



Stage 2 Planning Report

for Proposed Housing Development at Cosmona, Loughrea Co. Galway



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1.0 Introduction

Summary

This Report has been prepared on behalf of Galway County Council to support the proposal for the construction of a new residential development consisting of 56 new housing units, comprising of: including 44 no. houses and 12 no. apartments, varied boundary treatments and landscaping works and all ancillary site development works and site services necessary to facilitate the proposed development including an Irish Water pumping station and parking for the existing graveyard adjacent to the west of the site adjacent to a Burial Ground which is a national monument NIAH GA105-066. In accordance with the Habitats Directive, Appropriate Assessment Screening has been carried out on the project. An Environmental Impact Assessment (EIA) screening determination has been made and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development. Any person may, within 4 weeks from the date of the notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment and an EIA is not required.

The Planning Statement will assist in highlighting how the proposed development complied with all relevant National, Regional, County and Local Planning Policy which includes:

- National Framework (NPF) • Regional and Spatial Economic Strategy- 2020- 2032
- Sustainable and Compact Settlements Guidelines for Planning Authorities- March 2023
- Sustainable Residential Development in Urban Areas, Guidelines 2009 (and the Residential Density Guidelines 1999) • Galway County Council Development Plan 2022-2028 (CDP) - Volume 2 – Metropolitan Strategic Area Plan (MSAP) • Sustainable Urban Housing: Design Standards for New Apartments 2020 (Apartment Guidelines) • Quality Housing for Sustainable Communities Guidelines

This proposal is brought forward by the Galway County Council in conjunction with the Department of Housing, Local Government and Heritage. The proposal provides a well-considered site layout, which responds to its context, and a wide variety of units types, houses and apartments, which respond to the National Housing density requirements. The proposed development will provide both social and affordable homes.

Key objectives include:

- Creating a new direct access road and junction with the existing R350.
- Ensuring pedestrian and cyclist permeability within the site and connections to the surroundings.
- Optimising development prospects for the area to the east of the site, zoned residential phase 2 under the Draft LAP (2024-2030).
- Developing a significant new public amenity feature/playground within the site serving the wider community.
- Establishing a viable affordable scheme, assessing off-site infrastructural deficits and on-site infrastructure needs.



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2. SITE LOCATION AND CONTEXT

Overall Site Area: 2.5 Hectares

Site Location:

The site is located at Cosmona, Loughrea, Co. Galway, with access via the R350. The site is currently undeveloped but adjacent to existing residential areas to the north and east and a recently submitted planning application for a Lidl supermarket to the south, impacting design considerations such as building height and density. The site is zoned residential.

Topography:

The site slopes from approximately 78.25m to at the west boundary 82.25m at the eastern boundary, a fall of about 4 meters. This variation impacts drainage, pedestrian, and vehicular access.

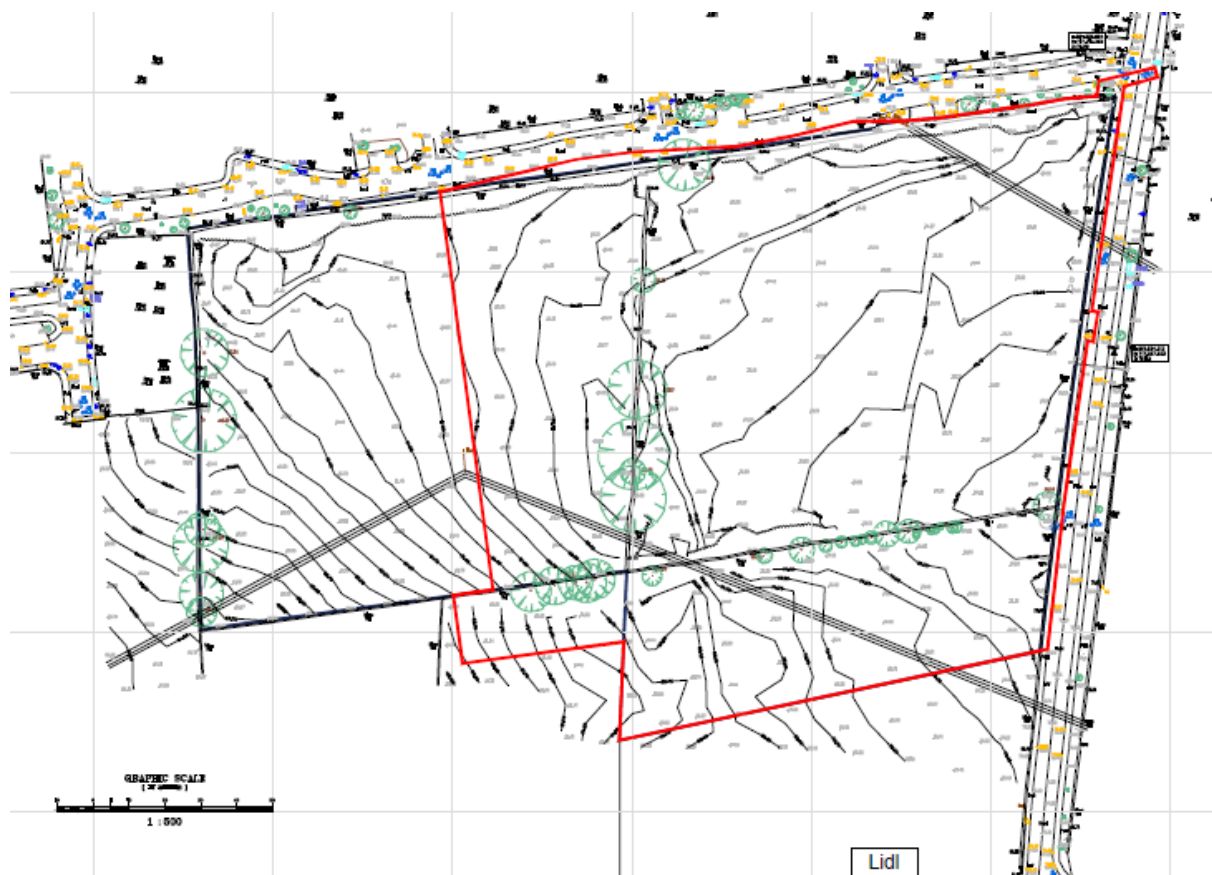


Figure 2: 240026-DR-VHA-AR-002 Site Survey



Surroundings:

