

Replacement Dwelling for an Existing House at Cloonlyon Crescent, Ballygar, Co. Galway

Planning Statement

DOCUMENT CONTROL SHEET

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TABLE OF CONTENTS

| | | |
|----------|---|--------------|
| 1 | INTRODUCTION | I |
| 1.1 | BACKGROUND | I |
| 1.2 | PURPOSE AND STRUCTURE OF THE PLANNING STATEMENT | I |
| 2 | NEED FOR THE DEVELOPMENT | II |
| 3 | THE APPLICATION SITE AND DEVELOPMENT DESCRIPTION | III |
| 3.1 | INTRODUCTION | III |
| 3.2 | SITE LOCATION AND SITE DESCRIPTION | III |
| 3.3 | ENVIRONMENTAL IMPACT | VIII |
| 3.4 | VISUAL IMPACT..... | IX |
| 3.5 | PROPOSED DEVELOPMENT | IX |
| 3.6 | DESIGN APPROACH | IX |
| 3.7 | SCREENING FOR APPROPRIATE ASSESSMENT | XII |
| 3.8 | FLOOD RISK..... | XII |
| 3.9 | LANDSCAPE AND VISUAL IMPACT | XIII |
| 3.10 | CULTURAL HERITAGE..... | XIV |
| 4 | PLANNING POLICY CONTEXT | XV |
| 4.1 | INTRODUCTION..... | XV |
| 4.2 | THE NATIONAL PLANNING FRAMEWORK | XV |
| 4.3 | THE GALWAY COUNTY DEVELOPMENT PLAN 2022-2028..... | XV |
| 4.4 | SUPPLEMENTARY PLANNING GUIDANCE | XVII |
| 5 | ANALYSIS OF ISSUES..... | XVIII |
| 5.1 | PRINCIPLE OF DEVELOPMENT..... | XVIII |
| 5.2 | LAND USE AND NATURE CONSERVATION | XIX |
| 5.3 | HOUSING NEED | XIX |
| 5.4 | SUMMARY / PLANNING BALANCE..... | XIX |
| 6 | CONCLUSION..... | XX |

1 INTRODUCTION

1.1 BACKGROUND

D. Fallon Consulting Engineers, have prepared this Planning Statement ("the Statement") on behalf of Galway County Council. ("The Applicant") to accompany the application ("the Application") for the proposed ("the Development") submitted to Galway County Council ("The Council") under The Planning and Development Act 2000, as amended. Galway County Council are applying for planning permission for the Development under Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 Planning and Development Regulations 2001 (as amended) which will comprise:

- Construction of a new dwelling and all necessary site works at number 5 Cloonlyon Crescent, Ballygar, Ballinasloe, Co Galway. There are two number sheds on the existing site. Shed 1 is from a previous grant of planning and through this planning application there will be an application for retention for Shed 2.

1.2 PURPOSE AND STRUCTURE OF THE PLANNING STATEMENT

This Planning Statement considers the Development in accordance with the principle of Proper Planning and Sustainable Development, having regard to Government, Regional and County-level planning policies and plans including the County Development Plan, together with relevant statutory guidelines. The Planning Statement is set out as follows:

- **Section 1: Introduction**
- **Section 2: Need for Development**
- **Section 3: The Application Site and Development Description**
- **Section 4: Development Plan Policy Appraisal**
- **Section 5: Analysis of Issues**
- **Section 6: Conclusion**

2 NEED FOR THE DEVELOPMENT

This section outlines the need for the Development proposals and the need to deliver more social housing units across Ireland and in this case, Co Galway.

Section 3.9 of the Galway County Development Plan (GCDP) 2022 - 2028 deals with Rural Housing Policies and Objectives which have been taken into account when selecting these single rural housing projects by the Housing Unit of Galway County Council.

The Housing Allocations Office within the Housing Unit has also confirmed sufficient demand for housing from Galway County Council housing waiting list in these locations and lastly the Department of Housing has approved the expenditure towards these projects. Objectives RHO 6 'Replacement Dwellings' and Objective RHO 7 'Renovation of Existing Derelict Dwelling/Semi Ruinous Dwellings' are the most relevant objectives associated with this project.

As a result, the Planning Statement accompanying this planning application includes details of the structure and justification for the demolition and rebuild of these dwellings.

