

Galway County Council - Housing Unit

Planning and Development Acts 2000 (as amended)

Planning and Development Regulations 2001

(as amended) – Part VIII



Title: **Design Statement**

Project: Proposed 2no. 3bed 2-storey dwellings, together with connections to existing public services, including all other ancillary site works and services.

Location: Garbally Drive, Ballinasloe, Co. Galway

Dept. ID No.: TBA

Date: 17th Jan 2025

1.0 Design Statement

Galway County Council wish to construct 2No. new 2-storey 3bed housing units at Garbally Drive, Ballinasloe, Co. Galway. The Garbally Drive estate is 1km from Ballinasloe town centre and 54km from Galway City. It is located within the town boundary (Ballinasloe LAP 2022-2028). The site is zoned existing residential in the current Ballinasloe LAP (2022-2028). Site inspections by Galway County Council at the existing site have found evidence of dumping and parking of disused cars on the site. It is proposed to provide 2 no. dwellings in this location to complete the existing street scape and mitigate against potential anti-social behaviour.

This application sets out proposals for construction of 2 no. semi-detached 3 bed housing units. The dwelling layouts are provided in accordance with the requirements of '*Design Manual for Quality Housing*' House Type H5. 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 Galway Road and existing water and power services. The area for this proposed site is 700m². The proposed density is 25 units/Ha. The Ballinasloe LAP (2012-2022) advises a plot area

ratio of 0.1-0.5. The proposal provides for a plot area ratio of 0.17. Externally the dwellings will reflect the design of the existing dwellings in the estate.

2.0 Site Constraints /Abnormal Factors

2.1 Site Ownership

The site is in the ownership of Galway County Council. Folio GY57287F



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

Adjacent lands to the site consist of the following:

- North: lands unoccupied zoned 'Agriculture'
- South: Existing Garbally Drive Estate unit no. 33/35
- East: Existing Garbally Drive estate unit no. 36.
- West: Existing Garbally Drive estate unit no. 42.

2.2 Site Area

The Site covers approximately 700m² (0.07Ha / 0.173ac). The area of the site taken up by construction will be 110m² (0.011Ha / 0.027ac) representing 16% of the site area. Density will be 25 units per hectare. The Ballinasloe LAP (2012-2022) advises a plot area ratio of 0.1-0.5. The proposal provides for a plot area ratio of 0.16.

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

The site is within the area of Flood Zone C (low risk < 1:1000 for river flooding) as identified in the Ballinasloe Local Area Plan 2022-2028.