The site is surrounded by residential areas to the north and has provisions for connecting with the neighbouring Hazelwood estate. A planning application for a Lidl supermarket to the south has recently been submitted to the council

Constraints:

Drainage: The site requires a central attenuation tank and an infiltration tank for stormwater management.

Access: Two vehicular access points into the existing neighbouring Hazelwood estate are planned.

Environmental: Ecological assessments, including AA and EIA screenings, are underway.

Heritage: A cultural heritage impact assessment has been completed, and archaeological testing is recommended.

It should be noted that although it is no longer within the current red line boundary, there is a national monument and protected structure to the southwest of the application site. The buffer zone of which will have an impact on the remaining lands within the blue boundary. However, from a preliminary sketch proposal issued to the client, there is still ample area to meet the necessary density requirements.



Figure 1: 240026-DR-VHA-AR-0031 Site Layout



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Access and Connectivity:

Enhanced road safety measures with auto tracking review and road safety audits leading to the relocation of the site entrance slightly further north. Two vehicular access points into the existing neighbouring Hazelwood estate and direct pedestrian/cycle access to the proposed Lidl supermarket. Shared cycle and footpath at the southern boundary to improve connectivity within the site and with surrounding areas.

Environmental Considerations:

Tree Retention Strategy

The trees along the northern boundary and across the centre of the site lining an older boundary wall are proposed retained. Please see proposed site plan for information. Compensatory measures are included in the proposal for new native trees and hedgerows to be planted along the back of the sites, as shown on the attached drawings.

Supplementary and sizeable landscaping & select planting of green areas are part of this proposed development along with adoption of key objectives of the new 'All-Ireland Pollinator Plan 2021-2025.

Flood risk A flood Risk Assessment covers the site off the R350 in Loughrea. It was prepared in accordance with the report 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities issued by the Department of Environment, Heritage and Local Government in November 2009. Flood risk from fluvial, surface water and ground water sources has been assessed based on existing available information. Please see Flood Risk Assessment.

Sustainability

Sustainable Drainage Systems (SuDS) including central attenuation tanks and infiltration tanks to manage surface water runoff. The design incorporates sustainable drainage, efficient utility connections, and robust flood risk management

Engineering

Civil and Structural Engineering:

Tobin's Engineering Feasibility Report confirms the site's suitability for residential development, addressing all site constraints and regulatory requirements. The proposed design incorporates sustainable drainage solutions, efficient utility connections, and robust flood risk management, ensuring a safe and sustainable development for Cosmona, Loughrea.

Ground Conditions: Ground conditions include topsoil, made ground, sandy gravelly clays, and bedrock. Proposed shallow raft foundations, load-bearing masonry walls, hollowcore floors, and prefabricated roof trusses.



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Foul Drainage: Existing foul sewer on R350 and Hazelwood Road. New network connection discharging to the public network on R350 via a proposed pumping station. Pumping station with 24-hour emergency storage.

Watermain: 100mm watermain along R350 and Hazelwood Road. New network connection discharging to the public network on R350 via a proposed pumping station. Pumping station with 24-hour emergency storage.

Traffic & Parking: No existing access points; visibility splays of 45m required. New vehicle entrances, internal roads, and 110 parking spaces. Pedestrian linkages and cycle lane along site frontage. Traffic Scoping document to be submitted to Galway County Council.

Storm Drainage: No existing infrastructure on-site. Dedicated system including channel drains, swales, gullies. Discharge to existing concrete pipe along R350. Nature-based solutions and porous asphalt in parking bays. Cellular infiltration tanks and flow control devices. For detailed drawings and further information, please refer to the appendices attached to this report.

Mechanical and Electrical Engineering:

Prioritised sustainable solutions, such as electric heat pumps over gas connections.

Site Utilities

Power Supply: Two 10/20kv overhead ESB lines crossing the site, requiring diversion underground.

EV Charging: Each house will have cable provision for future EV charger installation; 10% of off-curtilage spaces will have publicly accessible EV charging.

Public Lighting: Existing public lighting on R350 and Hazelwood Estate; new lighting to be provided within the estate. **Broadband:** EIR, SIRO, and 3rd Party ducting networks to be provided, with mobile phone coverage from EIR 5G, Virgin 4G, and Three 5G.