3 THE APPLICATION SITE AND DEVELOPMENT DESCRIPTION

3.1 INTRODUCTION

This section of the Planning Statement sets out a brief description of the Development, the site where it is proposed ("the Site") and its surroundings, including relevant planning history.

3.2 SITE LOCATION AND SITE DESCRIPTION

The Proposed Development site is located approximately 5.8km south-west of Ballinasloe, a town of County Galway and 5.0km south of the M6 motorway. The site of the Proposed Development is located off a country road, west of L8408, a local access road. The location of the site is outlined in red on Figure 3.1.



Figure 3.1 Proposed Site Location Outline in Red



Figure 3.2 - Front Gate and Existing Site Layout



Figure 3.3 - Existing Site Layout



Figure 3.4 - Existing Shed (Lean to roof to be demolished to comply with planning)



Figure 3.5 - Existing Shed (Retention is sought for in this planning application)

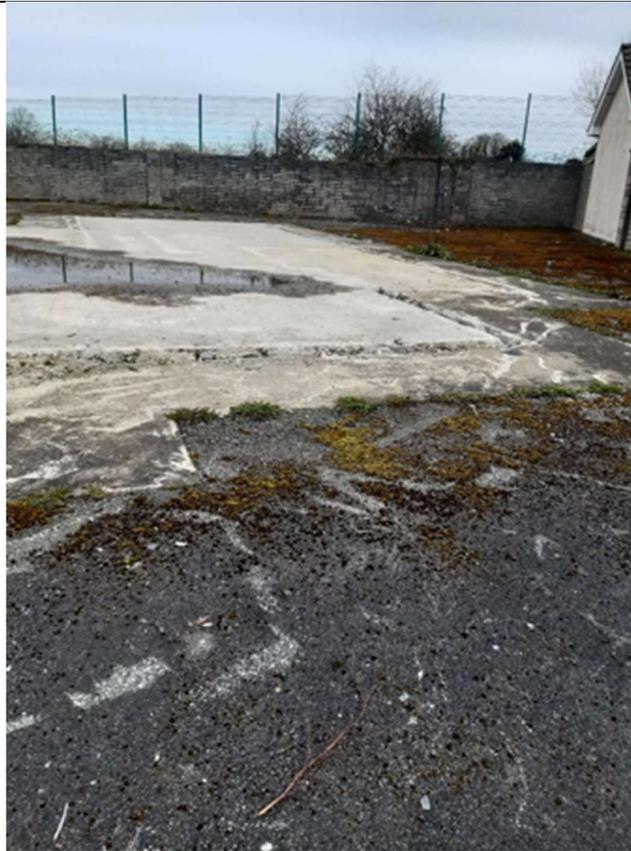


Figure 3.6 - Existing Site Layout

3.3 ENVIRONMENTAL IMPACT

As this proposal intends to rebuild the pre-existing home, it is considered that this build will have no significant environmental impact, as also stated in the screening for appropriate assessment. The new structure will occupy the same footprint as the existing home, ensuring that there is no additional land disturbance or habitat disruption. Additionally, modern building practices and materials will be utilized to improve the energy efficiency and sustainability of the home, further minimizing any potential environmental footprint.

The new home will be designed to optimize natural light and ventilation, thereby reducing reliance on artificial lighting and climate control systems. Energy-efficient windows, insulation, and heating systems will be installed to further enhance the home's sustainability. Additionally, any existing vegetation that may be affected during the construction process will be carefully managed and replaced as necessary to maintain the local ecosystem.

In conclusion, by rebuilding the pre-existing home with a focus on sustainability and energy efficiency, the proposed development will not only avoid any detrimental environmental impact but will also contribute positively to the local environment. This approach ensures that the rebuilt home is both environmentally responsible and harmonious with its surroundings.

3.4 VISUAL IMPACT

As this proposal intends to rebuild the pre-existing home, it is considered that this construction will have no visual impact on the surrounding area. The new structure will closely match the size, style, and aesthetic of the original home, ensuring continuity in the neighbourhood's appearance.

3.5 PROPOSED DEVELOPMENT

The proposed works will consist of the demolition of the existing ground floor slab and foundations, clearance of the existing site removing all existing tarmac. Construction of a new single storey dwelling house and all ancillary site works.

The waste water generated from the single dwelling will be discharged to the existing Irish Water public foul sewer, located in the adjacent road. All surface water generated from the development will also be discharged into the existing Irish Water public foul sewer.

