

Galway County Council - Housing Unit
(Section 179A) Regulations 2023
(S.I No. 101 of 2023)



Title: **Design Statement**

Project: Proposed Construction of 4 no. Housing Units

Location: Parkmore Estate, Tuam, Co. Galway

Dept. ID No.: TBA

Date: 20th February 2024

1.0 Design Statement

The Parkmore estate is 2km from Tuam town centre and 35 km from Galway City. It is located on the R332 (Dublin Road) within the town boundary (Tuam LAP 2023-2029). The site is zoned existing residential. Two existing dwellings on the site were deemed unfit for habitation and were demolished on 13th July 2023. It is proposed that the 4 no. new dwellings will be constructed in their place.

The site has been reconfigured to remove the existing hammerhead turning area with provision of 6 no. car parking spaces, soft landscaping and pedestrian circulation adjacent to dwellings. A vehicle tracking study has been carried out to ensure sufficient space is provided for fire tender access and turning.

This application sets out proposals for construction of 4 no. housing units comprising of 2 no., 2 bed x 2-storey terrace units. The house design types are adopted from the 'Design Manual for Quality Housing' Standard Internal Layout (Section 5.9). Houses no. 1 and 2 are adopted from house type H13 and houses no. 3 and 4 are adopted from house type H12. This proposal represents an ideal infill opportunity within the confines of the town 50 kph speed limit zones whilst the land benefits from direct access onto the R332 (Dublin Road) and existing water and

power services. The area for this proposed site is 1,180m². The proposed density is 34 units/Ha. The Tuam LAP advises a maximum density of 35 units per hectare in this area. The dwellings will be semi-detached in form.

2.0 Site Constraints /Abnormal Factors

2.1 Site Ownership

The site is in the ownership of Galway County Council. It is proposed to obtain a portion of the existing garden within the boundary of the dwelling to the North of the site as part of this proposed development. The dwelling to the North of the proposed site is also in the ownership of Galway County Council.



Figure 1 -Map Folio of Lands (landdirect.ie)

Adjacent lands to the site consist of the following:

- North East: lies a number of residential properties which were constructed as part of the Parkmore estate development between 1983 and 1987.
- South East: lands unoccupied zoned for community facilities.
- North West: existing residential units forming part of the Parkmore estate.
- South West: existing residential units forming part of the Parkmore estate.
- West: local access road

2.2 Site Area

The Site covers approximately 1180m² (0.118Ha / 0.29ac). The area of the site taken up by construction will be 168m² (0.0168Ha / 0.041ac) representing 14% of the site area. Density will

be 34 units per hectare. The Tuam LAP advises a maximum density of 35 units per hectare in this area.

2.3 Flooding: No known flood risk within or within the vicinity of the site.

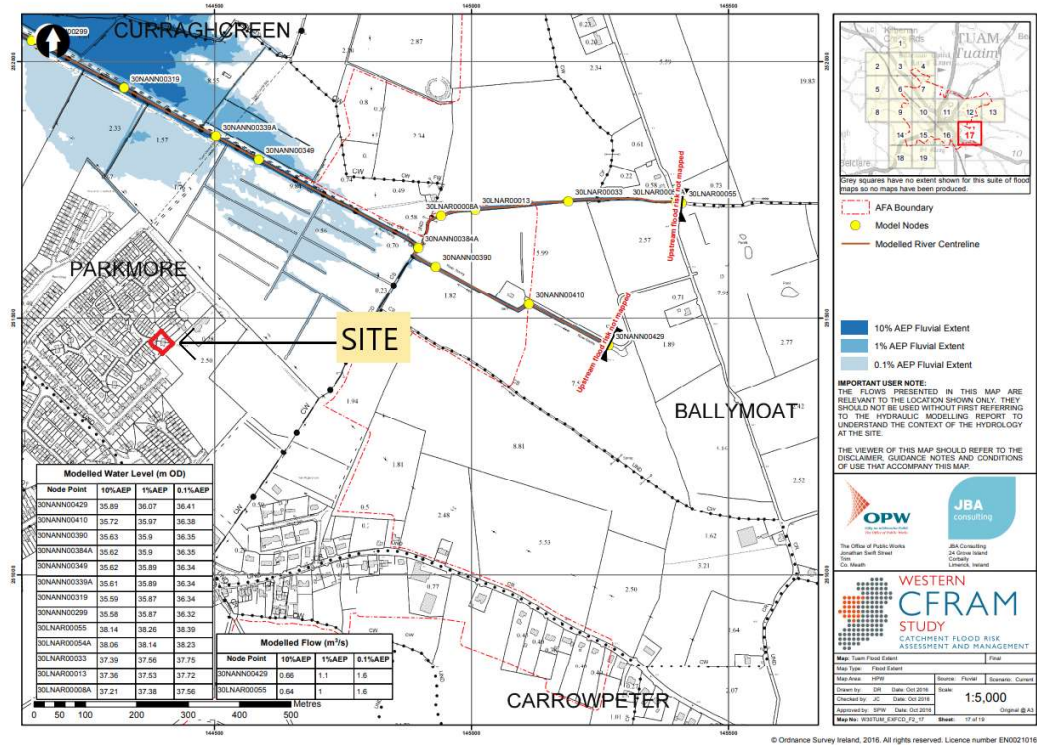


Figure 2 - Flood Risk Map (CFRAM) NTS

2.4 Topography

The site is relatively flat on visual inspection. A topographical survey will be carried out to assist detail design.