3. THE PROPOSED DEVELOPMENT

The proposal for the construction of a new residential development consisting of 56 new housing units, comprising of: including 44 no. houses and 12 no. apartments, varied boundary treatments and landscaping works and all ancillary site development works and site services necessary to facilitate the proposed development including an Irish Water pumping station and parking for the existing graveyard adjacent to the west of the site adjacent to a Burial Ground which is a national monument NIAH GA105-066

Building heights

All proposed houses and apartments are to be 1 or 2 storeys high as shown on the housing legend below:

LEGEND: HOUSING								
House Types		no. of Beds	no. of persons	Description	Storeys	Floor Area (m ²)	Total units	Total Area (m ²)
H1		5	10	Detached (Corner)	2	156.2	1	156.2
H2		4	7	End-Terrace	2	119.8	2	239.6
H3		3	5	End-Terrace	2	104.0	12	1248.0
H3.1		3	5	Mid-Terrace	2	104.0	9	936.0
H4		3	6	Detached (Corner)	2	110.4	3	331.2
H5		3	5	Detached (Corner)	1	92.6	1	92.6
H6		2	3	Detached	1	67.3	2	134.6
H7		2	4	Semi-detached	1	82.0	4	328.0
H8		2	4	Mid-Terrace	2	82.8	2	165.6
H9		2	3	Semi-detached	1	67.8	6	406.8
H9.1		2	3	Mid-Terrace	1	67.8	1	67.8
H10		2	3	Detached (Corner)	1	79.1	1	79.1
TOTAL:							44	4185.5

LEGEND: Apartments								
Apartment Types		no. of Beds	no. of persons	Description	Storeys	Floor Area (m ²)	Total units	Total Area (m ²)
A1		2	3	Semi-detached	2	75.1	6	450.6
A2		1	2	Semi-detached	1	53.6	6	321.6
TOTAL:							12	772.2

TOTAL UNITS PROPOSED:

Houses - 44no. units
Apartments - 12no. units

Total =56no. units

Unit mix

In terms of houses to be provided, there will be 10 no. 2 bed 3 person units, 6 no. 2 bed 4 person units, 22 no. 3 bed 5 person units, 3 no. 3 bed 6 person units, 2 no. 4 bed 7 person units and 1 no. 5 bed unit. As for the apartments, there will be 6 no. 2 bed 3 person and 6 no. 1 bed 2 person units.

Tenure Mix

The proposed development will be 100% social.



INCLUSIVITY

How easily can people use and access the development?

All proposed footpaths have been designed to be fully accessible to all, residents and visitors, in compliance with current Building Regulations, including internal layouts that allow universal use, as well as with public amenity areas with a city-wide reach, such as the playground, designed and located at the Lakeview entrance of the development, thought to be available for the entire town and provide a focus for amenities in the area.

Streets, footpaths, and landscaped areas are aimed to provide freedom of movement and access to all areas (especially to pedestrians) and to all users, whether impaired and not impaired, visitors and residents, so as to allow inclusion and connectivity. Such aim materialises in the wide use of lower kerbs and level crossings at all streets, footpaths, and corners, among other features.

In line with the above, there are 4 Shared Surface Areas (akin to Home-Zones), to create more distinctive areas, where while being part of the same internal street, the avoidance of hard kerbs and blurring of separation between uses, would help to create a sense of neighbourhood and facilitate mobility and inclusiveness.



Figure 6: 240026-DR-VHA-AR-009 Public Realm



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Designed with Universal Design in mind and with the aim to cater for people with a number of abilities and stages in life, houses and apartment accommodate a wide range of configurations, as explained below.

The concept of Inclusivity takes shape on the varied range of unit types included on the scheme, from 1-bedroom apartments up to 5-bedroom houses and single storey and duplex apartments, to include alternatives for different types of households, occupiers, ages and stages, considering single persons and families.

The internal design of the units complies with the Galway County Development Plan as well as with current DoHLGH housing guidelines, with a number of unites sized for Universal Design compliance, wheelchair access at Ground Floor level, in line with Part M TGD.

The public lighting layout is designed to avoid dark corners or areas, to provide security and surveillance to the future resident and visitors, while highlighting the main design principles of the proposal.

VARIETY

How does the development promote a good mix of activities?

One of the main features of this proposal is the considerable number of different unit types and buildings being offered, which despite its fragmentation and multiplicity of sizes, it remains united and consistent through a common Architectural language.

In order to help the proposal to insert itself in the area and be respectful of its context, the line of houses facing the hazelwood development takes a similar, although improved, design configuration in keeping with the surrounding and confronting residential estates, considering 2 storeys only, brick and render finish and separation between units of similar nature as them. A different elevation treatment faces the R350 with an emphasis on varying ridge heights and materiality ensuring a variety. With this variety, not only it is proposed to comply with the Brief and the planning and regulative requirements to which the Proposal is subject, but also create a distinctive and vibrant sense of place for each side of the scheme, which although united by Architectural language, landscaping, materiality and colours, each would have its own character.



Figure 7: 240026-DR-VHA-AR-009 Context Elevations



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EFFICIENCY

How does the development make appropriate use of resources, including land?

Given the Brief, the units are organised with a layout that promotes variety and tries to avoid unnecessary repetition and blind or unsupervised spots, placing the units in a way that there would be constant passive supervision onto streets, public open spaces and parking areas, so as to make its daily living practical and safe. The proposed density, meaning the number of units per hectare, is within what the new Galway County Development Plan 2022-2028 is envisaging, thus making efficient use of the available land and, that way, avoid collaborating with the sprawling ever outwards of urban centres.

Following the above, parking (car and bicycle) distribution is organised following efficient distribution of spaces and, especially, in compliance with the Architectural aim of the proposal. Roads as well are designed to function efficiently, affording clarity and creating a sense of neighbourhood.

In terms of energy efficiency, the units are designed to meet the new (and revised) current legislation standards. Concurrently as well, the layout and organisation of the Proposal on site aims to provide the best possible sunlight for the dwellings, so as to increase their energy efficiency.

In providing an efficient unit of habitation, the proposal includes for a very good array of different type and sizes of units (as shown on the previous point), which can accommodate different stages in the life for its occupiers and bringing choice when trading up or down in required dwelling types.

DISTINCTIVENESS

How does the proposal create a sense of place?