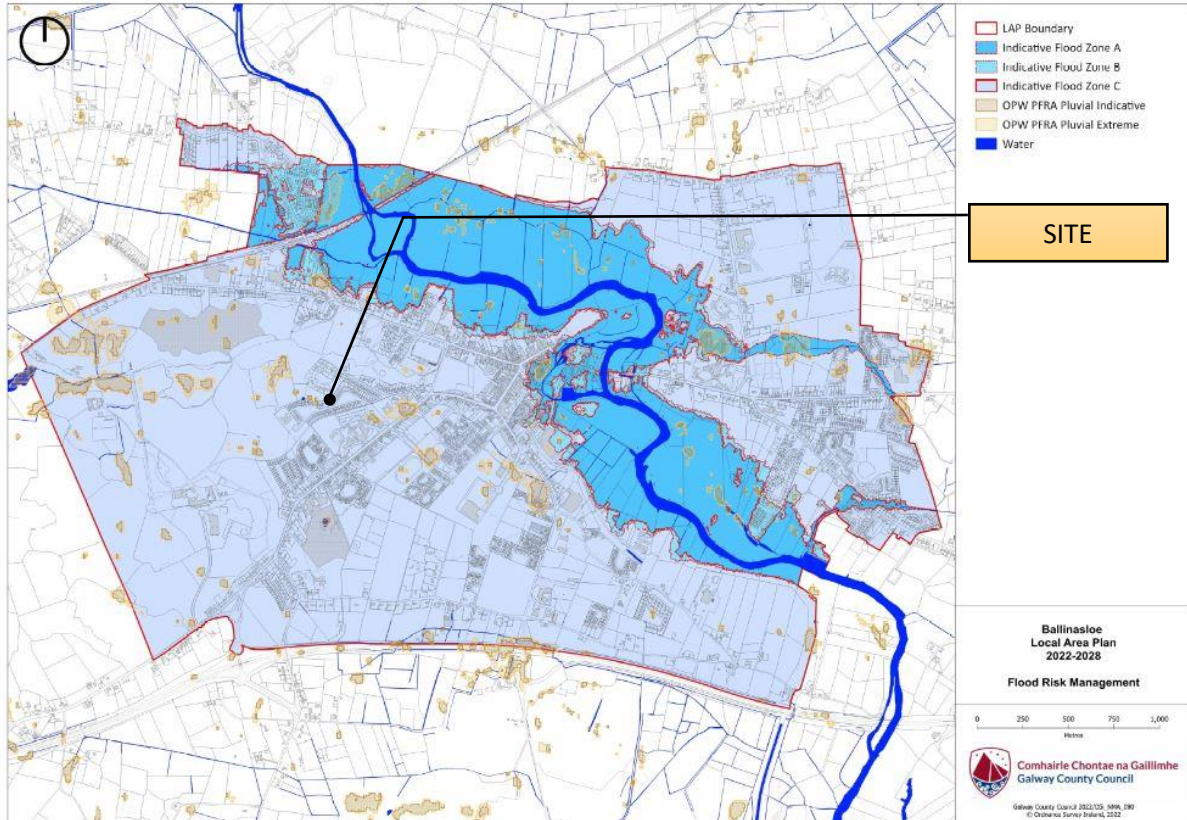


Figure 2 - Flood Risk Map (CFRAM) NTS

2.4 Topography

The site is relatively flat on visual inspection. A topographical survey has been 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 1.2 to 1.8m high blockwork walls along the East, West and North boundary. There is no wall to the south, facing onto the public road, Harris fencing is set along public footpath to restrict access.

2.7 Existing on-Site Structures

No existing on site structures exists.

2.8 Archaeological:

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

3.0 Services / Utilities

3.1 Potable Water

Available – public mains. A pre-connection agreement submission has been made to Uisce Eireann, Ref: CDS24008243. No issues are foreseen in capacity for an increase of 2 no. connections.

3.2 Wastewater

Available – public mains. A pre-connection agreement submission to Uisce Eireann, Ref: CDS24008243 . No issues are foreseen in capacity for an increase of 2 no. connections.