Shed 1 showing on the existing and proposed site layouts has planning permission under the existing planning permission. There was a lean-to roof installed from the shed 1 to the boundary wall. This is note on the drawing to be demolished on the proposed drawings to comply with the grant of planning.

Shed 2 showing on the existing and proposed site layouts, doesn't have planning. Through this planning application there will be an application for retention for shad 2.

3.6 DESIGN APPROACH

The design approach adopted for the site was to provide a single storey dwelling to meet the needs of the family who requires the dwelling. The design approach adopted for the site was driven by the original house planning and surrounding house to keep the design consistent with the housing development.

The proposal aims to utilize similar material finishes and building form for the new construction as those used in the pre-existing house. This approach ensures an aesthetic integration with the existing structure while maintaining the aesthetic coherence of the adjacent and local area.

The overall floor area of the proposed dwelling comprises 134.6 square metres. The layout of the proposed dwelling is shown in Figure 3.6.

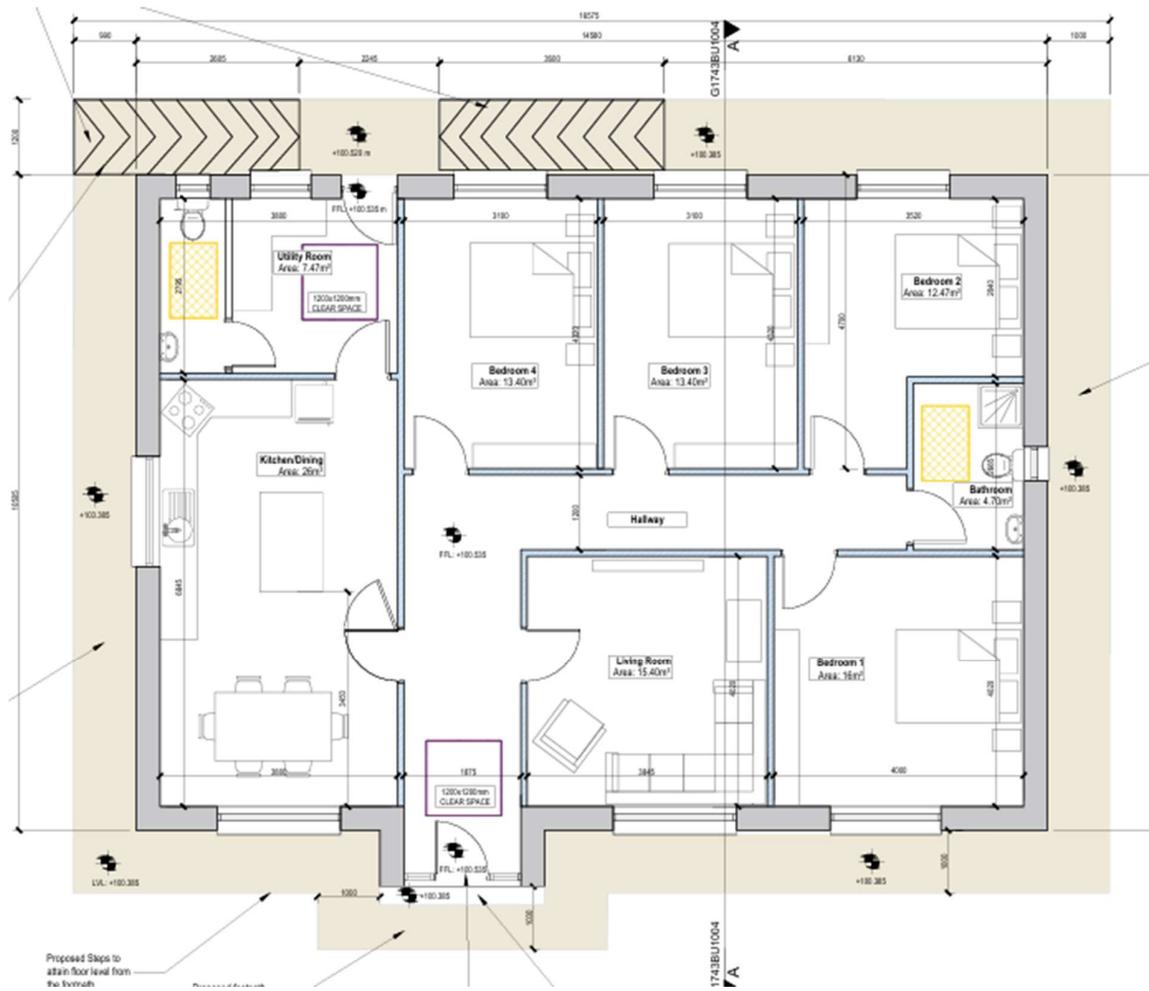
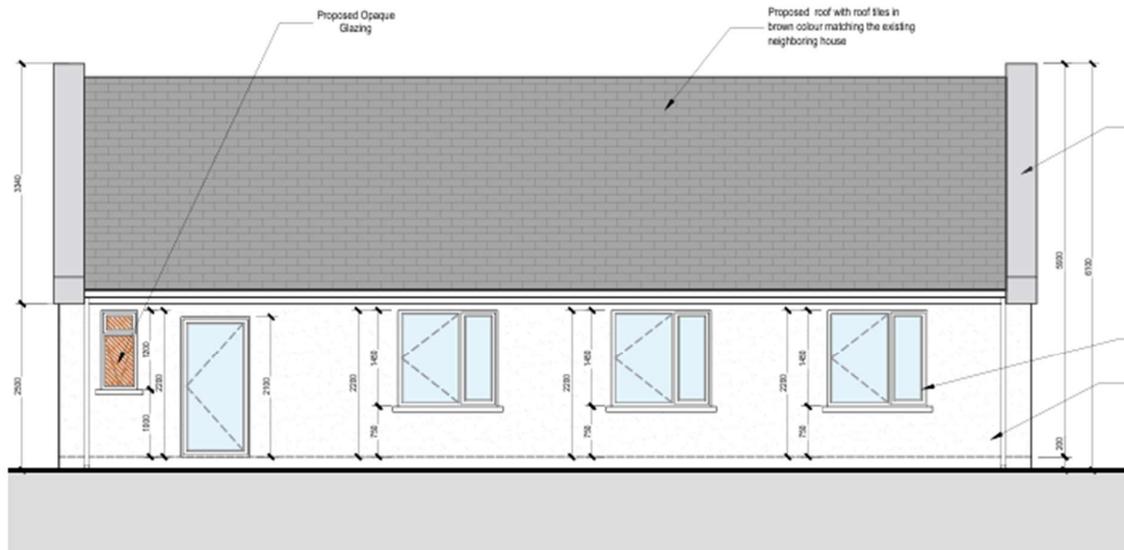


