardens	84 no. Houses	252	Bins required 252 Provided
refer to site layout plans for rear access			
TOTAL No of BINS PROVIDED		279	required 285 Provided

APPENDIX 8 - Quality assessment by unit type

Indicative social provision (PART V) - Bothar an Choiste, Galway City

Overall Site Area (developable area): 3.798 HA 9.39 ACRES

Apartment Block 01

Unit no.	Apartment Types	No. of Units	% of all Units (1/170)	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Total Bed Spaces	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space Terrace or Balcony	Total Private open space (Sqm)	Aspect
1	Apartment type 1A (1 bed - 2Person)	1	0.59	57.87	1	2	2	25.43	4.04	11.57	0	0	0	11.57	5.22	T/B	7	Dual
2	Apartment type 2A (2 bed - 4 Person)	1	0.59	79.63	1	4	4	31.07	4.4	13.69	11.78	0	0	25.47	7.32	T/B	7.13	Dual
4	Apartment type 2A (2 bed - 4 Person)	1	0.59	79.63	1	4	4	31.07	4.4	13.69	11.78	0	0	25.47	7.32	T/B	7.13	Dual
TOTAL		3	1.8															

Apartment Block 02

150	Apartment type 1D (1 bed - 2Person)	1	0.59	56.84	1	2	2	25.06	3.63	12.4	0	0	0	12.4	4.28	T	10.33	Dual
152	Apartment type 2C (2 bed - 4 Person)	1	0.59	81.42	1	4	4	31.17	4.4	13.41	11.84	0	0	25.25	7.61	B	7.58	Dual
156	Apartment type 2C (2 bed - 4 Person)	1	0.59	81.42	1	4	4	31.17	4.4	13.41	11.84	0	0	25.25	7.61	B	7.58	Dual
TOTAL		3	1.80															

Duplex Apartments

126	Duplex B1(1 bed - 2Person)	1	0.59	58.44	1	2	2	28.7	3.73	11.87	0	0	0	11.87	5.7	10.71(T)	10.71	Dual
148	Duplex C2 (3bed - 5Person)	1	0.59	66.66	2	5	5	38.73	4.6	13.93	11.6	11.77	0	37.3	9	9.46(B)	9.46	Dual
TOTAL		2	1.8															

Department of the Environment, Community & Local Government Standard - Sustainable Urban Housing: Design standards for new apartments guidelines for planning Authorities (2018)

Apartment Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space (sqm)
1 Bed/ 2 person unit	45	n/a	2	23	3.3	11.4	0	0	0	11.4	3	5
2 Bed/ 3 person unit	63	n/a	3	28	3.6	13	7.1	0	0	20.1	5	6
2 Bed/ 4 person unit	73	n/a	4	30	3.6	11.4	13	0	0	24.4	6	7

Unit no.	House Types	No. of Units	% of all Units (170)	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Total Bed Spaces	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bedroom 1 Width (sqm)	Bed 2 (sqm)	Bedroom 2 Width (sqm)	Bed 3 (sqm)	Bedroom 3 Width (sqm)	Bed 4 (sqm)	Bedroom 4 Width (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space (sqm)	Aspect	Attic Extension Possible
74	House Type 'A/A1' - 4 Bed Semi Detached	1	0.59	121.4	2	6	6	42	3.9	13.2	3.25	11.6	3.3	7.2	2.25	7.2	2.59	39.2	6.6	Various	Dual	Yes
32/40/61/97	House Type 'B2' - 3 Bed Mid-Terrace	4	2.35	102.9	2	5	20	34.86	3.8	11.7	3	13.5	3	7.5	2.6	0	0	32.7	7.79	Varies	Dual	Yes
55	House Type 'C1' - 2 Bed Mid Terrace	1	0.59	87.54	2	4	4	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
58/100/105	House Type 'C2' - 2 Bed Mid Terrace	3	1.76	87.54	2	4	12	30	4.85	14.78	3.45	12.52	2.8	0	0	0	0	27.3	8.92	Varies	Dual	Yes
TOTAL		9	5.3				16															

TOTAL PART V - Social Provision Proposal

17	10	1170.23	52
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Department of the Environment, Community & Local Government Standard - Quality Housing for Sustainable communities 2007

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Main living Area (sqm)	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bedroom 1 Width (sqm)	Bed 2 (sqm)	Bedroom 2 Width (sqm)	Bed 3 (sqm)	Bedroom 3 Width (sqm)	Bed 4 (sqm)	Bedroom 4 Width (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)
2 Bed/ 4 person dwelling (2 Storey)	80	2	4	13	30	3.6	13	2.8	11.4	2.8	0	2.1	0	0	25	4
3 Bed/ 5 person dwelling (2 Storey)	92	2	5	13	34	3.8	13	2.8	11.4	2.8	7.1	2.1	0	0	32	5
3 Bed / 6 person dwelling (2 Storey)	100	2	6	15	37	3.8	13	2.8	11.4	2.8	7.1	2.1	7.1	2.1	36	6
4 Bed/ 7 person dwelling (2 Storey)	110	2	7	15	40	3.8	13	2.8	11.4	2.8	11.4	2.8	7.1	2.1	43	6



APPENDIX 3

PART V PROPOSALS

Part V Development Cost Summary

Project Name/Location:

DEVELOPMENT - HOUSING DEVELOPMENT FOR LOCK HOUSE DEVELOPMENTS LTD
ADDRESS - BOTHAR AN CHOISTE, CASTLEGAR, GALWAY

Gross floor area of whole development:

12,373

m2

Number of residential units:

170

Nr

Part V percentage obligation:

10%

Number of obliged Part V units:

17

Rounded

Number of Sq Mtrs in the Part V units:(10% of totak Dev.SqMtr)

1417.8

Part V Unit type proposed:

Part V Unit type Area:

	17	<i>Rounded</i>			
	1417.8		QTY	SQ Mtr	Ref No. from Site Plan
			1	53.30	126
			2	54.70	BLOCK 1 LGF 1A
				54.70	BLOCK 2 LGF 1A
			4	339.20	55/58/100/105
			1	81.80	26
			4	315.20	BL 1 LGF/ 1ST F 2A BL 2 LGF/ 1ST F 2A
			4	401.60	32/40/61/97
			1	117.70	74

€

Land Cost @ Existing Use Value(without Planning Permission) *Agricultural*

20,000.00

Per Acre

Land Cost @ Development Use Value(with PP)

475,000.00

Per Acre

Construction cost

Builders profit @

	€		€		
HOUSING	858.5M2	1300		1,116,050.00	
DUPLEX	135.1M2	1450		195,895.00	
APARTMENTS	424.6M2	1750		743,050.00	
SITE DEVELOPMENT	1417.8M2	340		482,052.00	
				253,705.00	10%

Sub Total 1

2,790,751.70

Land Cost	20,000.00	Existing Use Value
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The below figures can be estimates at the Pre Planning Part V Stage.

Design & certification	17 X €7,000	119,000.00	Buiders Profit should not be applied to these
Cost consultant / PM	17 X 1250	21,250.00	
Landscape design	17 X €350	5,950.00	
Planning consultant	17 X €350	5,950.00	
Planning application & commencement notice	17 X €150	2,550.00	
Development contribution	17 X €7,500 (IRISH WATER)	127,500.00	
	17 X €8,000 (CITY COUNCIL)	136,000.00	
Bond			
Legal fees	17 X €2,500	42,500.00	
Auctioneers fees	17 X €2,500	42,500.00	
Home bond guarantee scheme	17 X €1,200	20,400.00	
ESB connection	17 X €1,500	25,500.00	
Financing:	17 X €10,500	178,500.00	
Stamp duty	17 X €1,500	25,500.00	

Sub Total 2	753,100.00
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Total	3,563,851.70
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Part V Cost(Unit)	€209,638.33 EXCLUDING VAT (€237,939.50 INCL VAT)
Part V Cost(Sq Metre)	€2,513.65 EXCLUDING VAT (€2,852.99 INCL VAT)

BOUNDARY TO GALWAY N6 ROAD RESERVATION



Unit locations for part V Provision

SCHEDULE OF PART V - HOUSE TYPES

HOUSE TYPE A1	HOUSE TYPE B2
 SEMI-DETACHED 4 BED 2 STOREY 121.4 m ² House No: 70	 MID-TERRACE 3 BED 2 STOREY 102.2 m ² House No: 28, 36, 57, 83
HOUSE TYPE C1	
 MID-TERRACE 2 BED 2 STOREY 84.8 m ² House No: 51, 54, 96, 101	
TOTAL ALLOCATION OF HOUSE TYPES: 09	

SCHEDULE OF PART V - DUPLEX & APARTMENTS

DUPLEX TYPE B1 Ground Floor	APARTMENT BLOCK 01
 1 BED 1 STOREY 60.4 m ² House No: 128	Type 1A x 01no. 1 Bed - 2 Person 56.5 sqm Type 2A x 02no. 2 Bed - 4 Person 78.8 sqm
DUPLEX TYPE C1 Ground Floor	APARTMENT BLOCK 02
 2 BED 1.5 STOREY 86.5 m ² House No: 148	Type 1D x 01no. 1 Bed - 1 Person 57.4 sqm Type 2C x 02no. 2 Bed - 2 Person 81.3 sqm
TOTAL ALLOCATION OF APARTMENTS / DUPLEX: 08	

* See drawing No.3040 & No.3044 for further details on Apartment type locations and layouts.