2.5 Existing Adjacent Housing

There are a number of dwellings adjacent to the site boundaries for this development.

2.6 Existing Boundary Treatments

The site adjoins existing residential boundaries. The boundary treatments vary throughout the site with 2.1M high fairfaced blockwork walls along the North, South East, North West and South West boundaries. The boundary wall to the West consists of a 900mm high block wall, painted plastered and capped.

2.7 Existing on-Site Structures

All existing on site structures have been demolished and the site has been cleared of building rubble in advance of new development.

2.8 Archaeological: There are no known items of archaeological significance within the vicinity of the site.

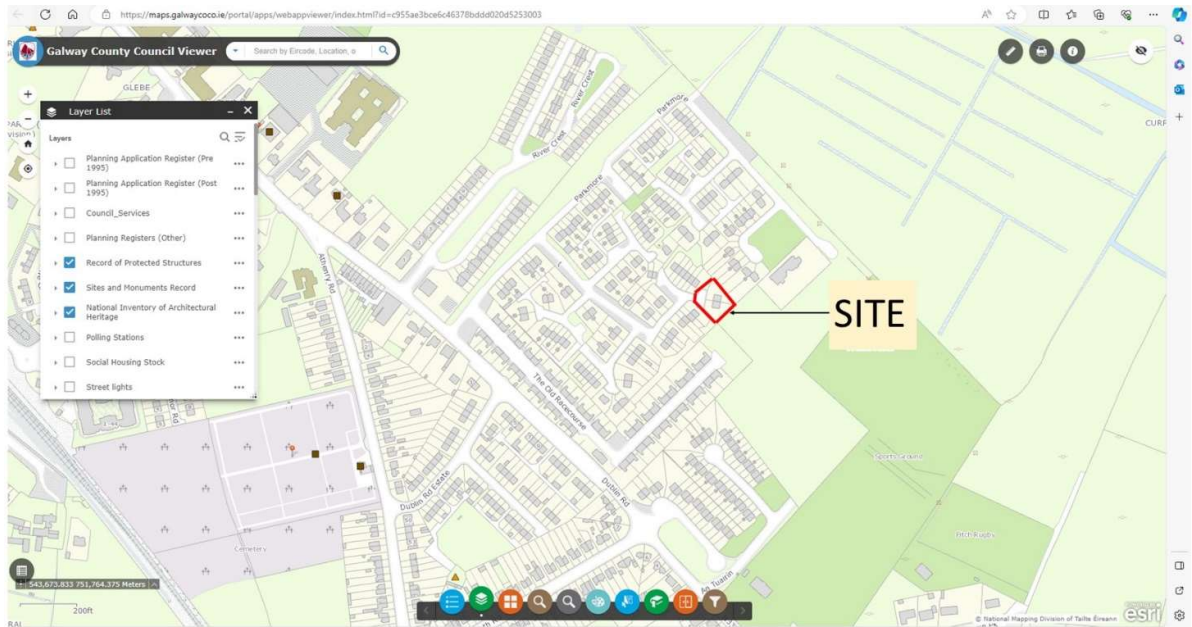


Figure 3- Desktop Archaeological Study (Galway Co.Co. Corporate Map Viewer)

3.0 Services / Utilities

3.1 Potable Water

Available – public mains. A pre-connection agreement submission has been made to Uisce Éireann and a response is anticipated in the near future. No issues are foreseen in capacity for an increase of 2 no. connections. (Uisce Éireann reference number for your application is CDS23009052).

3.2 Wastewater

Available – public mains. A pre-connection agreement submission has been made to Uisce Éireann and a response is anticipated in the near future. No issues are foreseen in capacity for an increase of 2 no. connections. (Uisce Éireann reference number for your application is CDS23009052).

