

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



Title: **Design Statement**

Project: Demolition of 3 no. existing mid-terrace buildings with the exception of the front façade (part of which is listed on the National Inventory of Architectural Heritage (Reg No.30404509)) which will be retained, construction of 4 no. residential units comprising of; 2 no. two storey three-bed dwellings and 2 no. 2 bed apartments, connections to existing services and all ancillary development works including drainage and landscaping at Moylough, Co. Galway.

Location: Moylough, Co. Galway

Dept. ID No.: TBA

Date: 19th July 2024

1.0 Design Statement

The proposed site for development is located in Moylough village, 52km North East of Galway City on the N63 road. The site is mid-terrace consisting of 3 no. units which are vacant and in various degrees of dilapidation. The two Eastern most units are listed on the National Inventory of Architectural Heritage (Reg, No. 30404509) as follows:

“Description

Mid-row two-storey rendered house and former shop, built c.1820, having six-bay ground floor and five-bay first floor, and with shopfront to west half. Pitched natural slate roof with three ruled and lined rendered chimneystacks. Rendered walls with plinth, vermiculated, moulded eaves cornice with dentil course and terminated by corbel details, and replacement uPVC rainwater goods. Square-headed window openings with moulded render surrounds comprising pilasters with scroll consoles having gabled boxes over, moulded cornices, and two-over-two pane timber sliding sash windows. Ground floor openings have further pediment detail. Square-headed four-panel timber door to end openings and battened door to shopfront, with plain fanlights. Timber shopfront comprises fluted pilasters with scroll consoles and gabled boxes, plain fascia with moulded cornice over, and bipartite timber display window. End of short terrace of three buildings.

Appraisal

This house is a good example of early nineteenth-century town buildings that were subsequently enhanced by decorative detailing. The building and its decoration is an important component of the Moylough streetscape, having graceful proportions and unusually ornate window and door surrounds, eaves course and quoins give the façade artistic merit.”

This application sets out proposals for:

- Demolition of the existing buildings on site with the exception of the front façade
- Construction of 2 no. housing units comprising of 2 no., 3 bed x 2-storey terrace units in the Eastern most units to the footprint of the existing building with private open space to the rear (South).
- Construction of 2 no. 2 bed apartment units to the Western most unit comprising 1 no. ground floor apartment and 1 no. first floor apartment with private open space to the rear (South).
- Eaves, and ridge heights will be constructed in line with existing levels, chimneys will be retained where possible on the East and West terraced gables.

The dwellings are designed in line with guidance from the ‘Design Manual for Quality Housing’.

This proposal represents an ideal renovation opportunity within the confines of the village 50 kph speed limit zones whilst the land benefits from direct access onto the N63 and existing water and power services.

2.0 Site Constraints /Abnormal Factors

2.1 Site Ownership

The site is in the ownership of Galway County Council (Folios GY100558F (Plan No. 17A & 23A) & GY12905).



Figure 1-Folio GY12905



Figure 2- Folio GY100558F 23A



Figure 3- Folio GY100558F 17A

Adjacent lands to the site consist of the following:

- North: lies a number of residential properties which front onto the N63 along with a mix of commercial property.
- South: of the lands is, in the main, utilised for agricultural purposes apart from a number of existing residential buildings.
- East: of the lands lie existing residential buildings and one licenced premises.
- West: The national secondary road, N63, and local road, L-3203, bounds the site on the west.

2.2 Site Area

The Site covers approximately 438m² (0.0438Ha / 0.11ac). The area of the site taken up by construction will be 189m² (0.0189Ha / 0.047ac) representing 43% of the site area (as outlined in red on the attached planning drawings).