01 Part V Layout Plan
Scale: 1 : 500

REVISIONS

No.	Date	Comments	By

Scale: 1:500
 Drawing Purpose: SHD Application
 Project: Residential Development at Bothan an Choiste, Castlegar, Galway
 Client: Lock House Developments LTD
 Date: JULY 2022
 Drawn by: IF
 Checked by: JON

File Ref: 3.09 Subject: Indicative Part V Social Provision Layout
 Project No: 18151 Drawing No: 3077 Rev:

 Baracks Yard, Unit 2, Galway Technology Park, Westport, Co. Mayo, F28 K798, H91 EPW0
 T: +3530 91 771033 E: info@nom.ie

APPENDIX 8 - Quality assessment by unit type

Indicative social provision (PART V) - Bothar an Choiste, Galway City

Overall Site Area (developable area): 3.798 HA 9.39 ACRES

Apartment Block 01

Unit no.	Apartment Types	No. of Units	% of all Units (1/170)	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Total Bed Spaces	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space Terrace or Balcony	Total Private open space (Sqm)	Aspect
1	Apartment type 1A (1 bed - 2Person)	1	0.59	57.87	1	2	2	25.43	4.04	11.57	0	0	0	11.57	5.22	T/B	7	Dual
2	Apartment type 2A (2 bed - 4 Person)	1	0.59	79.63	1	4	4	31.07	4.4	13.69	11.78	0	0	25.47	7.32	T/B	7.13	Dual
4	Apartment type 2A (2 bed - 4 Person)	1	0.59	79.63	1	4	4	31.07	4.4	13.69	11.78	0	0	25.47	7.32	T/B	7.13	Dual
TOTAL		3	1.8															

Apartment Block 02

150	Apartment type 1D (1 bed - 2Person)	1	0.59	56.84	1	2	2	25.06	3.63	12.4	0	0	0	12.4	4.28	T	10.33	Dual
152	Apartment type 2C (2 bed - 4 Person)	1	0.59	81.42	1	4	4	31.17	4.4	13.41	11.84	0	0	25.25	7.61	B	7.58	Dual
156	Apartment type 2C (2 bed - 4 Person)	1	0.59	81.42	1	4	4	31.17	4.4	13.41	11.84	0	0	25.25	7.61	B	7.58	Dual
TOTAL		3	1.80															

Duplex Apartments

126	Duplex B1(1 bed - 2Person)	1	0.59	58.44	1	2	2	28.7	3.73	11.87	0	0	0	11.87	5.7	10.71(T)	10.71	Dual
148	Duplex C2 (3bed - 5Person)	1	0.59	66.66	2	5	5	38.73	4.6	13.93	11.6	11.77	0	37.3	9	9.46(B)	9.46	Dual
TOTAL		2	1.8															

Department of the Environment, Community & Local Government Standard - Sustainable Urban Housing: Design standards for new apartments guidelines for planning Authorities (2018)

Apartment Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space (sqm)
1 Bed/ 2 person unit	45	n/a	2	23	3.3	11.4	0	0	0	11.4	3	5
2 Bed/ 3 person unit	63	n/a	3	28	3.6	13	7.1	0	0	20.1	5	6
2 Bed/ 4 person unit	73	n/a	4	30	3.6	11.4	13	0	0	24.4	6	7

Unit no.	House Types	No. of Units	% of all Units (170)	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Total Bed Spaces	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bedroom 1 Width (sqm)	Bed 2 (sqm)	Bedroom 2 Width (sqm)	Bed 3 (sqm)	Bedroom 3 Width (sqm)	Bed 4 (sqm)	Bedroom 4 Width (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space (sqm)	Aspect	Attic Extension Possible
74	House Type 'A/A1' - 4 Bed Semi Detached	1	0.59	121.4	2	6	6	42	3.9	13.2	3.25	11.6	3.3	7.2	2.25	7.2	2.59	39.2	6.6	Various	Dual	Yes
32/40/61/97	House Type 'B2' - 3 Bed Mid-Terrace	4	2.35	102.9	2	5	20	34.86	3.8	11.7	3	13.5	3	7.5	2.6	0	0	32.7	7.79	Varies	Dual	Yes
55	House Type 'C1' - 2 Bed Mid Terrace	1	0.59	87.54	2	4	4	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
58/100/105	House Type 'C2' - 2 Bed Mid Terrace	3	1.76	87.54	2	4	12	30	4.85	14.78	3.45	12.52	2.8	0	0	0	0	27.3	8.92	Varies	Dual	Yes
TOTAL		9	5.3				16															

TOTAL PART V - Social Provision Proposal

17	10	1170.23	52
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Department of the Environment, Community & Local Government Standard - Quality Housing for Sustainable communities 2007

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Main living Area (sqm)	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bedroom 1 Width (sqm)	Bed 2 (sqm)	Bedroom 2 Width (sqm)	Bed 3 (sqm)	Bedroom 3 Width (sqm)	Bed 4 (sqm)	Bedroom 4 Width (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)
2 Bed/ 4 person dwelling (2 Storey)	80	2	4	13	30	3.6	13	2.8	11.4	2.8	0	2.1	0	0	25	4
3 Bed/ 5 person dwelling (2 Storey)	92	2	5	13	34	3.8	13	2.8	11.4	2.8	7.1	2.1	0	0	32	5
3 Bed / 6 person dwelling (2 Storey)	100	2	6	15	37	3.8	13	2.8	11.4	2.8	7.1	2.1	7.1	2.1	36	6
4 Bed/ 7 person dwelling (2 Storey)	110	2	7	15	40	3.8	13	2.8	11.4	2.8	11.4	2.8	7.1	2.1	43	6



APPENDIX 4

STATEMENT OF CONSISTENCY MATRIX

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1.

COMPLIANCE WITH THE NATIONAL PLANNING FRAMEWORK (2018)

Chapter	Policy Objective	Guidance / Requirement	Statement of Consistency
Chapter 2: A New Way Forward	National Policy Objective 1(b)	<p>Eastern and Midland Region: 490,000 - 540,000 additional people, i.e. a population of around 2.85 million;</p> <p>Northern and Western Region: 160,000 - 180,000 additional people, i.e. a population of just over 1 million;</p> <p>Southern Region: 340,000 - 380,000 additional people, i.e. a population of almost 2 million</p>	<p>There is a very significant population growth allocated to the Northern & Western Region in which Galway is the main urban centre. In order to facilitate this population growth there will be a requirement to develop large numbers of new residential units. Given that Galway is currently acutely affected by the housing crisis there is a considerable divide to be bridged in order to bring housing provision from its current under-supply to the level required to accommodate the population growth targets. The proposed development will deliver 170 no. residential homes in an accessible location close to existing facilities, infrastructure, and services both within the local vicinity and further beyond in Galway City.</p> <p>It is considered that the proposed development would assist in delivering the growth identified in National Policy Objective 1b and it is therefore considered that the proposed development accords with this Objective.</p>
Chapter 2: A New Way Forward	National Policy Objective 2(a)	A target of half (50%) of future population and employment growth will be focused in the existing five Cities and their suburbs.	<p>The NPF identifies that Ireland has five cities in terms of population size (>50,000 people) notably: Dublin, Cork, Limerick, Galway and Waterford.</p> <p>The proposed development represents an efficient use of land in the context of residential density. It therefore accords with the target to focus development in one of the existing five cities and their suburbs.</p>

Chapter	Policy Objective	Guidance / Requirement	Statement of Consistency
Chapter 2: A New Way Forward	National Policy Objective 3a	Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.	The proposed development will provide 170 no. residential units in Castlegar, which is inextricably linked to and functions as part of the Greater Galway City.
Chapter 2: A New Way Forward	National Policy Objective 3b	Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints.	The proposed development will provide 170 no. residential units in Castlegar, which is inextricably linked to and functions as part of the Greater Galway City.
Chapter 4: Making Stronger Urban Places	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 proposed development will provide the proposed development will provide 170 no. high-quality residential units in an attractive, liveable, well designed and high-quality urban space.
Chapter 4: Making Stronger Urban Places	National Policy Objective 5	Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity	The proposed development will provide 170 no. residential units in Castlegar, which is inextricably linked to and functions as part of the Greater Galway City.
Chapter 4: Making Stronger Urban Places	National Policy Objective 13	In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. These standards will be subject	All relevant guidance as it relates to development management standards including height have been considered carefully in the design of the proposed development. In order to achieve targeted growth, design standards such as height must be considered based on performance criteria. The proposed provision of 3 and 4

Chapter	Policy Objective	Guidance / Requirement	Statement of Consistency
		to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.	storey buildings can be justified by the need for compact urban growth as outlined above.
Chapter 6 - People, Homes and Communities	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 development is in an accessible location proximate to local shops and services. It offers convenient and safe alternatives to the private car such as public transport, walking and cycling. The proposed development includes for 417 no. safe and secure bicycle parking spaces in total.
Chapter 6 - People, Homes and Communities	National Policy Objective 32	To target the delivery of 550,000 additional households to 2040.	The proposed development will provide 170 no. residential units which will assist in the delivery of additional households.
Chapter 6 - People, Homes and Communities	National Policy Objective 33	Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.	The proposed development is on lands zoned R – Residential in the Galway City Development Plan 2017-2023 (GCDP). The objective of the Residential zone is: <i>‘To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods’.</i> The scale of the development is considered appropriate and relative to its location.