Figure 3.6 - Layout of the Proposed Dwelling



○ Proposed Front Elevation
Scale 1:100



○ Proposed Rear Elevation
Scale 1:100

Figure 3.7 - Proposed Elevations

3.7 SCREENING FOR APPROPRIATE ASSESSMENT

A Screening for Appropriate Assessment (AA) has been prepared as part of the planning application. This AA Screening examined the likely significant effects of the Proposed Development, either alone or in-combination with other projects or plans on European sites, that were situated within a zone of influence (ZoI), or a distance that has a potential source-pathway-receptor (SPR), both direct and indirect, with the Proposed Development. There are seventeen (17) European Sites within 15km of the Proposed Development.

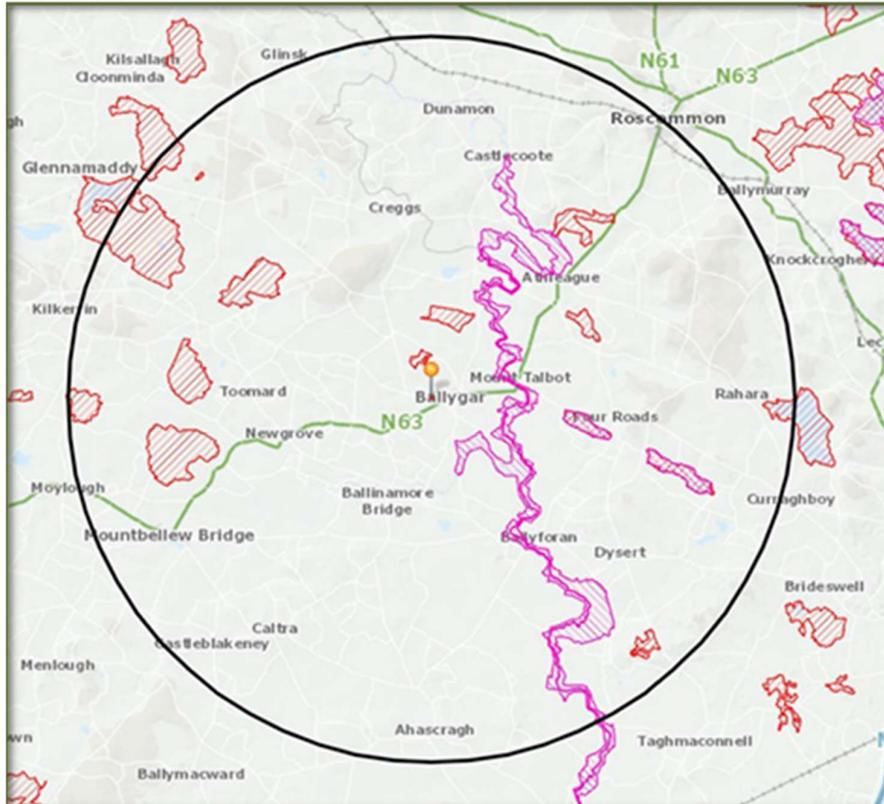


Figure 3.8 - European Sites located within 15km of the Proposed Development Site

From the findings of the AA Screening, it can be objectively concluded that there are not likely to be significant effects on any European Site as a result of the proposed works at Ballygar, Ballinasloe, Co Galway. Therefore, an Appropriate Assessment is not required.

3.8 FLOOD RISK

A desktop review of the Flood Maps website and Galway County Council’s Stage 1 Strategic Flood Risk Assessment indicates that there is a recurring flood event on the outskirts of Ballygar, in close proximity to the proposed site. The site has not been subject to this recurring flood event.

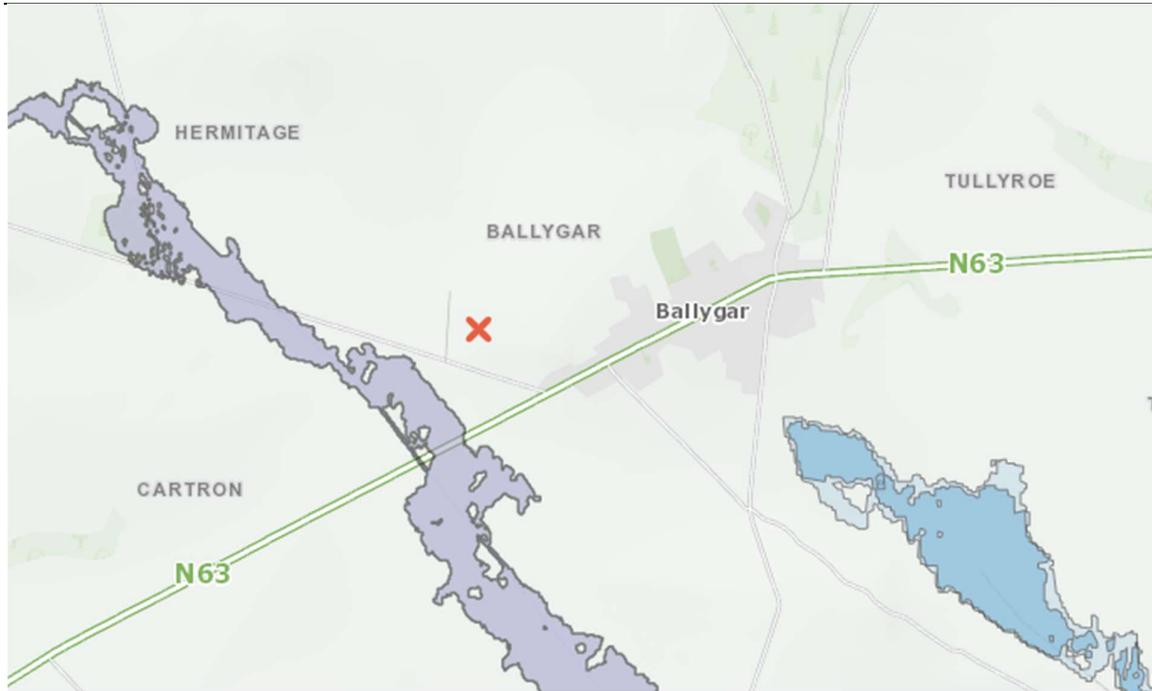


Figure 3.9 - Map Extract from the Floodinginfo Website (Pluvial & Fluvial Maps (1:200 River))

3.9 LANDSCAPE AND VISUAL IMPACT

The Galway County Council Development Plan 2022-2028 outlines a comprehensive strategy for the development and sustainable growth of the county, including specific plans for Ballygar. The plan aims to support economic development, enhance community infrastructure, and ensure environmental protection while promoting sustainable living.