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

Past Flood Event Local Area Summary Report

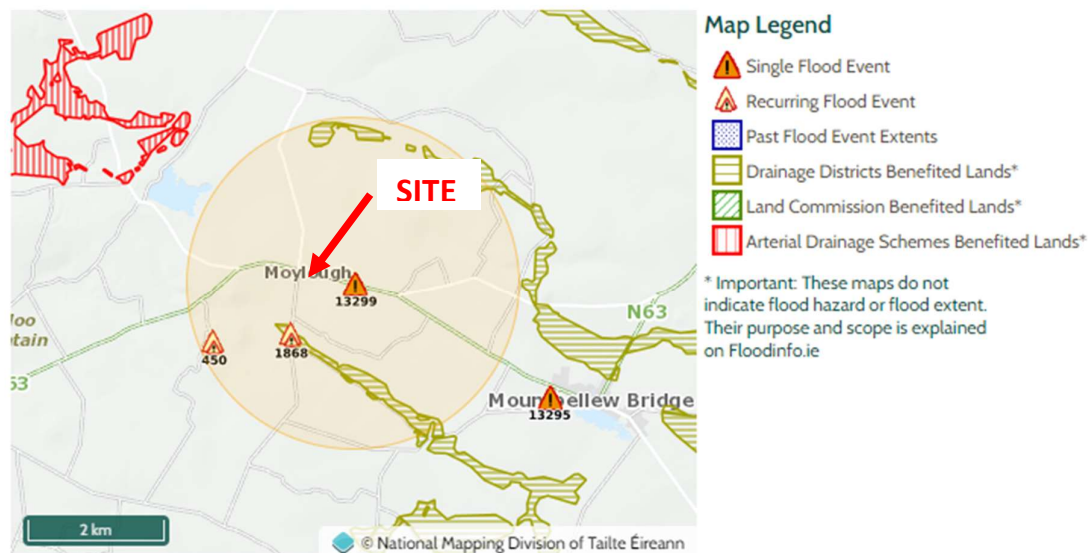


OPW Óifig na
easáiríochtaí Publí
Office of Public Works

Report Produced: 16/7/2024 13:48

This Past Flood Event Summary Report summarises all past flood events within 2.5 kilometres of the map centre.

This report has been downloaded from www.floodinfo.ie (the "Website"). The users should take account of the restrictions and limitations relating to the content and use of the Website that are explained in the Terms and Conditions. It is a condition of use of the Website that you agree to be bound by the disclaimer and other terms and conditions set out on the Website and to the privacy policy on the Website.



3 Results

Name (Flood_ID)	Start Date	Event Location
1. Moylough Turlough Co. Galway Recurring (ID-450) Additional Information: Reports (1) Press Archive (0)	n/a	Approximate Point
2. Moylough Recurring (ID-1868) Additional Information: Reports (1) Press Archive (0)	n/a	Approximate Point
Flooding at Moylough on 01/12/2015 (ID-13299) Additional Information: Reports (0) Press Archive (0)	01/12/2015	Approximate Point

Figure 4- 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

Owing to the established building type (terrace), the site adjoins existing residential & commercial/residential development boundaries. The boundary treatments vary throughout the site with blockwork walls along southern, western and eastern boundaries, whilst front of buildings form part of the streetscape adjacent to the N63.

2.7 Existing on-Site Structures

3 no commercial units & overhead apartments in terrace form.