Chapter	Policy Objective	Guidance / Requirement	Statement of Consistency
Chapter 6 – People, Homes and Communities	National Policy Objective 34	Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.	<p>The proposed development includes a range of house types and sizes:</p> <ul style="list-style-type: none"> ➤ 33 no. 1 Bed Apt/Duplex ➤ 40 no. 2 Bed Apt/Duplex ➤ 13 no. 3 Bed Apt/Duplex ➤ 34 no. 2 Bed House ➤ 42 no. 3 Bed House ➤ 8 no. 4 Bed House <p>As per the Architectural Design Statement prepared by O’Neill O’Malley Architects,</p> <p><i>“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...”</i></p> <p><i>There is also potential for future expansion into the roof spaces of certain dwellings or into the rear gardens which have been generously sized in most cases...</i></p> <p><i>All houses and apartments will be constructed to current building regulation standards delivering at least an A2 building energy rating..</i></p> <p><i>Buildings will now be required to decrease their fabric energy loss, increase their proportion of energy from renewables, increase airtightness and overall improve the</i></p>

Chapter	Policy Objective	Guidance / Requirement	Statement of Consistency
			<i>buildings construction. This will mean warmer, better built homes using much less energy.”</i>
Chapter 6 – People, Homes and Communities	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	The proposed development increases residential density through the inclusion of 38 no. apartments (2 no. 4 storey buildings) and 48 no. duplex units (3-storey buildings). As such it represents an efficient use of land in the context of residential density. It takes account of the principles of compact urban development and thus it accords with the requirements to deliver new residential development in an appropriate location within the existing urban footprint.

2.

COMPLIANCE WITH GUIDELINES FOR PLANNING AUTHORITIES ON SUSTAINABLE RESIDENTIAL DEVELOPMENT IN URBAN AREAS (CITIES, TOWNS & VILLAGES) (2009)

Apartment Design Standards	Guidance / Requirement	Statement of Consistency
Sequential Approach to the Development	The Guidelines reinforce the need to adopt a sequential approach to the development of land and note in Section 2.3 and <i>'the sequential approach as set out in the Departments Development Plan Guidelines (DoEHLG, 2007) specifies that zoning shall extend outwards from the centre of an urban area, with undeveloped lands closest to the core and public transport routes being given preference, encouraging infill opportunities...'</i> .	The application site comprises lands zoned for Residential use. It is in a serviceable and accessible location being approximately 400m walking distance of the local convenience shops, takeaways and bus stop no. 523841 at Castlegar. Further shops and facilities are available 850 metres from the application site on Headford Road, namely Tesco Express, Papa Rich (takeaway) and Ballinfoile Castlegar Neighbourhood Centre.
Community Facilities	Sustainable neighbourhoods require a range of community facilities, and each district/neighbourhood will need to be considered within its own wider locality, as some facilities may be available in the wider area while others will need to be provided locally	The proposal includes for a crèche facility (c. 300.36 sqm). that can cater for 46 no. children. The proposed development also includes appropriate areas of communal open space.
Density	Section 5.11 of the Guidelines provides for a range of 35-50 dwelling units/hectare on 'Outer Suburban/Greenfield' sites associated with cities and larger towns.	The proposed development has density of 45.19 units per hectare based on a developable site area (less 0.864ha of the overall site area of 4.626ha) of 3.762ha. This density is within the range recommended in the Guidelines.

3.

COMPLAINT WITH THE URBAN DESIGN MANUAL: A BEST PRACTICE GUIDE (2009)

Criteria	Guidance / Requirement	Statement of Consistency
Context	How does the development respond to its surroundings?	Castlegar is an expanding outer suburb of Galway City. It is part of the Galway Metropolitan Area. The Castlegar neighbourhood is characterised by existing and emerging residential development which features a high proportion of two storey terrace and 3 storey duplex buildings. The proposed development is responsive to the surrounding area in terms of its scale, height, massing, building line and housing mix. The 4 storey apartment block is located in the lowest section on the application site. Overall the proposed development is sensitive to the site context and will contribute positively to the character, identity and amenity of the neighbourhood.
Connections	How well connected is the new neighbourhood?	<p>The proposed development will be carried out in conjunction with the provision of road improvements along the Bóthar an Chóiste Road, of which the development accesses onto.</p> <p>Internally the proposed layout incorporates a series of footpaths that promote permeability and connection with the 4-no. designated open spaces within the development. The proposed layout incorporates a series of footpaths that promote permeability and connection with the five open spaces within the development. The linear park (Public Open Space 03), overlooking the designated Greenway, provide an attractive landscaped pedestrian connection for residents connecting with the Bóthar Na Chóiste road on foot.</p> <p>As regards public transport the application is located approximately 400 metres (a five-minute walk) from Bóthar an Chóiste bus stop no. 523841 which is located outside Murphy's Centra. The route 407 bus services this stop and runs to Eyre Square. It operates every 30 minutes Monday to Saturday and every 60 minutes on a Sunday.</p> <p>The application is supported by a comprehensive Traffic and Transport Assessment prepared by Tobin Consulting Engineers.</p>
Inclusivity	How easily can people use and access the development?	The proposed development has been designed to create a new inclusive neighbourhood. It incorporates a series of accessible, safe play and amenity spaces. The design and layout of the buildings provides easy access for all residents and users.

Criteria	Guidance / Requirement	Statement of Consistency
		<p>The apartments, duplex units and houses will meet the needs of a wide range of future occupants from first time buyers, families, down-sizing couples etc.</p> <p>There is a range of public, communal and private amenity spaces and facilities for children of different ages, parents and the elderly. The proposed development will provide a variety of vehicle and pedestrian routes throughout the site. It also provides 17 no. disabled car parking spaces.</p>
Variety	How does the development promote a good mix of activities?	<p>A good mix of open spaces are located throughout the proposed development providing a range of public, communal, and private amenity and passive and active recreation and leisure activity spaces for all ages,</p> <p>A mix of apartments / duplex, and terraced residential units contribute to the existing choice of housing types in the Castlegar neighbourhood.</p> <p>The scheme also provides a crèche.</p>
Efficiency	How does the development make appropriate use of resources, including land?	<p><u>Density:</u> The proposed development achieves a density of 45.19 units/hectare which makes efficient use of Residential zoned lands within Galway City.</p> <p><u>Landscape:</u> The public realm will be planted with a diverse mix of plants and tree species to create attractive streets and spaces. The interface of public spaces with the private amenity of each home has been carefully considered. Open space areas are overlooked by a variety of unit types to promote passive surveillance and integration of open spaces visually and physically the entire spectrum of the community.</p> <p><u>Orientation:</u> Buildings, gardens and public spaces are laid out to exploit the best solar orientation.</p> <p><u>Recycling:</u> Appropriate recycling facilities are provided.</p>

Criteria	Guidance / Requirement	Statement of Consistency
Distinctiveness	How do the proposals create a sense of place?	<p>The proposed development is a positive addition to the identity of the locality. The layout makes the most of the opportunities presented by landform and topographical features to create a memorable layout. The proposed development exploits views into and out of the site. A series of open spaces are proposed providing opportunities for residents and the greater community to meet, gather or take part in activities.</p> <p>The linear park along the western boundary provides an interaction and linkage with the designated Greenway.</p>
Layout	How does the proposal create people friendly streets and spaces?	<p>The design layout incorporates 170 no. units (comprising; terrace houses, duplex buildings and 2 no. 4-storey apartment block) together with pavements, roads, car parking and public open spaces.</p> <p>People friendly streets and spaces are created in the proposed development by:</p> <ul style="list-style-type: none"> • Ensuring adequate passive supervision with a number of special double fronted dwellings; • Site Layout was designed with the site contours to minimise the requirement of retaining walls; • Housing clusters are carefully considered and respond to their context, house facades overlook, supervise and define the edges of streets and public landscaped areas; • Where possible rear gardens back onto rear gardens of new houses, clearly defining passively supervised public and private realm; • Existing attractive site elements have been retained where possible. Existing stone walling around the site to be retained and supplemented.
Public Realm	How safe, secure and enjoyable are the public areas?	<p>The Linear Park to the west maintains a width of circa 20m and offers strong pedestrian & cycle connections via a 3m wide path through the whole application site. The linear park will contain play equipment of differing forms and for differing age groups.</p> <p>All public areas proposed are clearly defined and looked upon by primary facades, providing clarity between public and private realms, ensuring full passive surveillance and safe environments for residents. The use of screen walls has been minimised with the use of turn the corner and side entrance units</p>
Adaptability	How will the buildings cope with change?	<p>All house types are designed to meet the requirements <i>Quality Housing for Sustainable Communities</i> (2007). The proposed units have been designed to have generous living areas, ample storage and</p>