For Ballygar, categorized as a "Small Growth Village," the development plan focuses on maintaining and enhancing its role as a local service centre. The strategy includes improving housing options to meet local needs, supporting small-scale retail and commercial development, and enhancing public amenities

and services. There is also an emphasis on preserving the town's heritage and character, while accommodating new development in a sustainable manner.

The plan also addresses flood risk management, particularly relevant given the increasing concerns about climate change. The Strategic Flood Risk Assessment (SFRA) is integrated into the plan, identifying areas prone to flooding and outlining measures to mitigate these risks, ensuring that new developments do not exacerbate flooding issues.

Overall, the proposed dwelling is located within an existing housing estate and is being developed on the grounds of an existing house that was burnt down. The design intent of the proposed dwelling will be in line with the existing houses.

3.10 CULTURAL HERITAGE

A desktop screening was carried out which confirmed that there are no known cultural heritage assets or archaeological sites within the site boundary.

4 PLANNING POLICY CONTEXT

4.1 INTRODUCTION

This section provides an assessment of the Development against the relevant planning policies.

4.2 THE NATIONAL PLANNING FRAMEWORK

In 2018 the Department of Housing Planning and Local Government published the finalised National Planning Framework (NPF) under Project Ireland 2040, the overarching policy and planning framework for social, economic and cultural development in Ireland. The NPF together with the National Development Plan sets the context for each of Ireland's three regional assemblies to develop their Regional Spatial and Economic Strategies taking account of and co-ordinating local authority County and City Development Plans in a manner that will ensure national, regional and local plans align. The NPF highlights the importance of providing social housing for those unable to provide accommodation within their own resources. There is a plethora of planning policies in the NPF which seek to facilitate the provision of social housing across Ireland.

4.3 THE GALWAY COUNTY DEVELOPMENT PLAN 2022-2028

The Galway County Development Plan 2022-2028 outlines a vision aimed at creating a sustainable and prosperous future for the county. The plan's vision is to "enhance the quality of life for the people of Galway, ensuring that it remains an attractive place to live, work, and visit" through sustainable development practices. This vision is supported by several strategic objectives, including promoting balanced regional development, improving infrastructure and services, protecting the environment, and fostering economic growth.

The site is located within an area designated as 'Small Growth Village' in the overall spatial strategy for the county and is identified in Figure 4.1. The site is located in Ballygar which is designated as 'small village'.

