

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



Title: **Design Statement**

Project: Proposed Construction of 3 no. Housing Units

Location: Hillcrest Estate, Loughrea, Co. Galway

Dept. ID No.: TBA

Date: 20th February 2024

1.0 Design Statement

The Hillcrest estate is 1.6km from Loughrea town centre and 46 km from Galway City. It is located within the town boundary (Loughrea LAP 2012-2022). The site is zoned existing residential in the lapsed Loughrea LAP (2012-2022) and 'Infill' in the draft Loughrea LAP (2024-2030). It is anticipated that the draft Loughrea LAP 2024-2030 will be adopted with no changes in this regard. It is proposed to provide 3 no. dwellings in the location as shown on the attached drawings.

The site has been reconfigured to remove the existing hammerhead turning area with proposed 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 3 no. housing units comprising of 2 no. 2 bed single storey semi-detached unit and 1 no. 2 bed single storey detached unit. The dwelling layouts are provided in accordance with the requirements of '*Design Standards for New Apartments 2023*'. This proposal represents an ideal infill opportunity within the

2.7.8 Road Frontage/Access

Access to the proposed properties is to be from the existing public footpath to the development. A new access footpath will be provided for access to the front of the properties.

2.7.9 Bearing capacity.

This is a greenfield site in an existing estate. Soil tests are to be carried out as part of a design team package. It is not anticipated that any abnormal costs will arise in respect of the substructure.

2.0 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 site is zoned existing residential in the lapsed Loughrea LAP (2012-2022) and 'Infill' in the draft Loughrea LAP (2024-2030). It is anticipated that the draft Loughrea LAP 2024-2030 will be adopted with no changes in this regard.
- 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