Criteria	Guidance / Requirement	Statement of Consistency
		<p>spacious private open spaces. This allows for a variety of methods that can be employed for their adaptation.</p> <p>Similarly, with the apartments they have been designed to meet the requirements of <i>Sustainable Urban Housing: Design Standards for New Apartments</i> (March 2018).</p> <p>The variety of house and apartment/duplex types within the scheme also provides the possibility for residents to move within the development as their living and or family situation change.</p> <p>The proposed scheme allows for a good mix of residents through-out the scheme and so creates a positive family friendly community catering for the young to the elderly.</p>
Privacy and Amenity	How does the scheme provide a decent standard of amenity?	<p>All houses are provided with outdoor gardens to the rear that meet and exceed minimum standards. Furthermore they provide adequate storage, including space within the home for the sorting and storage of recyclables</p> <p>All apartments and duplexes are provided with private outdoor balconies/terraces.</p> <p>The units throughout the proposed development are designed to a high standard with the aim of maximising natural daylight throughout the living areas.</p> <p>Section 11.3 of the GCDP requires that residential schemes provide communal recreation and amenity space at a rate of 15%. The proposed layout provides 5,841 sqm (15%).</p>
Parking	How will the parking be secure and attractive?	<p>All car parking for the development is provided at grade within easy reach of the residential units. Parked cars are overlooked by houses, pedestrians and traffic. The scheme proposes 260 no. car parking spaces in total. Adequate secure facilities are also provided for bicycle storage.</p> <p>All housing units are provided with grouped car parking spaces. Grouped car parking is provide to the main access routes 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. Bicycle parking is possible to the front and in the rear gardens of all dwelling units.</p>

Criteria	Guidance / Requirement	Statement of Consistency
		The landscape architectural design implements hedgerows, bush, and tree planting as a buffer between the communal parking areas to reduce the visual impact of car parking areas.
Detailed Design	How well thought through is the building and landscape design?	The Architectural Design Statement prepared by O'Neill O'Malley included with this application sets out the design rationale and the key criteria considered in the design process for the proposed development. A comprehensive Landscape Master Plan has been prepared by Cunnane Stratton Reynolds Land Planning & Design which incorporates high-quality designed areas of open space design.

4.

COMPLIANCE WITH THE SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS GUIDELINES FOR PLANNING AUTHORITIES (2018)

Apartment Design Standards	Guidance / Requirement	Statement of Consistency
Specific Planning Policy Requirement 1	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).	The proposal includes 170 no. units broken down as follows: <ul style="list-style-type: none"> > One Bed Apt/Duplex (33) – 19.4% > Two Bed Apt/Duplex (40) – 23.5% > Three Bed Apt/Duplex (13) – 7.6% > Two Bed House (34) – 20% > Three Bed House (42) – 24.7% > Four Bed House (8) – 4.7%
Specific Planning Policy Requirement 2	For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha: <ul style="list-style-type: none"> • Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on dwelling mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio-type units; • Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential 6 unit to the 49th; • For schemes of 50 or more units, SPPR 1 shall apply to the entire development. 	Not Applicable – The development is not a refurbishment or urban infill scheme.
Specific Planning Policy Requirement 3	Minimum Apartment Floor Areas: <ul style="list-style-type: none"> • Studio apartment (1 person) 37 sq.m 	All apartment units meet the minimum floor areas for apartments, as detailed in the Architectural Drawings

Apartment Design Standards	Guidance / Requirement	Statement of Consistency
	<ul style="list-style-type: none"> • 1-bedroom apartment (2 persons) 45 sq.m • 2-bedroom apartment (4 persons) 73 sq.m • 3-bedroom apartment (5 persons) 90 sq.m 	and the Housing Quality Assessment prepared by O'Neill O'Malley which confirms that the apartments do meet minimum standards.
Specific Planning Policy Requirement 4	<p>In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:</p> <ol style="list-style-type: none"> 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. ii. 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. iii. 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. 	The apartments, houses and duplex buildings have been carefully sited to exploit solar orientation with the majority of dwellings in the proposed development enjoying a dual orientation. Please see the Housing Quality Assessment and the Apartment Quality Assessment which outlines the breakdown of the aspect of each unit. Of the total 34 no. apartments, 28 no. units are dual aspect, and 10 no. units are single aspect. This gives us as percentage of 74% of units as dual aspect and 26% of units as single aspect, meeting the minimum of 50% dual aspect apartments in suburban locations.
Specific Planning Policy Requirement 5	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.	Floor to ceiling height affects the internal amenities of apartments in terms of sunlight / daylight, storage space and ventilation. Currently the guidelines promote floor to ceiling heights of 2.4m as a minimum. The proposed development offers 2.7m floor to ceiling height throughout all unit types.

Apartment Design Standards	Guidance / Requirement	Statement of Consistency
Specific Planning Policy Requirement 6	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.	The proposed development adheres to the policy. The apartment blocks have 4 no cores with a range of 2/5/6 no. apartments per floor, depending on the floor and the block.
Specific Planning Policy Requirements 7 to 9	Specific Planning Policy Requirements 7 to 9 relate to Build to Rent (BTR) and Shared Accommodation are not relevant to the current proposal.	This is not applicable as the proposal is not a 'Build-To-Rent' development.
Other Design Criteria		
Internal Storage	Section 3.30 states that provision should be made for storage and utility (additional to kitchen/bedroom furniture), specifically for household utility functions such as clothes washing and the storage of bulky personal or household items. Section 3.32 and 3.33 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.	Standard levels of storage have been provided within the apartments.
Private Amenity Space	Section 3.35 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.	All units within the proposed development meet or exceed the minimum private amenity requirements. Private amenity space is provided to ground floor units as an adjoining terrace area and by the way of balconies for the upper floors. The balconies or ground floor private amenity spaces all provide the required minimum depth of at least 1.5m and are often deeper where possible. They are accessed off the living areas.
Security Considerations	Section 3.40 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.	The proposed residential units will overlook the streets and public spaces increasing supervision and security.

Apartment Design Standards	Guidance / Requirement	Statement of Consistency
	<p>Entrance points should be clearly indicated, well lit, and overlooked by adjoining dwellings.</p> <p>Particular attention should be given to the security of ground floor apartments and access to internal and external communal areas.</p>	
Communal Facilities in Apartments: Access and Services	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	The proposed development must meet the requirements for Part M of the Building Regulations. The Technical Guidance Document (TGD) Part M 2010 provides advice to provide 'Prima Facie' compliance with the building regulations. This document has been closely followed during the design process
Refuse Storage	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>The Apartment buildings will have dedicated bin stores incorporated within the building which will be appropriately ventilated and maintained by a management company.</p> <p>Centralised bin storage for Apartment Block 01 will be c. 24.04 sqm on the Lower Ground Floor Level and will contain 6 no. 1100L refuse bins. Centralised bin storage for Apartment Block 02 will be on the Lower Ground Floor Level and will be c. 25.43 sqm and will contain 8 no. 1100L refuse bins.</p>
Communal Amenity Facilities	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.	The proposed development provides for a range of amenity and public open spaces. These include high-quality landscaped formal/informal play areas, orchard garden and passive amenity areas with bench seating

Apartment Design Standards	Guidance / Requirement	Statement of Consistency
		and the linear park overlooking the designated Greenway.
Children's Play	Section 4.13 requires that the recreational needs of children must be considered as part of communal amenity space within apartment schemes.	An equipped children's playground and areas of seating are provided within Public Open Space 02. Furthermore there is a range of public, communal and private amenity spaces accommodating seating and soft and hard landscaping proposed throughout the development which will benefit children of various ages.
Bicycle Parking	Section 4.17 states that <i>'a general minimum standard of 1 cycle storage space per bedroom shall be applied'</i> . However, it also states that <i>'any deviation from these standards shall be at the discretion of the planning authority.'</i>	<p>The proposed development includes provision for secure cycle storage to encourage non-motorised transport as follows:</p> <p>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</p> <p>Apartments will have access to ground floor bike stores, Apartment Block 01 (35.34 sqm), Apartment Block 02 (49.71sqm).</p> <p>Duplex residents will have access to 4 no. secure bicycle stores within the curtilage of the duplex buildings. A total number of 184 no. spaces are</p>

Apartment Design Standards	Guidance / Requirement	Statement of Consistency
		<p>provided, 1 no. for each duplex/apartment bedroom, and 1 no. visitor space per every 2 duplex/apartments.</p> <p>Bike spaces will be secure and covered within the apartment building serving the apartments.</p> <p>Ground floor duplex units will have secure bicycle parking within private open space.</p> <p>Details of bicycle parking are provided in Appendix 6 of the Architectural Design Statement.</p>
<p>Car Parking</p>	<p>Section 4.18 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>Car parking provided is in accordance with the GCDP. A total of 260 no. car parking spaces will be provided onsite of which 101 no. are specific to the apartments and duplex housing units.</p> <p>A shortfall of 10 no. spaces has been justified in a Material Contravention Statement that accompanies this application.</p>

5.