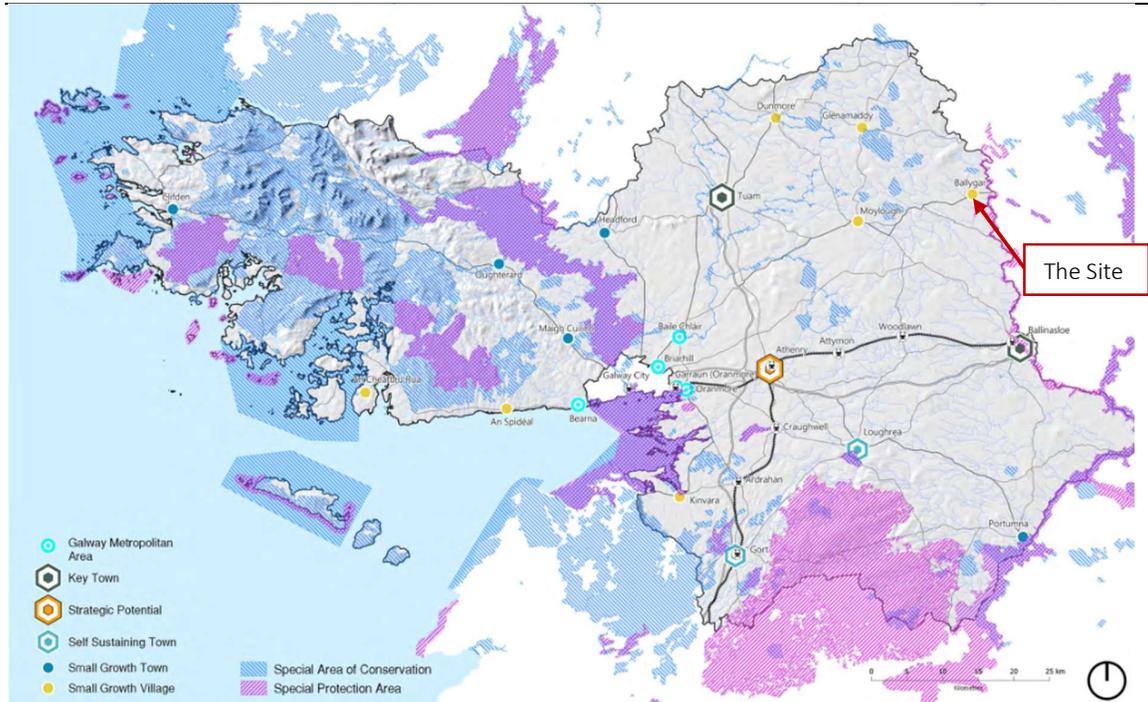


Figure 4.1 - Overall Spatial Strategy Map

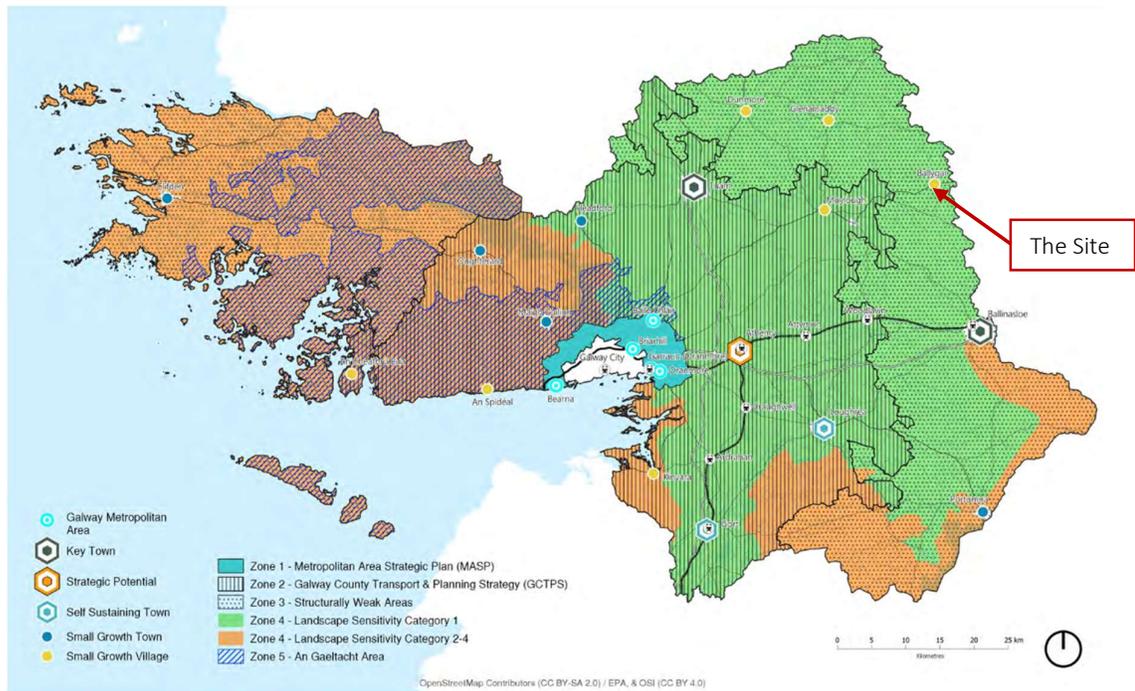


Figure 4.2 – Rural Housing Policy Map

4.4 SUPPLEMENTARY PLANNING GUIDANCE

The "Design Guidelines for the Single Rural House" in the Galway County Development Plan 2022-2028 aim to ensure that new rural housing is well-integrated into the landscape and respects the traditional character of the area. These guidelines cover several key aspects:

1) Location and Siting:

- a. Houses should be located to minimize visual impact, avoid skyline sites, and blend with natural landforms. The siting should take advantage of natural shelter and be in harmony with existing patterns of rural housing.

2) Design and Materials:

- a. The design should reflect traditional rural forms, using appropriate materials and finishes that are in keeping with local architectural styles. The use of simple, traditional shapes and forms is encouraged, with an emphasis on sustainability and energy efficiency.

3) Landscaping:

- a. Proper landscaping is crucial to integrate the house into its rural setting. This includes the use of native species for planting and creating natural boundaries like hedgerows, which can help to soften the visual impact of new buildings.