2.7 Archaeological:

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

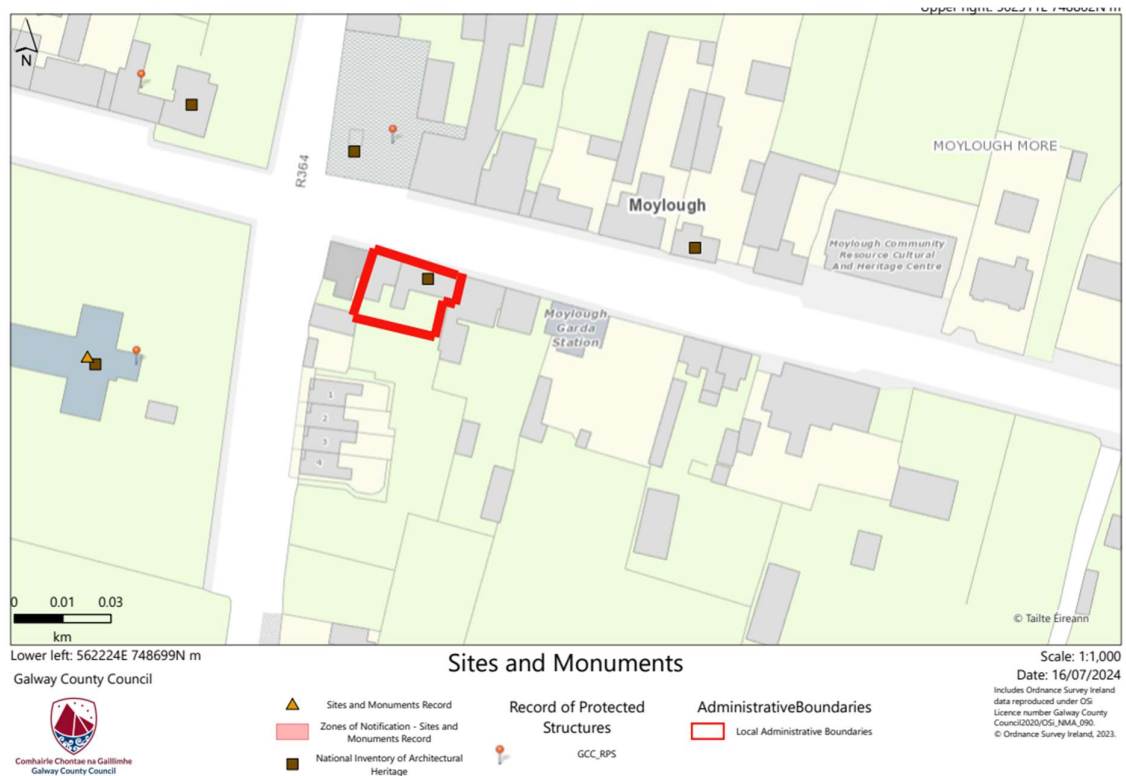


Figure 3- Desktop Archaeological Study (Galway Co.Co. Corporate Map Viewer)

2.8 Historical Significance.

As previously outlined, the two Eastern most units of the existing buildings are listed on the National Inventory of Architectural Heritage (Reg No. 30404509). It is proposed to retain the existing road front elevations including all decorative detailing and opes. A conservation method statement is attached in relation to the proposed works and retention of the front façade with a number of caveats for consideration including that *‘the contractor will be required to prepare a program of work and work method statements for the approval of the Building Conservation Accredited Surveyor prior to the commencement of the works, to ensure the sequencing of work is compatible with the fabric. The contractor must be experienced in working with historic buildings and protected structures and therefore be able to provide sufficient evidence of previous works of a similar nature carried out under best conservation practice.’*

3.0 Services / Utilities

3.1 Potable Water

Available – public mains. A pre-connection agreement submission has been made to Uisce Eireann and a response is awaited.

3.2 Wastewater

4.0 Available – public mains. A pre-connection agreement submission has been made to Uisce Eireann and a response is awaited.