COMPLIANCE WITH THE URBAN DEVELOPMENT AND BUILDING HEIGHT GUIDELINES FOR PLANNING AUTHORITIES (2018)

Policy/Section	Guidance / Requirement	Statement of Consistency
Section 1.9	<p>These guidelines require that the scope to consider general building heights of at least three to four storeys, coupled with appropriate density, in locations outside what would be defined as city and town centre areas, and which would include suburban areas, must be supported in principle at development plan and development management levels.</p>	<p>The proposed building heights vary across the site. Typologies include 2-storey houses (Cells 01,02,03 and 04) and 3-storey duplex buildings (Blocks 02,03 and 04, and 05).</p> <p>The 2 no. 4-storey apartment buildings are situated in the lowest section of the application site adjacent to Bóthar an Chóiste road. As a result of the change in levels over the application site the height of 4 storey element of the apartment block projects less than the 3 storey duplex units in Block 03 and 2- storey houses in Cell 01 in the main body of the site (see Site Sections 1-1 and 2-2, Dwg.No. 3006 & 3007 respectively).</p> <p>The open space area to the south and south west of the proposed apartment buildings provides visual breaks in the interface of the development with Bóthar Na Chóiste road. It provides a landscaped frontage to the apartment building and, a landscaped setback to the 3-storey duplex units (Block 03 & 04, and 05) located within the site.</p> <p>It is submitted that the 4-storey apartment blocks contribute positively to both the proposed development and the character of the neighbouring residential development in Cluain Riocaird which incorporates a mix of 2 and 3 -storey residential units.</p>

Policy/Section	Guidance / Requirement	Statement of Consistency
SPPR 4	<p>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"> 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; 2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and 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>The application site is classified as an ‘<i>Outer Suburban/Greenfield</i>’ site associated with cities and larger towns, with a density in the general range of 35-50 dwellings per hectare as per Section 5.11 of the guidelines.</p> <p>In respect of the first requirement of SPPR 4, the development density is 45.19 units per hectare which is within the range specified.</p> <p>Regarding the second and third requirements of SPPR 4 the proposed development provides a mix of building heights and typologies. This includes 2-storey houses (Cells 01,02,03 and 04) 3-storey duplex buildings (Blocks 02,03 and 04, and 05), and 2 no. 4-storey apartment buildings in the lowest section of the application site.</p>

6.

COMPLIANCE WITH THE REGIONAL SPATIAL & ECONOMIC STRATEGY (NORTHERN & WESTERN REGIONAL ASSEMBLY) 2020-2032 (RSES)

Regional Policy	Guidance/Requirement	Statement of Consistency
Regional Policy Objective 3.1	Develop urban places of regional-scale through: <ol style="list-style-type: none"> 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 170 no. residential units in the outer suburb of Castlegar which is identified as a strategic location with capacity to deliver housing as part of the Galway Metropolitan Area. The proposed development thus responds to objectives to deliver RSES population targets and thus respond to Galway's housing need through compact growth.
Regional Policy Objective 3.2	<p>(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</p> <p>(b) Deliver at least 40% of all new housing targeted in the Regional Growth Centres, within the existing built-up footprint</p> <p>(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;</p>	The proposed development will provide 170 no. residential units in Castlegar, which is within the existing built-up footprint of Galway City and suburbs.
Regional 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	All houses and apartments will be constructed to current building regulation standards delivering at least an A2 building energy rating. Current Building regulations standards for heat retention are colloquially known as nZEB - near Zero Energy Buildings. Buildings will now be required to decrease their fabric energy loss, increase their proportion of energy from renewables, increase airtightness and overall improve the buildings construction. This will mean warmer, better built homes using much less energy.

Regional Policy	Guidance/Requirement	Statement of Consistency
		The majority of the houses and duplexes are of dual aspect maximising solar gain.
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 application site is located within 400m (5 mins) walking distance of the Castlegar neighbourhood shops. It is well connected in terms of road and public transport links to Galway City. It is approximately a 5-minute drive away from Galway City. As regards public transport the application site is located approximately 400 metres (a five-minute walk) from Bóthar an Chóiste bus stop no. 523841 which is located outside Murphy's Centra. The route 407 bus services this stop and runs to Eyre Square. It operates every 30 minutes Monday to Saturday and every 60 minutes on a Sunday.
Regional Policy Objective 7.19	Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.	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. There is also potential for future expansion into the roof spaces of certain dwellings or into the rear gardens which have been generously sized in most cases.
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 170 no. residential units which will become a key growth settlement to support Castlegar and the Galway Metropolitan Area. It will also provide a significant response to Galway's housing needs in accordance with the population targets set out in the RSES.

7.

COMPLIANCE WITH CHILDCARE FACILITIES – GUIDELINES FOR PLANNING AUTHORITIES (2001)

Criteria	Guidance / Requirement	Statement of Consistency
Section 2.4 Appropriate Locations for Childcare Facilities	Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate.	The proposed development includes a crèche facility which extends to c. 300 sqm (46 no. child spaces).

8.

COMPLIANCE WITH THE GALWAY CITY DEVELOPMENT PLAN 2017-2023 (GCDP)

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 1 The Core Strategy	Section 1.4 Galway City	The Core Strategy includes for Galway to continue to be the regional growth centre and to create the synergies for wider prosperity in the West Region. The strengthening of the Gateway is considered to be mutually beneficial to the region and providing for housing demands and employment opportunities will be a critical factor in achieving this role	The proposed development provides for the creation of a high quality, residential development with ancillary facilities to serve the existing and future needs of the City's population. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.
Chapter 2 Housing and Sustainable Neighbourhoods	Policy 2.2 Housing Strategy	Support a diverse range of housing types, sizes 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 or ability.	The proposed development includes range of house types and sizes as follows: <ul style="list-style-type: none"> • One Bed Apt/Duplex (33) – 19.4% • Two Bed Apt/Duplex (40) – 23.5% • Three Bed Apt/Duplex (13) – 7.6% • Two Bed House (34) – 20% • Three Bed House (42) – 24.7% • Four Bed House (8) – 4.7%
Chapter 2 Housing and Sustainable Neighbourhoods	Policy 2.4 Neighbourhood Concepts	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, masterplans / frameworks / area plans.	The proposed development has been designed to function as a sustainable residential neighbourhood which will enhance the residential offering in the outer suburbs of Galway City.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 2 Housing and Sustainable Neighbourhoods	Policy 2.5 Outer Suburbs	<p>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.</p> <p>Ensure that sustainable neighbourhoods are places where housing, streets, open spaces and local facilities come together in a coherent, integrated and attractive form.</p> <p>Ensure the layout of residential developments has regard to adjoining developments.</p> <p>Encourage a mix of housing types and sizes within residential developments.</p> <p>Encourage the use of homezones within residential developments.</p> <p>Require residential developments of over 10 units to provide recreational facilities as an integral part of the proposed open space.</p> <p>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</p>	<p>The proposed development has been designed to ensure the protection of the residential amenity of adjoining and adjacent residential properties. It is in an accessible location close to public transport. The layout incorporates a range of formal and informal open spaces and a mix of housing types and sizes. The proposed development is therefore in accordance with the proper planning and sustainable development of the area.</p>
Chapter 3 – Urban & Rural Housing	Objective UHO 2 – Social and Specialist Housing	<p>Implement Part V provisions as per the Planning and Development Act, 2000 (as amended) and any subsequent amendments to the Part V provision to reflect Government policy.</p>	<p>The applicant proposes to provide 17 no. units to fulfil their 10% Part V obligation in accordance with Section 95 of the Planning & Development Act 2000 (as amended). Refer to Section 5.3 of the Planning Report and Statement of Consistency for further detail in relation to the proposed Part V units.</p>

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 3 Transportation	Policy 3.2 Land Use and Transportation	Promote sustainable residential densities particularly along and close to routes where the Galway Transport Strategy has proposals for a high-quality sustainable transport network service.	<p>The application site is in an accessible location in the outer suburb of Castlegar. It is approximately 400m walking distance of the local convenience shops, takeaways and bus stop no. 523841 at Castlegar. The route 407 bus services this stop and runs to Eyre Square. It operates every 30 minutes Monday to Saturday and every 60 minutes on a Sunday.</p> <p>Further shops and facilities are available 850 metres from the application site on Headford Road, namely Tesco Express, Papa Rich (takeaway) and Ballinfoile Castlegar Neighbourhood Centre.</p> <p>A broader range of shops and facilities in Terryland are available 2km (25-minute walk) from the application site.</p> <p>The Galway Transport Strategy at Section 7.1.3 identifies various cycling infrastructure measures which will benefit future occupiers of the proposed development including:</p> <ul style="list-style-type: none"> • An inbound shared bus and cycle lane and outbound on-road cycle lane only between Kirwan Roundabout and Baile an Chóiste; • Retention of raised adjacent cycle lanes Baile an Chóiste; • Two way off-road cycle path from the Headford Road through Ballinfoile, connecting to the Baile an Chóiste facility near

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
			<p>Maigh Riocaird and leading on to Castlegar Village; and</p> <ul style="list-style-type: none"> • Traffic management and signage to reduce vehicle speeds and advertise the presence of cyclists between the connection point of the Ballinfoyle cycleway and the N17. <p>The Headford Road junction of the proposed N6 Galway City Ring Road is just over 1km from the application site.</p> <p>The application is supported by a comprehensive Traffic and Transport Assessment prepared by Tobin Consulting Engineers.</p>
Chapter 3 Transportation	Section 3.6 Cycling and Walking	Promote, facilitate and maintain maximum connectivity and permeability for pedestrians and cyclists in the design of new developments and in upgrading existing developments in accordance with the Design Manual for Urban Roads and Streets (2013) and Permeability a best practice guide (NTA, 2015)	<p>A total of 417 no. cycle parking spaces are proposed to cater for the proposed development. These are provided:</p> <ul style="list-style-type: none"> • in the lower ground floor level of the Apartment Block 01 and the Upper Ground Floor Level of Apartment Block 02, and • in 4 no secure cycle stores adjacent to duplex buildings. <p>Mid terrace housing units are provided with space for bicycle storage in the front yard. Houses have easily accessed rear gardens to accommodate bicycle parking.</p>