4) Sustainability:

- a. The guidelines promote energy-efficient design and the use of renewable energy sources. New houses should be designed to maximize natural light and heat, and incorporate sustainable drainage systems.

These guidelines are part of a broader strategy to maintain the rural character of Galway while accommodating new housing in a sustainable manner. They aim to balance development needs with environmental and aesthetic considerations, ensuring that new constructions contribute positively to the rural landscape.

5 ANALYSIS OF ISSUES

5.1 PRINCIPLE OF DEVELOPMENT

The proposed derelict site has an existing ground floor slab and foundation on site. The principle of residential development on the site is acceptable having regard to those specific planning policies relating to rural housing as set out in Table 4.1 above.

The replacement dwelling will be single storey in scale and will be set in the same location of the existing house which will be in keeping with adjoining residential properties. The overall footprint of the proposed dwelling will be 134.6 square metres.

The Development could not be a better example of sustainable development, enshrined in the National Planning Framework. There are three facets to sustainable development which are economic, social and environmental. The Development meets each of the three facets of sustainable development. The Bruntland Report on sustainable development set out a definition of sustainable development:

“Sustainable Development is development which meets the needs of the present without compromising the ability of future generations to meet their own needs.”

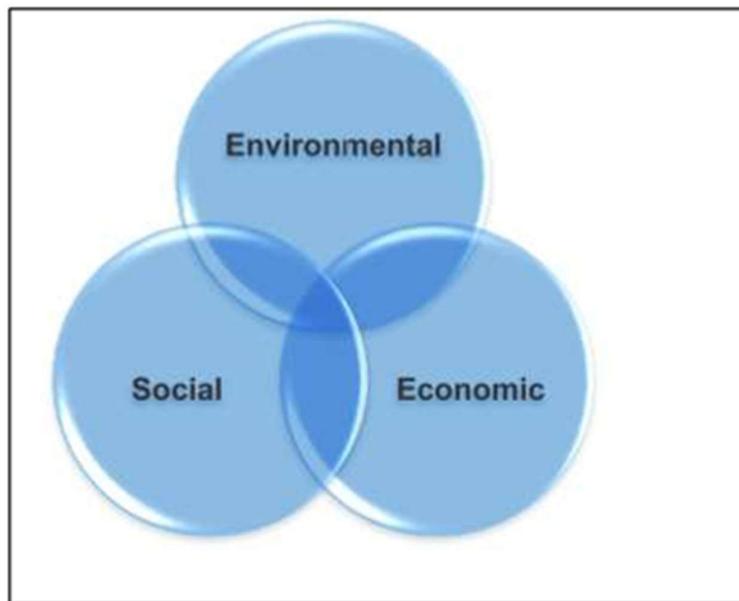


Figure 5.1 – The Three Facets to Sustainable

5.2 LAND USE AND NATURE CONSERVATION

An AA screening was carried out as part of the planning application and forms part of the planning application submission. The AA Screening concluded that there will be no significant effects on the any European Sites as a result of the development.

5.3 HOUSING NEED

The Galway County Development Plan 2022-2028 outlines specific criteria for determining housing need, particularly for rural housing. These criteria are intended to ensure that new developments are sustainable and meet the needs of the local population while preserving the character of the rural landscape.

The plan supports clustering small groups of houses in rural villages with appropriate wastewater treatment solutions, aiming to enhance the viability and attractiveness of these areas. It encourages balanced development in rural villages with an emphasis on small-scale, incremental growth that respects the character and needs of the community.

5.4 SUMMARY / PLANNING BALANCE

All planning applications have to be determined upon their individual merits with due consideration given to the overall planning balance of a scheme. While many development proposals will encompass both positive and negative aspects that require consideration, planning weight should air on the side of a *'presumption in favour of development unless material considerations indicate otherwise'*.

6 CONCLUSION

In accordance with The Planning and Development Act 2000, as amended, this Planning Statement has assessed the Application against the provisions of the GCDP, and relevant material considerations.

Planning permission should be granted for this Part 8 development for all the reasons outlined above.

Based on an assessment of the Development's compliance with the relevant policies of the County Development Plan, and compliance with the relevant regional planning policies and relevant guidance, it is concluded that the Development fully accords with the National Planning Policy, Regional Planning Policy and the County Development Plan hierarchy when read as a whole.