By utilising a permeability approach in line with DMURS and ensuring the public open space is linked to adjacent residential zones via excellent pedestrian and cycle infrastructure the proposed development can help anchor the tenants in an environment that provides for ample passive surveillance while creating a unique sense of place. Within proximity of a national monument and responding to the surrounding architecture through its choice of materials the proposed development will provide a natural wayfinding anchor point to Loughrea and ensure its residents identify the unique character of the architecture.

LAYOUT

How does the proposal create people friendly streets and spaces?



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Considered home zones and sensitive pedestrian routes through the development ensure a pedestrian above vehicular hierarchy. The proposed open space provides an overlooked safe central area for residents to play and interact.



Figure 8: 240026-DR-VHA-AR-009 Public Open Space

The layout for internal roads follows 3 principles:

- Practicality.
- Hierarchy from landscape and pedestrian connectivity.
- Provide context for a distinctive sense of place.
- An access from each front to each road the site faces.



PUBLIC REALM

How safe, secure and enjoyable are the public areas?

The Public Realm on this Proposal consists of the Public Open Spaces, Roads, Shared Surfaces Areas, Parking Areas and Footpaths and it has been its relevance that has led the layout design that is now put forward. Thus, the residential units, beside complying with its housing role and legal requirements, have been located so as to provide the best possible passive supervision and framing to the public realm, in order to make it safe for everyone and noticeable to all. The public lighting also has been designed following the Public Realm, enhancing passive supervision, while helping to provide a more active supervision and highlighting the main features of the proposal.

The roads design has been approached following the landscape design, in a way to make it practical, minimal, efficient and meaningful, with all footpaths to be well passively supervised and well illuminated.

ADAPTABILITY

How will the buildings cope with change?

Behind the decision to provide such a variety of unit types, sizes and heights, there is an aim of building suitable dwellings that can adapt themselves to different stages in life and to an array of requirements of contemporary ways of living, needs and situations. That aim includes not only the larger units, but also 1-bedroom apartments, most of which could even be adapted to have space for a caregiver, if the need arises and including special need users. Where possible bathrooms can revert to en-suite when positioned adjacent bedrooms.

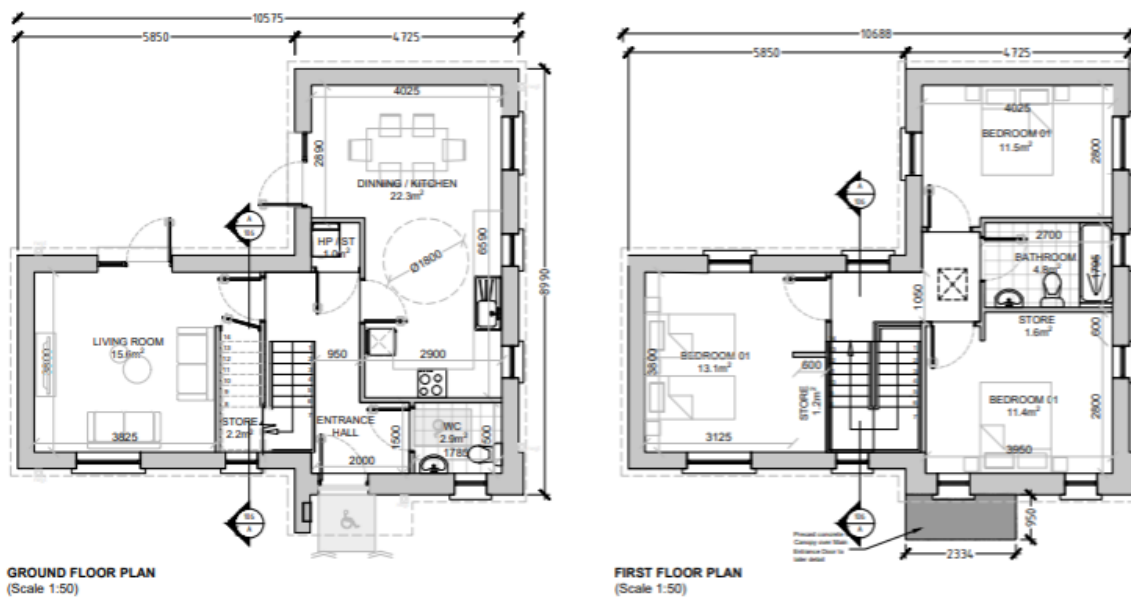


Figure 9: 240026-DR-VHA-AR-105 House Type 4



PRIVACY & AMENITY

How does the scheme provide a decent standard of amenity?

Each house has its backyard and apartments design have had the view of allocating amenity spaces according to the size of the unit (and thus the number of future users), therefore apartments were designed for larger units having access to good size ground floor level private amenity area directly, while the smaller upper units have also access to ground floor level private amenity areas, but proportional to their size and occupancy.

In compliance with Development Plan requirements, there are at least 22m between confronting windows at First Floor level of each unit, with permanent consideration that location and distribution of the units should construct privacy by design, even when the above figure could not be achieved.

End-of-terrace and semidetached units have side access to their back gardens and so, have individual Refuse Bins Stores allocated to them. Lockable gates will be provided for security and to prevent casual access to these areas. In the case of mid-terrace, Refuse Bins Stores have been especially designed for practicality and to blend with the overall appearance of the scheme, in terms of shape and materials.