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 3 Transportation	Policy 3.7 Road and Street Network and Accessibility	<p>Implement best practice in road and street design as set out in the <i>Design Manual for Urban Roads and Streets (2013)</i> (DMURS).</p> <p>Promote accessibility for people with disabilities and people with reduced mobility and have regard to best practice guidance from the National Disability Authority (NDA).</p>	<p>A DMURS Statement of Consistency has been prepared by Tobin Consulting Engineers and is submitted with this application. It confirms that the proposed scheme has been designed in accordance with the four principles of the DMURS.</p>
Chapter 4 Natural Heritage, Recreation and Amenity	Section 4.2.1 European Designated Sites	<p>Plans and projects should consider DEHLG Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (2009) and potential impacts identified in the Natura Impact Report (NIR) of the City Development Plan relating to habitat loss and fragmentation, water quality, disturbance and in combination effects.</p>	<p>An Ecological Impact Assessment, Natura Impact Statement & Appropriate Assessment Screening Report, prepared by MKO, are submitted with this application. The AASR concludes as follows:</p> <p><i>“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 be likely to have a significant effect on Galway Bay Complex SAC, Inner Galway Bay SPA, Lough Corrib SAC and Lough Corrib SPA.</i></p> <p><i>As a result, it is recommended to the competent authority that an Appropriate Assessment is required, and a Natura Impact Statement will be prepared in respect of the proposed development.”</i></p> <p>The Natura Impact Statement was prepared by MKO on the conclusion of the AASR as outlined above.</p>

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
			<p>The conclusion of the NIS is as follows:</p> <p><i>“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. Therefore, it can be objectively concluded that the proposed development, individually or in combination with other plans or projects, will not adversely affect the integrity of any European Site.”</i></p>
Chapter 4 Natural Heritage, Recreation and Amenity	Policy 4.5.1 Community Spaces; Greenways	Continue to develop and improve the greenway network in the city, providing alternative accessible circulation routes for pedestrians and cyclists, for the enjoyment of the entire community.	The proposed development overlooks, and provides interaction and linkage with, the designated Greenway running along western boundary of the application site. This will encourage the use of the designated Greenway for passive recreation use.
Chapter 7 Community and Culture	Policy 7.4.3 Childcare Facility Education	Contribute to the provision of childcare facilities by requiring that such facilities be provided in conjunction with residential developments over 75 dwelling units.	The proposed development includes a c. 300 sqm crèche which can accommodate 46 no. children.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 8 Built Heritage and Urban Design	Section 8.7 Urban Design	Principles of good urban design: Character; Legibility; Ease of Movement and Connectivity; Quality of the Public Realm; Continuity and Enclosure; Diversity and Adaptability; Environmental Responsibility	<p>The proposed development provides for a high-quality scheme that respects, responds to and integrates with the immediate and surrounding context:</p> <ul style="list-style-type: none"> • It has been designed to integrate with and respect the existing residential developments in the vicinity of the application site. It addresses the frontage to Bóthar an Chóiste • It includes a mix of 2, 3 & 4 bed houses, 1 & 2 bed apartments and 1, 2 and 3 bed duplex units. • It includes a variety of appropriately designed open spaces. • The public realm encompasses a hierarchy of varied environments that reflect and enhance the nature of their location and relationship with the private realm of each area. <p>Please refer to the Architectural Design Statement prepared by O'Neil O'Malley for further details.</p>
Chapter 8 Built Heritage and Urban Design	Section 8.7 Urban Design	<p>Building Height: In the context of the city which is predominantly low rise with its sensitive historic core and unique natural amenity setting, there is little capacity for dramatic increases in height, however, it is recognised that modest increases at appropriate locations, can help use land efficiently and provide for sustainable high densities.</p>	<p>The proposed building heights vary across the site. Typologies include 2-storey houses (Cells 01,02,03 and 04), 3-storey duplex buildings (Blocks 02,03 and 04, and 05) and 2 no. 4storey apartment buildings.</p> <p>The 4-storey apartment building is situated in the lowest section of the application site adjacent to Bóthar an Chóiste road.</p>

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
		<p>In the assessment of development proposals, the following principles will be considered when assessing capacity for height:</p> <ul style="list-style-type: none"> - Protection of existing built heritage and residential amenity. - Creation of landmarks that enhance the city's legibility without eroding its innate character. - Retention of existing benchmark heights so as to retain strategic views and to protect and enhance the general character of sensitive locations. - Promotion of higher density at centres/nodes of activity, on large scale infill sites and along public transport corridors. 	<p>Please refer to the architectural drawings, prepared by O'Neil O'Malley, which illustrate cross-sections of the proposed development.</p>
Chapter 9 Environment and Infrastructure	Policy 9.5 Sustainable Building Design and Construction	<p>Increase the energy performance of future buildings in the city by encouraging energy efficiency and energy conservation in the design and construction of development.</p> <p>Encourage new development to limit greenhouse gas emissions and make use of opportunities for renewable and low carbon energy including through design, layout, orientation and use of materials</p>	<p>All houses and apartments will be constructed to current building regulation standards delivering at least an A2 building energy rating. Current Building regulations standards for heat retention are colloquially known as nZEB - near Zero Energy Buildings. Buildings will now be required to decrease their fabric energy loss, Increase their proportion of energy from renewables, increase airtightness and overall improve the buildings construction. This will mean warmer, better built homes using much less energy.</p>
Chapter 9 Environment and Infrastructure	Policy 9.8 Sustainable Urban Drainage Systems (SUDS)	<p>Ensure the use of Sustainable Urban Drainage Systems (SUDS) and sustainable surface water drainage management, wherever practical in the design of development to enable surface water run-off to be managed as near to its source as possible and achieve wider benefits such as sustainable development, water quality, biodiversity and local amenity.</p>	<p>The Engineering Report prepared by Tobin Consulting Engineers outlines the proposals for managing storm water drainage.</p> <p>Refer to Dwg.No. 10750-2003 and 10750-2004 for details of the existing and proposed storm drainage network.</p>

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
		Proposals for Sustainable Urban Drainage Systems (SUDS) should include provisions for the long-term management, operation and maintenance of these systems.	
Chapter 11 Land Use Zoning Objectives and Development	11.2.8 Residential R and Low Density Residential LDR Land Use Zoning Objectives	The Development Plan sets out the land use zoning objectives for different areas within the City and indicates examples of uses that may or may not be acceptable within each use zone. Zoning seeks to promote the development of uses that achieve the objectives for the area concerned and to prevent the development of incompatible uses.	The application site is zoned Residential (R) within the GCDP. Residential development is a use which is compatible with and contributes to the residential zoning objective.
Chapter 11 Land Use Zoning Objectives and Development	Section 11.3.1(a)	All relevant residential development shall comply with the requirements of the Housing Strategy.	The proposed development provides for 170 no. residential units and provides a significant response to Galway's needs in accordance with the adopted Housing Strategy 2017-2023.
Chapter 11 Land Use Zoning Objectives and Development	Section 11.3.1(a)	Planning applications for residential developments on sites over one hectare in area shall include a design statement that demonstrates the relationship between the proposed development to the site context, adjoining developments, the achievement of safe and convenient movement within the site, and how existing features are to be integrated into the development.	The application is supported by an Architectural Design Statement prepared by O'Neill O'Malley.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 11 Land Use Zoning Objectives and Development	Section 11.3.1(a)	Residential development shall be laid out in such a way so as to maximise accessibility to local services, public transport and to encourage walking and cycling	Road improvements on Bóthar an Chóiste are a key component of the proposed development. The improved road and footpaths will maximise accessibility from the proposed development to local shops, services and public transport for cyclists and pedestrians. The proposed layout incorporates pedestrian and cyclist connections providing an accessible and permeable street network.
Chapter 11 Land Use Zoning Objectives and Development	Section 11.3.1(a)	Pedestrian, cycle and vehicular movement shall be convenient, safe and integrated into the overall layout of the development.	Pedestrian and cyclist connections are incorporated into the design providing an accessible street network for disabled users, walkers and cyclists.
Chapter 11 Land Use Zoning Objectives and Development	Section 11.3.1(a)	The layout of all new residential development shall have regard to adjoining developments and undeveloped zoned land. Where appropriate, linkages and complementary open spaces shall be provided between adjoining developments.	The layout of the proposed development has been designed to ensure the protection of the residential amenity of adjoining and adjacent residential properties.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 11 Land Use Zoning Objectives and Development	Section 11.3.1(a)	Gated residential developments will be discouraged.	The proposed development is not a gated development.
Chapter 11 Land Use Zoning Objectives and Development	Section 11.3.1(a)	Innovative layouts, including courtyard developments, shared open spaces and the clustering of dwellings shall be used, where appropriate, to achieve high standards of amenity	The proposed layout incorporates circa 5,841 sqm of public open space (including hard and soft landscaping) which accounts for 15.4% of the overall site area. The linear park overlooking the designated Greenway is a key feature of the open spaces provided. It will provide a high standard of amenity for future residents offering a green corridor for pedestrians to move in a north south direction across the proposed development to and from the Bóthar an Chóiste road.
Chapter 11 Land Use Zoning Objectives and Development	Section 11.3.1(a)	Existing hedgerow, trees, watercourses and stone walls shall be retained where feasible. A landscaping scheme including hard and soft landscaping, and incorporating SUDS principles where appropriate, shall be designed as an integral part of the development.	A comprehensive Landscape Master Plan has been prepared by Cunnane Stratton Reynolds Land Planning & Design which incorporates extensive areas of open space including a playground and passive amenity areas.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 11 Land Use Zoning Objectives and Development	Section 11.3.1(a)	A plot ratio of 0.46:1 for new residential development shall not normally be exceeded.	<p>The subject site is classified as an ‘Outer Suburban/Greenfield’ site associated with cities and larger towns, with a density in the general range of 35-50 dwellings per hectare as per Section 5.11 of the <i>Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas</i> (2009) (the Guidelines). Furthermore, it is classified as an outer suburb under the neighbourhood concept (Section 2.4) of the GCDP (discussed above).</p> <p>The proposal comprises 170 no. residential units, with an overall total gross floor space of 14,997 sqm on a developable site area of 3.762 ha (37,620 sqm), which equates to a plot ratio of 0.40:1 and a density of 45.19 units per ha (170 units on 3.762 ha developable site area).</p> <p>The proposed development provides a plot ratio of 0.40:1. A Material Contravention Statement has been prepared and submitted with the application in response to the plot ratio.</p>
Chapter 11 Land Use Zoning Objectives and Development	Section 11.3.1(a)	Residential developments of 10 units and over shall normally provide a mix in type of residential units.	<p>The proposed development includes range of house types and sizes as follows:</p> <ul style="list-style-type: none"> • One Bed Apt/Duplex (33) – 19.4% • Two Bed/Apt Duplex (40) – 23.5% • Three Bed Duplex (13) – 7.6% • Two Bed House (34) – 20% • Three Bed House (42) – 24.7%