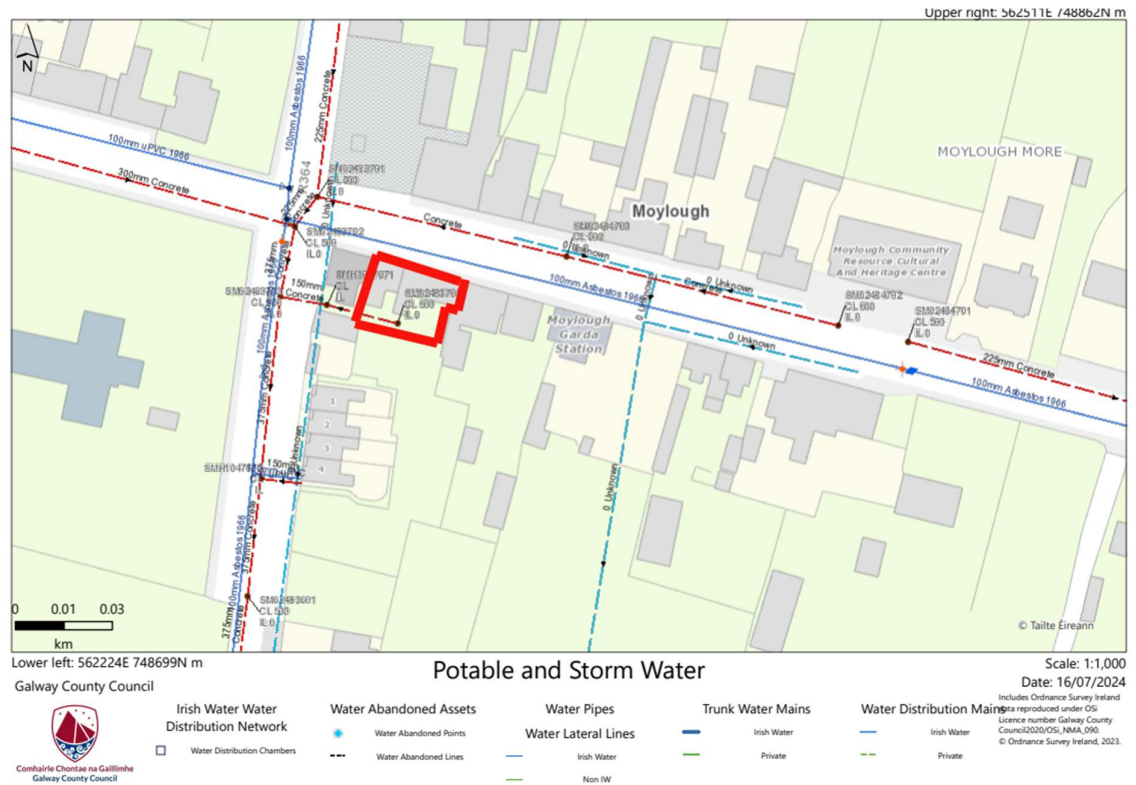


Figure 4- Desktop Water Services Study (Galway Co.Co. Corporate Map Viewer)

4.1 ESB

Available – Evidence of power to the units previously. Confirmed capacity from adjacent sub-station (120M to South West).