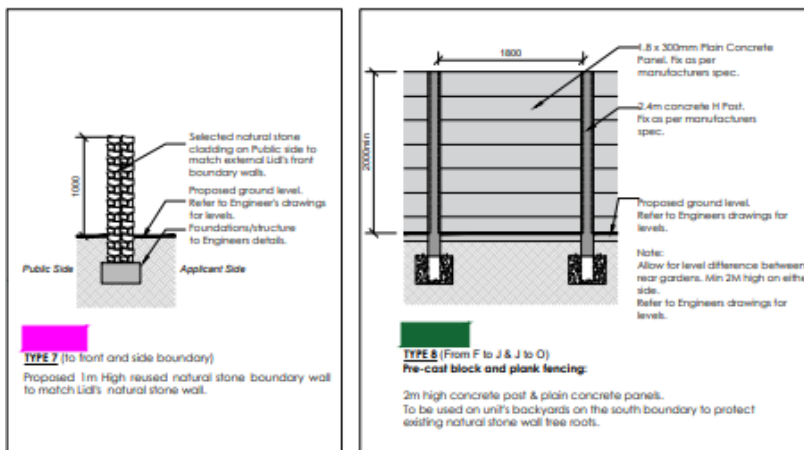
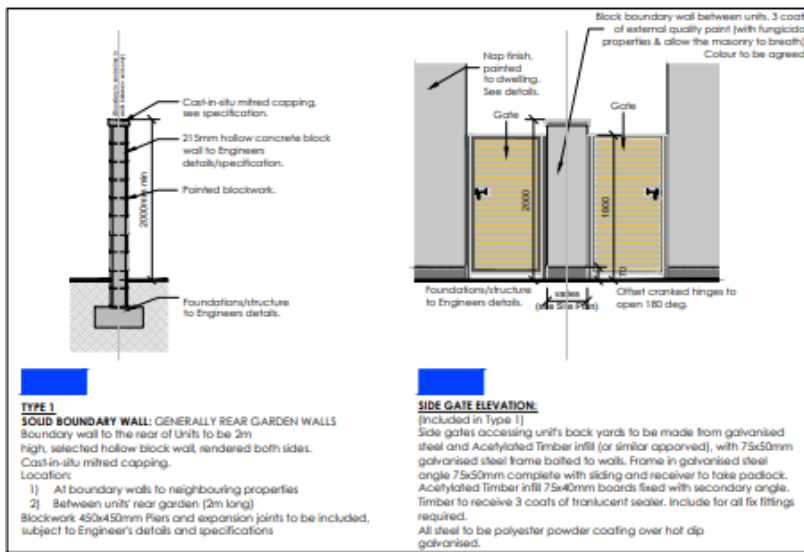


Figure 10: 240026-DR-VHA-AR-105 Private Open Space



In terms of Boundary Treatment for privacy, all boundary walls between units are in blockwork and 2m high, to reasonably prevent overlooking. Regarding the boundary wall to the East (to the GAA site), it will be 2m pre-cast block and plank fencing.

Most of the existing natural stone boundary walls facing the main roads are to be retained (as indicated on the relevant 240026-008 Boundary Treatment Plan) and the new external walls to be constructed are also to match the existing or to follow its idea.



PARKING

How will the parking be secure and attractive?

Parking, visitor parking, ev charging, bicycle parking and its security is proposed in accordance with the Galway County Development Plan Management Standards. All spaces enjoy passive surveillance and ample lighting. The overall design of the development was done to leave no part of the parking areas without passive supervision from the dwelling units, with the any linear



communal parking broken up by landscaping in order to soften it and prevent an overwhelming presence. Kerbs are reduced at shared surface areas, to create a neighbourhood appeal and an enhanced sense of place. Bicycle parking is distributed along the development to offer an easy access to users. Numbers are compliant with the requirements of the new Galway County Development Plan.

CAR PARKING REQUIREMENT (Galway Co.Co.):	CAR PARKING PROVISION:
RESIDENTS: <i>1-3 bedroom houses/apartments: 1.5 space/unit:</i> 79.5 car parking spaces required for total of 53 no. 1-3 bedroom houses and apartments proposed	RESIDENTS: 80 car parking spaces provided 6 car parking spaces provided
<i>4+ bedroom houses/apartments: 2 spaces/unit:</i> 6 car parking spaces required for a total of 3 no. 4+ bedroom houses proposed	VISITORS: 19 visitor car parking spaces provided
TOTAL REQUIRED: 86 Car Parking Spaces for Residents	ACCESSIBLE CAR PARKING: 4 accessible car parking spaces provided
VISITORS: <i>1 grouped visitor car parking space/3 dwellings:</i> 18.6 visitor car parking spaces required for a total of 56 dwellings proposed	TOTAL PROVIDED: 110 car parking spaces
ACCESSIBLE CAR PARKING: <i>4 spaces in every 100 (...) for buildings not normally visited by the public:</i> 4 accessible car parking spaces required for 56 housing units proposed	ELECTRIC CHARGE POINTS SPACES: 22 car parking spaces with EV charging point provided
ELECTRIC CHARGE POINTS SPACES: <i>1 car parking space equipped with an EV charging point for every 5 car parking spaces:</i> 21.2 car parking spaces with EV charging point required for a total of 106 car parking spaces	



Figure 11: 240026-DR-VHA-AR-012 Bicycle Facilities



5. PLANNING POLICY CONTEXT

This section of the report will demonstrate how the proposal aligns with National, Regional, County and Local Planning policy.

National Planning Framework- Ireland 2040

The National Planning Framework (NPF) 2018 is the national spatial development strategy for Ireland to 2040. The NPF forecasts that Ireland will continue to experience significant population Growth. It also sets ambitious growth targets for the four cities which includes Galway.

A statement of compliance with the ‘Project Ireland 2040- National Planning Framework’ (NPF), can be found in the table below.