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
			<ul style="list-style-type: none"> Four Bed House (8) – 4.7%
Chapter 11 Land Use Zoning Objectives and Development	Section 11.3.1(a)	Where commercial developments are acceptable on residentially zoned land, 10% of the area of a site, shall normally be provided as open space. Where the development includes residential uses, communal and private open space standards in 11.3.1(c) shall apply.	The five open spaces comprise circa 5,841 sqm of communal open space which accounts for 15.4% of the developable site area (37,620 sqm).
Chapter 11 Land Use Zoning Objectives and Development	Section 11.3.1(a)	Childcare facilities shall be provided within residential development as indicated in 11.13 and Chapter 7.	The proposal includes a crèche facility (c. 300 sqm) that can cater for 46 no. children.
Chapter 11 Land Use Zoning Objectives and Development	Section 11.3.1(a)	All construction associated with footpaths, sewers, drains and water supply in residential developments, shall comply with Recommendations for Site Development Works for Housing Areas (DELG 1998) and any subsequent amendments and/or any additional specification required by the City Council, Irish Water and Building Regulations.	The Engineering Report prepared by Tobin Consulting Engineers outlines that the development complies with Recommendations for Site Development Works for Housing Areas (DELG 1998) and any subsequent amendments and/or any additional specification required by the City Council, Irish Water and Building Regulations (see Section 4).

9.

DRAFT GALWAY CITY DEVELOPMENT PLAN 2023-2029

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 1 The Core Strategy	1.4 Core Strategy	Support the compact growth of Galway City through appropriate policies that promote co-ordination between land use and locations that can be served by public transport and the walking and cycling networks and enables the delivery of 50% of all new homes within the existing built footprint on lands as set out in the Core Strategy.	The proposed development provides for the creation of a high quality, residential development with ancillary facilities to serve the existing and future needs of the City's population. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.
Chapter 3 Housing and Sustainable Neighbourhoods	3.3 Sustainable Neighbourhood Concept	Promote the development of compact, well designed, safe and attractive neighbourhoods that deliver efficient use of land and have effective integration with social and physical infrastructure, including public transport, that will enable the development of successful communities and facilitate the growth strategy for Galway City as envisioned in the NPF and RSES.	The proposed development has been designed to function as a sustainable residential neighbourhood which will enhance the residential offering in the outer suburbs of Galway City.
Chapter 3 Housing and Sustainable Neighbourhoods	3.3 Sustainable Neighbourhood Concept	Encourage higher residential densities at appropriate locations as guided by the Galway Urban Density and Building Height Study (2021). Such locations include strategic Regeneration and Opportunity Sites, and residential and mixed use zoned sites located close to public transport routes and routes identified in the Galway Transport Strategy as suitable for high frequency, public transport services. Encourage higher residential densities at appropriate locations as guided by the Galway Urban Density and Building Height Study (2021). Such locations include	The proposed development has been designed to ensure the protection of the residential amenity of adjoining and adjacent residential properties. It is in an accessible location close to public transport. The layout incorporates a range of formal and informal open spaces and a mix of housing types and sizes. The proposed development is therefore in accordance with the proper planning and sustainable development of the area.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
		strategic Regeneration and Opportunity Sites, and residential and mixed use zoned sites located close to public transport routes and routes identified in the Galway Transport Strategy as suitable for high frequency, public transport services.	
Chapter 3 Housing and Sustainable Neighbourhoods	3.4 Sustainable Neighbourhoods: Outer Suburbs	<p>Facilitate consolidation of existing residential development and densification where appropriate within the outer suburbs to deliver on population targets while ensuring the reasonable protection of the residential amenities.</p> <p>Ensure that sustainable neighbourhoods are places where housing, streets, open spaces and local facilities come together in a coherent, integrated and attractive form with appropriate community infrastructure delivered in tandem with new growth.</p> <p>Require the integration of biodiversity measures, green infrastructure and energy efficiency in the design and layout of residential development.</p> <p>Encourage a mix of housing types and sizes within residential developments.</p> <p>Require residential developments of over 10 units to provide recreational facilities as an integral part of the proposed open space.</p>	The proposed development has been designed to function as a sustainable residential neighbourhood which will enhance the residential offering in the outer suburbs of Galway City.
Chapter 4 Sustainable Mobility and Transportation	4.4 Sustainable Mobility – Walk and Cycle	Promote, facilitate and maintain maximum connectivity and permeability for pedestrians and cyclists in the design and management of new public and private projects and in upgrading and retrofitting existing developments in accordance with the Design Manual for Urban Roads and Streets (2019) and Permeability a Best Practice Guide, NTA (2015).	<p>A total of 417 no. cycle parking spaces are proposed to cater for the proposed development. These are provided:</p> <ul style="list-style-type: none"> in the lower ground floor level of the Apartment Block 01 and the Upper Ground Floor Level of Apartment Block 02, and

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
		Ensure facilities for pedestrians and cyclists are designed in accordance with national standards.	<ul style="list-style-type: none"> in 4 no secure cycle stores adjacent to duplex buildings. <p>Mid terrace housing units are provided with space for bicycle storage in the front yard. Houses have easily accessed rear gardens to accommodate bicycle parking.</p>
Chapter 4 Sustainable Mobility and Transportation	4.6 Road and Street Network and Accessibility	<p>Implement best practice in road and street design as set out in the Design Manual for Urban Roads and Streets (2013) as updated (2019).</p> <p>Promote a permeable urban and suburban environment in accordance with best practice guidance as provided for in Permeability a Best Practice Guide (NTA 2015) and implement permeability schemes in existing areas where appropriate, permeability proof proposed developments and endeavour to retain existing local links with enhancements where needed.</p>	A DMURS Statement of Consistency has been prepared by Tobin Consulting Engineers and is submitted with this application. It confirms that the proposed scheme has been designed in accordance with the four principles of the DMURS.
Chapter 5 Natural Heritage, Recreation and Amenity	5.2 Protected Spaces: Sites of European, National and Local Ecological Importance	<p>Ensure that all plans or projects within the Plan area will only be authorised and / or supported after the competent authority has ascertained based on scientific evidence, screening for appropriate assessment and /or a Habitats Directive Assessment that:</p> <p>i. The plan or project will not give rise to an adverse direct, indirect or secondary effect on the integrity of any European site (either individually or in combination with other plans or projects); or</p> <p>ii. The plan or project will have an adverse effect on the integrity of any European site (that does not host a priority natural habitat type/and or a priority species) but there are no alternative solutions and the plan or</p>	<p>An Ecological Impact Assessment, Natura Impact Statement & Appropriate Assessment Screening Report, prepared by MKO, are submitted with this application. The AASR concludes as follows:</p> <p><i>“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 be likely to have a significant effect on Galway Bay Complex</i></p>

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
		<p>project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000; or</p> <p>iii. The plan or project will have an adverse effect on the integrity of any European site (that hosts a natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons for overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000.</p>	<p><i>SAC, Inner Galway Bay SPA, Lough Corrib SAC and Lough Corrib SPA.</i></p> <p><i>As a result, it is recommended to the competent authority that an Appropriate Assessment is required, and a Natura Impact Statement will be prepared in respect of the proposed development.”</i></p> <p>The Natura Impact Statement was prepared by MKO on the conclusion of the AASR as outlined above.</p> <p>The conclusion of the NIS is as follows:</p> <p><i>“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.</i></p> <p><i>Therefore, it can be objectively concluded that the proposed development, individually or in combination with other plans or projects, will not adversely affect the integrity of any European Site.”</i></p>
Chapter 5 Natural Heritage, Recreation and Amenity	5.5 Community Spaces: Greenways,	Continue to develop and improve the greenway network in the city, providing alternative accessible	The proposed development overlooks, and provides interaction and linkage with, the designated Greenway running along western