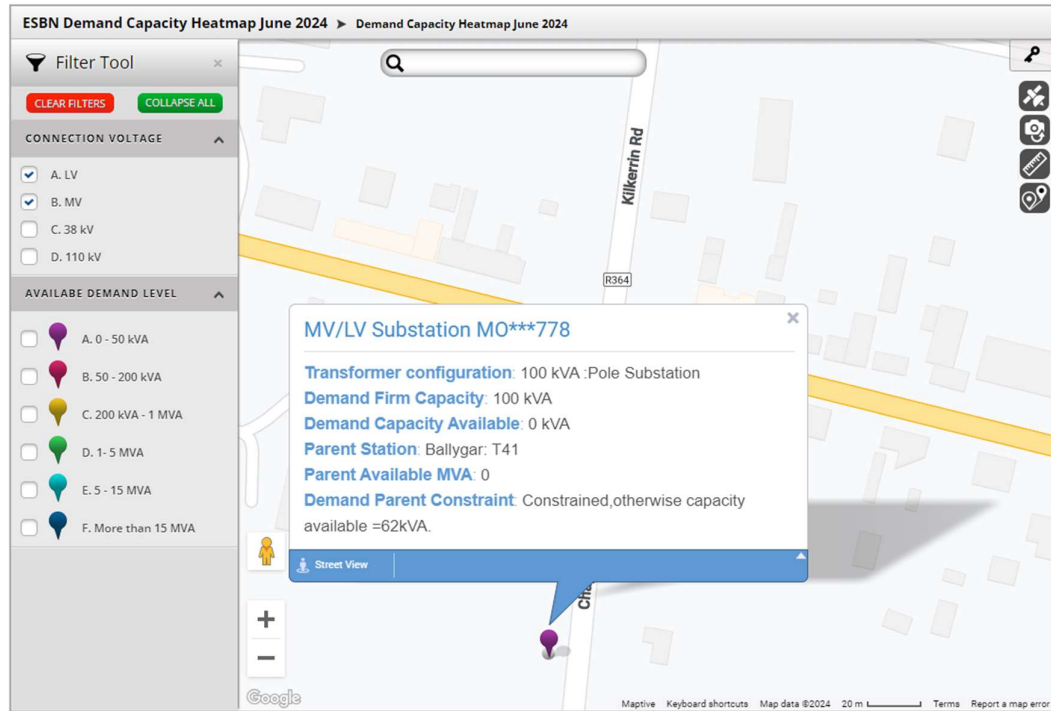


Figure 5- Desktop Power Services Study (Galway Co.Co. Corporate Map Viewer)

4.2 Public Lighting: Available

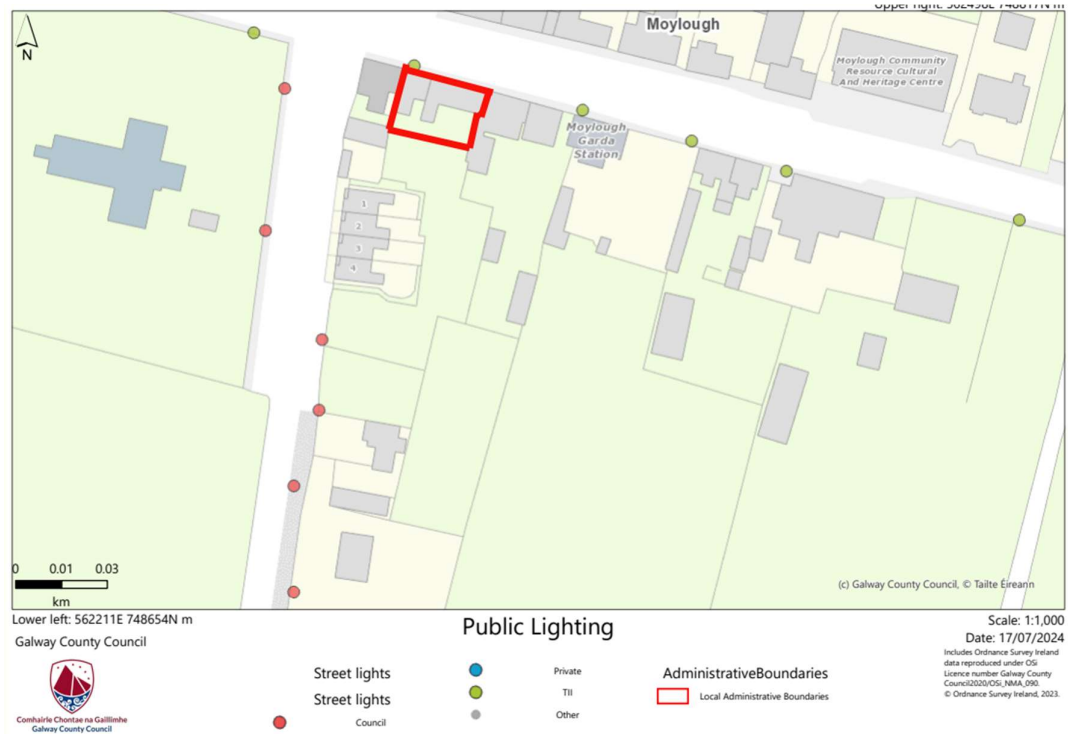


Figure 6- Public Lighting Study (Galway Co.Co. Corporate Map Viewer)