Table 1 Compliance with National Planning Framework (NPF) Heading	Policy Objective	Compliance
National Policy Objective 3a	Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.	There are a number of existing housing estates adjacent to the site. As such this site is well positioned to further enhance the area and local community by providing additional, much needed housing.
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 proposal provides a wide variety of unit types and mixed tenure, which will help cater for different types of households. The layout has been carefully considered so it respects and reflects the local vernacular while creating its own identity. It provides a number of well-considered open spaces and a playground for wider community use.
National Policy Objective 6	Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions,	The wide variety of unit types will help provide more diversity for the area. This much needed housing may allow existing residents to downsize, and provide



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	<p>increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.</p>	<p>attractive housing for new residents to the area.</p>
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<p>National Policy Objective 11</p>	<p>In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.</p>	<p>As discussed above the type and tenure of dwellings proposed will encourage more people to move to the area, helping Loughrea reach its target growth and extend its community.</p>
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<p>National Policy Objective 13</p>	<p>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.</p>	<p>The dwelling and site layout have been carefully considered to provide a variety of unit types that are in keeping with the local area. The site layout has been arranged to provide a number of well overlooked greenspaces which is open to the wider public. There is ample car and bike parking provided throughout the site that is easily accessible to all residents.</p>
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National Strategic Outcome Heading	National Strategic Outcome	Compliance
National Strategic Outcome 1: Compact Growth	<p>The need to deliver a greater proportion of residential development within existing built-up areas of our cities, towns and villages and ensuring that, when it comes to choosing a home, there are viable attractive alternatives available to people.</p> <p>Improve ‘liveability’ and quality of life, enabling greater densities of development to be achieved; Encourage economic development and job creation, by creating conditions to attract internationally mobile investment and opportunities for indigenous enterprise growth; Cater for a niche or specialised development that is intrinsically required to be located in a rural setting and has wider benefits for the local rural and regional economy;</p>	<p>As mentioned previously, this is an underutilised green space that has access to existing services and infrastructure. There are existing housing estates on adjacent sites and a further one approved. There is a huge need in the area for alternative unit types and mixed tenure which are lacking in the vicinity. This proposal will provide a much-needed diverse unit mix which will help cater for a variety of households.</p>
National Strategic Outcome 4: Sustainable Mobility	<p>“The expansion of attractive and sustainable public transport alternatives to private based car transport will reduce congestion and emissions and enable the transport sector to cater in an environmentally sustainable way for the demands associated with longer term population and employment growth envisaged under the NPF. Furthermore, the provision of safe alternative active travel options such as</p>	<p>The site is in walking distance of schools and shops in the town centre of Loughrea.</p>



	segregated cycling and walking facilities can also help alleviate congestion and meet climate action objectives by providing viable alternatives and connectivity with existing public transport infrastructure”	
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Galway County Development Plan 2022-2028 (CDP)
Compliance with Chapter 3: Placemaking, Regeneration and Urban Living

‘To develop the urban and rural settlements of the county as vibrant, connected and serviced locations that are attractive places to live, work and visit in a sustainable manner, based on the principles of placemaking, compact growth, high quality public realm where residential developments are connected to services and employment locations.’

A statement of compliance with relevant CDP Policy Objectives for Placemaking is outlined in the table below: Policy Objective ref.	Policy Objective Provision	Compliance
PM 1 Placemaking	To promote and facilitate the sustainable development of a high-quality built environment where there is a distinctive sense of place in attractive streets, spaces, and neighbourhoods that are accessible and safe places for all members of the community to meet and socialise.	The site layout ensures good tenure mix, easing site management. Footpaths and carefully designed well overlooked public spaces help unite these spaces, blurring the divides and provide new routes and amenity to the wider community.
PM 5 Sustainable Transport	Promote sustainable transport options as an alternative to the private car for people to access local services which will facilitate the transition to a low carbon climate resilient society.	The location of the site close to Loughrea give occupants options for travel to the town centre. This promotes walking and cycling options instead of needing to use a car.



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<p>PM 6 Health and Wellbeing</p>	<p>Promote the development of healthy and attractive places by ensuring:</p> <p>(a) Good urban design principles are integrated into the layout and design of new development;</p> <p>(b) Future development prioritises the need for people to</p>	<p>(a.b.d) Carefully designed greenspaces provide a key part of site layout development. These areas provide spaces for a variety of activities, including a playground, and will enhance walking routes for the wider area.</p>
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<p>PM 7 Inclusivity</p>	<p>To ensure our urban settlements are inclusive and welcoming to all people of all ages regardless of their physical ability ensuring that they have access to the services available in the towns and villages across the County.</p>	<p>The proposal provides a wide range of unit types for various types of households such as family homes and smaller ground floor apartments which are easily accessible.</p> <p>The streets, footpaths and public open spaces have been designed to be fully accessible by all.</p>
<p>PM 8 Character and Identity</p>	<p>Ensure the best quality of design is achieved for all new development and that design respects and enhances the specific characteristics unique features of the towns and villages throughout the County.</p>	<p>The design has evolved in response to the local vernacular while taking account of new policy which seeks to increase the density. The proposal has also been developed in response to discussions with the local authority.</p>
<p>PM 10 Design Quality</p>	<p>To require that new buildings are of exceptional architectural quality, and are fit for their intended use or function, durable in terms of design and construction, respectful of setting and the environment and to require that the overall development is of high quality, with a well-considered public realm.</p>	<p>The dwellings have been well considered and developed in response to Local Authority needs and planning policy. The massing and site layouts have been developed in response to these. As discussed, the public realm is key to the success of the scheme providing a variety of spaces for various activities for residents and the wider community.</p>