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
	Boreens and Public Rights of Way	circulation routes for pedestrians and cyclists, for the enjoyment of the entire community.	boundary of the application site. This will encourage the use of the designated Greenway for passive recreation use.
Chapter 7 Community and Culture	7.7 Childcare	Facilitate the development of childcare facilities, including afterschool 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 in consultation with the Galway Childcare Committee.	The proposed development includes a c. 300 sqm crèche which can accommodate 46 no. children.
Chapter 7 Community and Culture	7.7 Childcare	Contribute to the provision of childcare facilities by requiring that such facilities be provided in conjunction with residential developments over 75 dwelling units. An exception can only be considered where it can be clearly established and professionally supported that adequate childcare facilities already exist to service the area and where acceptable alternative arrangements to support childcare, play and or other child specific facilities are deemed acceptable.	The proposed development includes a c. 300 sqm crèche which can accommodate 46 no. children.
Chapter 8 Built Heritage, Placemaking and Urban Design	8.7 Urban Design and Placemaking	Encourage high quality urban design in all developments.	<p>The proposed development provides for a high-quality scheme that respects, responds to and integrates with the immediate and surrounding context:</p> <ul style="list-style-type: none"> It has been designed to integrate with and respect the existing residential developments in the vicinity of the application site. It addresses the frontage to Bóthar an Chóiste

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
			<ul style="list-style-type: none"> • It includes a mix of 2, 3 & 4 bed houses, 1 & 2 bed apartments and 1, 2 and 3 bed duplex units. • It includes a variety of appropriately designed open spaces. • The public realm encompasses a hierarchy of varied environments that reflect and enhance the nature of their location and relationship with the private realm of each area. <p>Please refer to the Architectural Design Statement prepared by O'Neil O'Malley for further details.</p>
Chapter 9 Environment and Infrastructure	9.4 Sustainable Urban Drainage Systems (SuDS)	Ensure the use of Sustainable Urban Drainage Systems (SuDS) and sustainable surface water drainage management, wherever practical in the design of development to enable surface water run-off to be managed as near to its source as possible and achieve wider benefits such as sustainable development, water quality, biodiversity local amenity and climate adaptation.	<p>The Engineering Report prepared by Tobin Consulting Engineers outlines the proposals for managing storm water drainage.</p> <p>Refer to Dwg.No. 10750-2003 and 10750-2004 for details of the existing and proposed storm drainage network.</p>
Chapter 9 Environment and Infrastructure	9.6 Air Quality and Noise	Consider the details of Galway City Council Noise Action Plan 2019-2023 in the assessment and design of relevant development applications in the interests of protecting future amenity.	An Acoustic Design Statement has been prepared by Amplitude Acoustics in accordance with the Galway City Council Noise Action Plan 2019-2023 and submitted with the application.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 11 Land Use Zoning Objectives and Development	11.2.8 Residential R and Low Density Residential LDR Land Use Zoning Objectives	The Development Plan sets out the land use zoning objectives for different areas within the City and indicates examples of uses that may or may not be acceptable within each use zone. Zoning seeks to promote the development of uses that achieve the objectives for the area concerned and to prevent the development of incompatible uses.	The application site is zoned Residential (R) within the GCDP. Residential development is a use which is compatible with and contributes to the residential zoning objective.
Chapter 11 Land Use Zoning Objectives and Development Standards and Guidelines	11.3.1 (a)	All relevant residential development shall comply with the requirements of the Housing Strategy and Housing Needs Demand Assessment.	The proposed development provides for 170 no. residential units and provides a significant response to Galway's needs in accordance with the Housing Strategy and Housing Needs Demand Assessment.
Chapter 11 Land Use Zoning Objectives and Development Standards and Guidelines	11.3.1 (a)	Planning applications for residential developments on sites over one hectare in area shall include a design statement that demonstrates the relationship between the proposed development to the site context, adjoining developments, the achievement of safe and convenient movement within the site, and how existing features are to be integrated into the development. Some sites, in particular those designated Regeneration or Opportunity Sites may require more detailed design frameworks.	The application is supported by an Architectural Design Statement prepared by O'Neill O'Malley.
Chapter 11 Land Use Zoning Objectives and Development Standards and Guidelines	11.3.1 (a)	Residential development shall be laid out in such a way to maximise accessibility and permeability to local services, public transport and to encourage walking and cycling.	Road improvements on Bóthar an Chóiste are a key component of the proposed development. The improved road and footpaths will maximise accessibility from the proposed development to local shops, services and public transport for cyclists and pedestrians.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
			The proposed layout incorporates pedestrian and cyclist connections providing an accessible and permeable street network.
Chapter 11 Land Use Zoning Objectives and Development Standards and Guidelines	11.3.1 (a)	Pedestrian, cycle and vehicular movement shall be convenient, safe, attractive and integrated into the overall layout of the development and shall reflect the movement hierarchy in DMURs.	Pedestrian and cyclist connections are incorporated into the design providing an accessible street network for disabled users, walkers and cyclists.
Chapter 11 Land Use Zoning Objectives and Development Standards and Guidelines	11.3.1 (a)	The layout of all new residential development shall have regard to adjoining developments and undeveloped zoned land. Where appropriate, linkages and complementary open spaces shall be provided between adjoining developments.	The layout of the proposed development has been designed to ensure the protection of the residential amenity of adjoining and adjacent residential properties.
Chapter 11 Land Use Zoning Objectives and Development Standards and Guidelines	11.3.1 (a)	Gated residential developments will be discouraged.	The proposed development is not a gated development.
Chapter 11 Land Use Zoning Objectives and Development Standards and Guidelines	11.3.1 (a)	Innovative layouts, including courtyard developments, shared open spaces and the clustering of dwellings shall be used, where appropriate, to achieve high standards of amenity.	The proposed layout incorporates circa 5,841 sqm of public open space (including hard and soft landscaping) which accounts for 15.4% of the overall site area. The linear park overlooking the designated Greenway is a key feature of the open spaces provided. It will provide a high standard of amenity for future residents offering a green corridor for pedestrians to move in a north south direction across the proposed development to and from the Bóthar an Chóiste road.
Chapter 11 Land Use Zoning Objectives and Development Standards and Guidelines	11.3.1 (a)	Existing trees, hedgerows, watercourses and stone walls and other features of high natural value shall be retained and integrated within new developments. A landscaping scheme including hard and soft landscaping, and incorporating SuDS principles where	A comprehensive Landscape Master Plan has been prepared by Cunnane Stratton Reynolds Land Planning & Design which incorporates extensive areas of open space including a playground and passive amenity areas.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
		appropriate, shall be designed as an integral part of the development. Such schemes shall include for use of native trees and other plant species, particularly pollinator friendly species.	
Chapter 11 Land Use Zoning Objectives and Development Standards and Guidelines	11.3.1 (a)	Except where the Design Standards for New Apartments - Guidelines for Planning Authorities 2020 apply, generally a plot ratio of 0.46:1 for new residential development shall not normally be exceeded. Consideration for a higher plot ratio will only apply where developments include for exceptional design and demonstrate high sustainability principles and where existing residential amenity is protected.	<p>The subject site is classified as an ‘Outer Suburban/Greenfield’ site associated with cities and larger towns, with a density in the general range of 35-50 dwellings per hectare as per Section 5.11 of the <i>Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas</i> (2009) (the Guidelines). Furthermore, it is classified as an outer suburb under the neighbourhood concept (Section 2.4) of the GCDP (discussed above).</p> <p>The proposal comprises 170 no. residential units, with an overall total gross floor space of 14,997 sqm on a developable site area of 3.762 ha (37,620 sqm), which equates to a plot ratio of 0.40:1 and a density of 45.19 units per ha (170 units on 3.762 ha developable site area).</p> <p>The proposed development provides a plot ratio of 0.40:1. A Material Contravention Statement has been prepared and submitted with the application in response to the plot ratio.</p>
Chapter 11 Land Use Zoning Objectives and Development Standards and Guidelines	11.3.1 (a)	Residential developments of 10 units and over shall normally provide a mix in type of residential units.	<p>The proposed development includes range of house types and sizes as follows:</p> <ul style="list-style-type: none"> • One Bed Apt/Duplex (33) – 19.4%

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
			<ul style="list-style-type: none"> • Two Bed/Apt Duplex (40) – 23.5% • Three Bed Duplex (13) – 7.6% • Two Bed House (34) – 20% • Three Bed House (42) – 24.7% Four Bed House (8) – 4.7%
Chapter 11 Land Use Zoning Objectives and Development	Section 11.3.1(a)	Where commercial developments are acceptable on residentially zoned land, 10% of the area of a site, shall normally be provided as open space. Where the development includes residential uses, communal and private open space standards in 11.3.1(c) shall apply.	The five open spaces comprise circa 5,841 sqm of communal open space which accounts for 15.4% of the developable site area (37,620 sqm).
Chapter 11 Land Use Zoning Objectives and Development Standards and Guidelines	11.3.1 (a)	Childcare facilities shall be provided within residential development as indicated in 11.13 and Chapter 7.	The proposal includes a crèche facility (c. 300 sqm) that can cater for 46 no. children.
Chapter 11 Land Use Zoning Objectives and Development Standards and Guidelines	11.3.1 (a)	All construction associated with footpaths, sewers, drains and water supply in residential developments, shall comply with Recommendations for Site Development Works for Housing Areas (DELG 1998) and any subsequent amendments and/or any additional specification required by the City Council, Irish Water and Building Regulations.	The Engineering Report prepared by Tobin Consulting Engineers outlines that the development complies with Recommendations for Site Development Works for Housing Areas (DELG 1998) and any subsequent amendments and/or any additional specification required by the City Council, Irish Water and Building Regulations (see Section 4).