4.0 Environmental

4.1 Appropriate Assessment Screening

The attached Appropriate Assessment Screening Report compiled by Enviroplan Consulting Ltd. concludes that *'no significant impacts/effects are expected on the qualifying interests or conservation objectives of the surrounding Natura 2000 sites, as a result of the proposed development in question, alone or in combination with the other plans and projects in the area. This report is therefore issued as a 'Finding of No Significant Effects' (FONSE) statement, in accordance with the EU Commission's methodological guidance (EC, 2001).'*

4.2 Environmental Impact Assessment Screening

The attached Appropriate Assessment Screening Report compiled by Enviroplan Consulting Ltd. concludes that *'the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact assessment report (EIAR) is not required in this case'.*

4.3 Bat Inspection Survey

The attached Bat Inspection Survey Report compiled by Enviroplan Consulting Ltd. concludes that *'Due to the number of cracks, crevices, chimneys and exposed, the existing buildings have a moderate roost potential. No signs such as butterfly wings, greasing or droppings were observed on site. The buildings are also favourable due to the level of shelter and warmth they offer. No bats or roosts were detected on site. To enhance local biodiversity, 3 bat boxes are to be placed on the site. Also due to the level of birds nesting within the site 2 no. bird boxes will be erected.'*

4.4 Trees / Vegetation

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

4.5 Invasive Alien Species

There is no known evidence of invasive species (Japanese Knotweed) on visual inspection.

5. Planning History:

1. Applicant: Declan Vahey 2019. Ref. 19/1357.

Description: Permission for the following works at Anthony's, O'Malley's & Shelly's, Moylough. 1. Change of Use from Bar to Café at Anthony's 2. Extension to rear ground floor of Anthony's 3. Elevational changes to Anthony's to include new shopfront 4. External seating area to rear of Anthony's with refuse area serving Anthony's and O' Malley's. 5. Ammendment to floor plan and rear elevation of O'Malley's as permitted under 16/1319. 6. Extension to rear ground floor at Shelly's incorporating refuse and storage area. 7. Reconfiguration and extension to existing first floor residential space to provide 3 no. apartments (in lieu of 2 no. existing), incorporating new stair access to rear courtyard. 8. Demolition of existing storage shed to provide new access road to rear yard containing 4 no. parking spaces and communal amenity area. Gross floor space of proposed works: 465.30 m².

Outcome: Granted Permission.

2. Applicant: Declan Vahey 2020. Ref. 21/1841.

Permission for the following works: (a) change of use for the existing O'Malley's, Anthony's and Shelly's commercial units to residential, (b) remedial works to change 3 no. commercial units and overhead apartments to 4 no. townhouses, (c) works to include minor changes to front elevations, single and two storey extension to rear elevations, sub-division of rear yard into 4 no. private gardens serving the proposed townhouses with storage gardens to rear gardens, (d) connection to existing services. Gross floor space of proposed works: 413sq. m. Gross floor space of any demolition: 64sq. m.

Outcome: Granted Permission.

6.0 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 'Village Centre' permitting residential development under the Galway County Development Plan (2022-2028);
- 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 31st December 2024

Appendix A : Site Photos



Figure 7- North Elevation (Existing Buildings)



Figure 8 - South Elevation (Existing Buildings)



Figure 9- South Elevation (Existing Buildings)



Figure 10- Interior of West Building (Anthony's)



Figure 11- Interior of Central Building

Appendix 3: Drawings

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

Drawing titles:

- PL000 Site Location Map (1:1000)
- PL100 Existing Site Layout Plan (1:200)
- PL200 Existing Floor Plan (1:200)
- PL300 Existing Elevations and Sections
- 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

Documents:

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