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<p>PM 11 Details of Materials</p>	<p>To ensure that the appearance of buildings, in terms of details and materials (texture, colour, patterns and durability), is of a high standard with enduring quality and has a positive impact on the visual quality of the area.</p>	<p>The elevations for apartment and houses use a simple palette of materials which reflects the local vernacular, while also providing identity, durability and permanency which, provides a distinctive sense of place while allowing economy of living and reduced impact on the environment.</p> <p>External Walls- Selected brickwork is used on parts of the main façades, highlighting entrances, and helps provide distinctiveness and focal points. Selected render is used elsewhere, to provide a highlighting contrast.</p> <p>Pitched roofs - selected roof tiles reflect that of the adjacent estates.</p>
<p>PM 13 Public Realm Opportunities</p>	<p>Promote enhanced and increased public realm opportunities including the shared use of spaces, for outdoor experiences, with a priority on pedestrian uses.</p>	<p>All proposed footpaths have been designed to be fully accessible to all, residents and visitors, in compliance with current Building Regulations, including internal layouts that allow universal use, as well as with public amenity areas with a city-wide reach, such as the open space, designed and located at the heart of the development, thought to be available for the entire town and provide a focus for amenities in the area.</p>



Compliance with Chapter 15: Development Management Standards

Compliance with relevant DM standards contained in the CDP is summarised in the table below:

DM standard 1: Qualitative Assessment- Design Quality, Guidelines and Statements- Place making	The proposed residential development complies with the 12 no. Urban Design Criteria
DM standard 1: Qualitative Assessment- Design Quality, Guidelines and Statements- Universal Access	<p>All proposed footpaths have been designed to be fully accessible to all, residents and visitors, in compliance with current Building Regulations, including internal layouts that allow universal use, as well as with public amenity areas with a town-wide reach, such as the open space and cycle links available for the entire town and provide a focus for amenities in the area.</p> <p>Streets, footpaths and landscaped areas are aimed to provide freedom of movement and access to all areas (especially to pedestrians) and to all users, whether impaired and not impaired, visitors and residents, so as to allow inclusion and connectivity. Such aim materialises in the wide use of lower kerbs and level crossings at all streets, footpaths and corners, among other features.</p> <p>In line with the above, there are 4 Shared Surface Areas (akin to Home-Zones), to create more distinctive areas, where while being part of the same internal street, the avoidance of hard kerbs and blurring of separation between uses, would help to create a sense of neighbourhood and facilitate mobility and inclusiveness.</p> <p>Designed with Universal Design in mind and with the aim to cater for people with a number of abilities and stages in life, houses and apartment accommodate a wide range of configurations as highlighted in the supporting Design Statement prepared by VHA.</p>
DM standard 1: Qualitative Assessment- Design Quality, Guidelines and Statements- Crime prevention through design	The design of the proposal ensures that there is passive surveillance to all streets and public open spaces to help mitigate antisocial behaviour.
DM standard 1: Qualitative Assessment- Design Quality, Guidelines and Statements-	The proposed development responds to the housing demand for compact growth as



Context	highlighted in the National and Regional planning policy. The proposal will provide a much-needed variety of units types, which reflects the changing demands for the area. The design takes account of the local vernacular building by the use of materials, pitched roofs, and small terraces, so the scale is in keeping the that of the surrounding estates. The layout of the proposal takes account of the adjacent housing estate 'Hazelwood.
DM standard 1: Qualitative Assessment- Design Quality, Guidelines and Statements- Design Quality	The proposal will provide a variety of high-quality houses and public amenity spaces in the form of parks and a play area. It integrates well with the existing adjacent housing estates and emerging context.
DM standard 1: Qualitative Assessment- Design Quality, Guidelines and Statements-	adjacent. The 2.5 storey occur at the north edge of the site, with the 3 storey houses occurring in the centre of the site, to reduce the visual impact from the surrounding areas. Although there are apartment blocks, these have been carefully considered, with pitched roof, so they appear like houses. The houses long the R381 are set back, in keeping with the adjacent estate.
DM standard 1: Qualitative Assessment- Design Quality, Guidelines and Statements- Permeability	The roads of the estate do not join, to prevent 'rat-runs', however the site is fully permeable to pedestrians and cyclists and offers a pleasant shortcut across the site.
DM standard 2: Multiple Housing Scheme (Urban Areas)- Density and Typology	There is a variety of information available on density which offer differing figures. The guidance set out for density in the Sustainable Residential Development in Urban Areas, Guidelines 2009 for Edge of centre sites ranges from 20-35 dwellings per hectare. Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy sets the standard density at 35 Dwellings Per Hectare. The NPF seeks higher density and there is new guidance under consultation, 'Sustainable and Compact Settlements GCC have followed the Loughrea Local Area plan when setting guidance on density for this scheme.
DM standard 2: Multiple Housing Scheme (Urban Areas)-	The building height ranges from 1 to 2 storeys. The two storeys house are placed