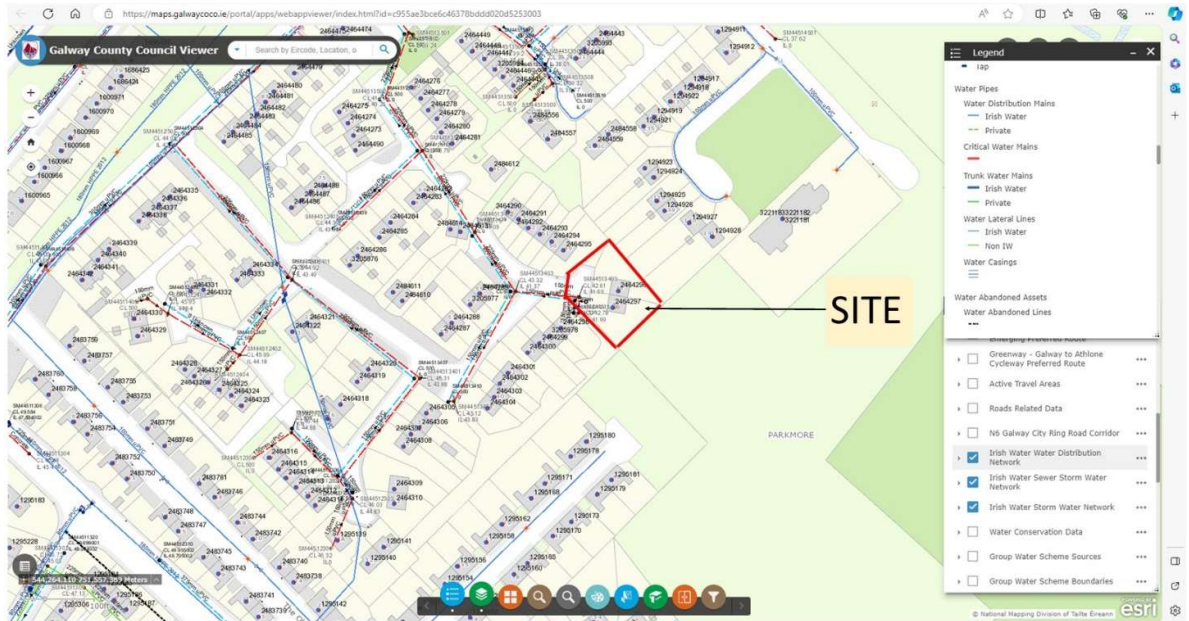


Figure 4- Desktop Water Services Study (Galway Co.Co. Corporate Map Viewer)

3.3 ESB

Available – Existing overhead ESB power lines are located in the vicinity of the site.

3.4 Public Lighting:

Available – public lighting is provided within the existing estate. There is one street light at the entrance to the proposed development. It is proposed to provide 2 no. additional streetlights within the proposed development.

4.0 Environmental

A consultant has been appointed to carry out a screening for Appropriate Assessment and Environmental Impact Assessment. The report is due to be returned by the end of December 2023.

4.1 Trees / Vegetation

This is a brown field site accommodating former dwellings and back land (vegetation).

4.2 Invasive Alien Species

There is no known evidence of invasive species on visual inspection.

4.3 Bearing capacity.

This is a brownfield site in an existing estate. Soil tests are to be carried out as part of design team package. There are no signs of cracking in the adjoining housing. It is therefore not anticipated that any abnormal costs will arise in respect of the substructure.

5.0 Planning and Development (Section 179A) Regulations 2023

(S.I. No. 101 of 2023)

In compliance with the planning and development Section 179A Regulations 2023 (S.I. No. 101 of 2023), the proposed development satisfies the required qualifying criteria as follows:

- The land on which this development is proposed is owned by Galway County Council;
- the land is zoned for residential development under the Tuam Local Area Plan (2023-2029);
- the proposed development does not materially contravene the development plan or local area plan for the area;
- the proposed development is in accordance with the relevant local authority's housing strategy;
- the land is serviced or will be serviced with the necessary supporting infrastructure or facilities within the timeframe of the development;
- the proposed development is not required to undergo environmental impact assessment (EIA) under the EIA Directive or appropriate assessment (AA) under the Habitats Directive as per attached reports from Enviroplan Consulting Ltd and associated CE Orders
- the development works in question will commenced by no later than 31 December 2024

Appendix 2 : Site Photos



Figure 6- West Approach to Site showing 2 no. previous dwellings.



Figure 7 - West Approach to Site showing 2 no. previous dwellings.



Figure 8 - South Approach to Site showing 2 no. previous dwellings.



Figure 9 - Site following demolition of dwellings.



Figure 10 - Site cleared looking towards South West



Figure 11 - Site cleared looking towards North West

Appendix 3: Drawings

Drawings for development to accompany this document (PDF files).

Drawing titles:

- PL000 Site Location Map (1:1000)
- PL100 Proposed Site Layout Plan (1:200)
- PL200 Proposed Ground Floor Plan (1:200)
- PL201 Proposed First Floor Plan (1:200)
- PL300 Proposed Elevations and Sections – House No. 1 and 2
- PL301 Proposed Elevations and Sections – House No. 3 and 4

Documents:

- AA Screening Report
- EIA Screening Report
- CE Order - AA Screening Determination
- CE Order – EIA Screening Determination
- Notification of Elected Members
- Newspaper Notice
- Site Notice
- Link to online public display