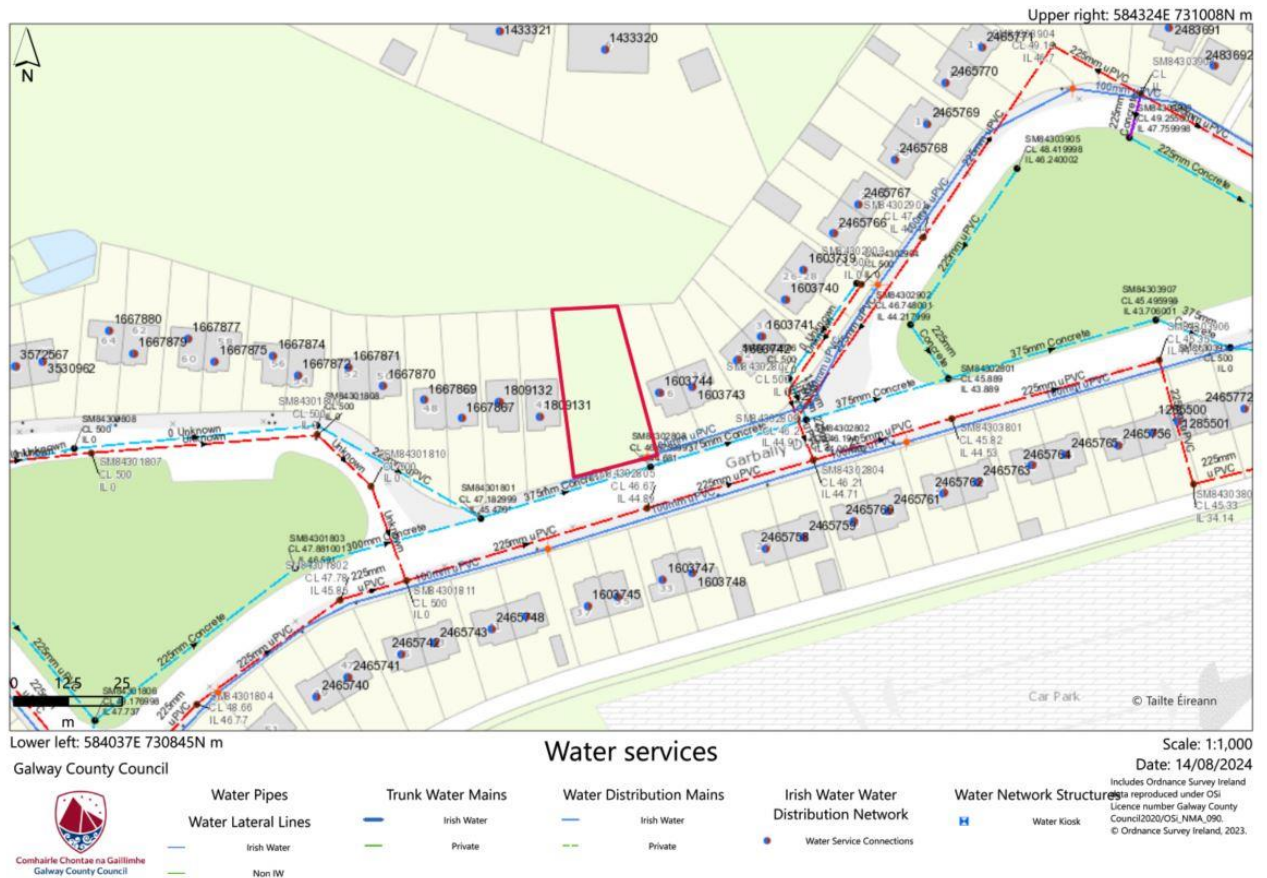


Figure 3- Desktop Water Services Study (Galway Co.Co. Corporate Map Viewer)

3.3 ESB

Available – Existing ESB power lines are located underground within the estate

3.4 Public Lighting:

Available – public lighting is provided within the existing estate.

4.0 Environmental

4.1 Appropriate Assessment Screening

The attached Appropriate Assessment Screening Report compiled by Delichon Ecology concludes that there are no likely potential impacts, whether direct, indirect or cumulative/in combination, which could give rise to significant effects on the qualifying interests or special conservation interests of any designated European Site, in view of their conservation objectives. Consequently, this proposal does not require Appropriate Assessment process and can be screened out.

4.2 Environmental Impact Assessment Screening

The attached Appropriate Assessment Screening Report compiled by Delichon Ecology concludes that impacts associated with the construction and operation of the proposed development are not considered to be significant in the context of Directive 2014/52/EU nor Schedule 7 of the Planning and Development Regulations 2001 to 2017, as amended. Based on the findings of this report, the context and character of the site and the receiving environment, as well as the nature, extent, form, and character of the proposed development, the proposed development works are not considered likely to have significant effects on the environment and consequently do not require an Environmental Impact Assessment Report as prescribed under the EIA Directive 2014/52/EU.

4.3 Trees / Vegetation

Some small trees and vegetation within site boundary. A tree to the front grass margin will have to be removed to extend the drop kerb for access.

4.4 Invasive Alien Species

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

5. Planning History:

No planning history on this site.

Appendix A : Site Photos



Figure 4- Photo looking onto site.



Figure 5- East approach to site



Figure 6- West approach to site.

Appendix 3: Drawings

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

Drawing titles:

- PL101 Site map (1:1000)
- PL102 Site layout (1:250)
- PL103 Floor plans (1:100)
- PL104 Elevations (1:100/1:200)
- PL105 Typical Section (1:50)
- 516-F Topographical survey (1:200)
- G0259-001 Watermain Connection (1:200)
- G0259-002 Foul & Surface Water Connections (1:200)

Documents:

- AA Screening Report
- EIA Screening Report
- Newspaper Notice
- Site Notice
- Pre-planning report