Building Height	along the south and west boundary, which reflects the houses adjacent.
DM standard 2: Multiple Housing Scheme (Urban Areas)- Public Open Space	Total provision of Public Open Space stands at 4,687m ² , equivalent to 18.4% of the total Site area. This is an overprovision of the 15% required.
DM standard 2: Multiple Housing Scheme (Urban Areas)- Natural Features	There are very few site features existing. Some existing stone walls are retained and re-used. Therefore, compensatory measures are included in the proposal for new native trees and hedgerows to be planted along the back of the sites, as shown on the attached drawings. Supplementary and sizeable landscaping & select planting of green areas are part of this proposed development along with adoption of key objectives of the new 'All-Ireland Pollinator Plan 2021-2025.'
DM standard 2: Multiple Housing Scheme (Urban Areas)- Design Innovation	The proposed development offers a lot of diversity when it comes to the unit types. The apartment blocks introduced, help increase the density, and are cleverly designed so they appear like houses and therefore sit comfortably into its context.
DM standard 2: Multiple Housing Scheme (Urban Areas)- Landscaping	The proposed development includes details for landscaping, which includes native woodlands and trees for the provision of friendly pollinator species, to help assist with biodiversity.
DM standard 2: Multiple Housing Scheme (Urban Areas)- Safety and Security	The proposal provides several well overlooked public spaces. All proposed pedestrian routes through are well overlooked and will be lit at night. The proposal provides for clear public and private spaces.
DM standard 2: Multiple Housing Scheme (Urban Areas)- Traffic Safety and Management	A project specific Stage 1/ 2 Road Safety Audit accompanies this application
DM standard 2: Multiple Housing Scheme (Urban Areas)- Cycling Facilities	CYCLE PARKING GCC Cycle Parking Requirement: <i>1 private secure bicycle space per bed space:</i> 137 bicycle spaces required for 137 bed spaces provided



	<p><i>1 visitor bicycle space per every 2 housing units:</i></p> <p>28 visitor bicycle spaces required for 56 housing units provided</p> <p>Private Bicycle Spaces Provision:</p> <p>Individual secure bicycle parking spaces provided at the rear of detached semi-detached and end-of-terrace housing units with rear access available (total of 90 bed spaces) 90 no. bicycle spaces provided</p> <p>Individual bicycle parking spaces to front of mid-terrace units where rear access is not feasible (total of 51 bed spaces) 47 no. bicycle spaces provided</p> <p>Total Number of Private Secure Bicycle Parking Spaces Provided</p> <p>..... 1</p> <p>Visitor Bicycle Parking Spaces Provision:</p> <p>Bicycle parking spaces provided at the rear of detached semi-detached and end-of-terrace housing units with rear access available for cyclists visiting these units (1 space/unit) 36 no. visitor bicycle parking spaces provided</p> <p>For housing units with no rear access available an external bicycle shelters for visitors are provided throughout proposed scheme in units containing 5 cycle racks/spaces each 20 no. visitor bicycle parking spaces provided in 5 no. external shelters</p> <p>Total Number of Visitor Bicycle Parking Spaces</p>
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	Provided 5
DM standard 2: Multiple Housing Scheme (Urban Areas)- Phasing Development	There is no intention to phase the construction and it is proposed to be single phase construction. It is possible that the affordable units could be later than the social units as the funding will depend on sales rather than government funding.
DM standard 2: Multiple Housing Scheme (Urban Areas)- Private Open Space	All apartments have oversized private amenity space and therefore communal open space is not required. The space provided complies or exceeds the combined private and communal space required by 'Sustainable Urban Housing: Design Standards for New Apartments 2020'.
DM standard 2: Multiple Housing Scheme (Urban Areas)- Housing Layout Assessment	The proposed development complies with standard assessment criteria as follows: <ul style="list-style-type: none"> • The proposal is efficient use of serviced lands. • The proposal represents an appropriate residential density in line with the 'Sustainable Residential Development Guidelines', • The provision of community facilities has been provided by way of a playground, which is included in the Proposal, in the shape of the Playground proposed facing Lakeview Road, to the South. There is potential for future capacity for community facilities if required in the future. • Each dwelling has been designed so there are no direct overlooking issues and the vast majority have adequate private amenity space. • A Stage 1/ 2 Road Safety Audit accompanies the application • Adequate parking has been provided, 20 % of which will be equipped with EV charging. • The proposed site layout takes account of the existing adjacent estates and is set back the same distance along the R381. New trees are proposed which will help reinforce the existing tree line. All boundaries, where possible, will be enhanced by the landscape design.
DM standard 2: Multiple Housing Scheme (Urban Areas)- Taking in Charge	As the site is all social and affordable all common areas are to be taken in charge.
DM standard 2: Multiple Housing Scheme (Urban Areas)-	Due to the heights and distances between dwellings it is unlikely they will suffer much



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Overshadowing	overshadowing. Therefore, no undue overshadowing is likely.
DM standard 2: Multiple Housing Scheme (Urban Areas)- Bin Storage	Every unit is provided with individual bin stores.
DM standard 2: Multiple Housing Scheme (Urban Areas)- Dwelling mix	There is a good mix of unit types and sizes which suits a diverse range of households. It also offers the opportunities for people in the area to downsize.
DM standard 2: Multiple Housing Scheme (Urban Areas)- Apartment Development	See attached Accommodation Areas prepared By VHA.
DM standard 2: Multiple Housing Scheme (Urban Areas)- Quality of Proposed Layout and Elevations	<p>The elevations for apartment and houses use a simple palette of materials which reflects the local vernacular, while also providing identity, durability and permanency which, provides a distinctive sense of place while allowing economy of living and reduced impact on the environment.</p> <p><i>External Walls</i>- Selected brickwork is used on parts of the main façades, highlighting entrances, and helps provide distinctiveness and focal points. Selected render is used elsewhere, to provide a highlighting contrast.</p> <p><i>Pitched roofs</i> - selected concrete roof tiles reflect that of the adjacent estates.</p>



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This report provides a comprehensive overview of the planned development at Cosmona, Loughrea, Co. Galway. The Design Team has considered all site constraints and regulatory requirements, ensuring the project meets the highest standards of design, safety, and sustainability.

If any further information is required, please refer to the attached detailed documents and drawings.

A handwritten signature in black ink, appearing to read 'Emmett McNamara'.

Emmett McNamara Barch MRIAI

Date 17/10/2024
