



Simon J Kelly Architects

Planning Design Statement

Proposed development of 38 dwellings at

Saint Joseph's Road

Portumna

Co. Galway

May 2025

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1.0 Introduction

This report is prepared by Simon J Kelly Architects (SJK) to accompany the part 8 planning application to Galway County Council for 38 dwellings at Saint Joseph's Road, Portumna, Co. Galway and forms part of the suite of drawings and reports to be submitted to the Local Authority.

The part 8 Planning Application consists of the following drawings and documents

SCHEDULE OF DOCUMENTS

Please find enclosed the following documents as a planning application for the above:

- Four hard copies of (this) SJK Planning Design Statement Report.
- Four hard copies of the Architectural documents and drawings prepared by Simon J Kelly Architects

Document No.	Document Title	Size
SCHEDULE OF DOCUMENTS	Part 8 planning application drawings and documents schedule	A4
SJK Planning Design Statement	Planning Design Statement	A4

Site Drawings		Size
2390-SHP-SJK-DR-200	OS MAP	A3
2390-SHP-SJK-DR-201	RECORD PLACE MAP	A3
2390-SHP-SJK-DR-205	PROPOSED SITE PLAN	A1
2390-SHP-SJK-DR-206	SITE SECTIONS AND ELEVATIONS SH1	A1
2390-SHP-SJK-DR-207	SITE SECTIONS AND ELEVATIONS SH2	A1
2390-SHP-SJK-DR-208	SITE SECTIONS AND ELEVATIONS SH3	A1
2390-SHP-SJK-DR-209	PROPOSED BOUNDARY TREATMENTS	A1
Dwelling Types Drawings		
2390-SHP-SJK-DR-B01	BUNGALOW 2B3P1S UD	A1
2390-SHP-SJK-DR-B02	BUNGALOW 2B3P1S UD	A1
2390-SHP-SJK-DR-B03	BUNGALOW 2B3P1S UD	A1
2390-SHP-SJK-DR-B04	BUNGALOW 2B3P1S UD	A1

2390-SHP-SJK-DR-B05	BUNGALOW 2B3P1S UD	A1
2390-SHP-SJK-DR-B06	BUNGALOW 3B5P1S UD	A1
2390-SHP-SJK-DR-H01	END OF TERRACE HOUSE 3B5P2S V1	A1
2390-SHP-SJK-DR-H02	END OF TERRACE HOUSE 3B5P2S V1	A1
2390-SHP-SJK-DR-H03	TERRACED HOUSE 2B4P2S	A1
2390-SHP-SJK-DR-H04	TERRACED HOUSE 3B5P2S V1	A1
2390-SHP-SJK-DR-H05	TERRACED HOUSE 3B5P2S V2	A1
2390-SHP-SJK-DR-H06	END OF TERRACE HOUSE 4B7P2S - UDGF	A1
2390-SHP-SJK-DR-H07	END OF TERRACE HOUSE 4B7P2S	A1
Materials Details Drawings		
2390-SHP-SJK-DR-301	windows downpipes alignments roofs plinths and materials	A1

- **Four copies of the Ecology Report prepared by DELICHON ECOLOGY Consultants**

Document No.	Document Title	Size
Appropriate Assessment Screening	Report	A4
Environmental Impact Assessment Screening	Report	A4

- **Four copies of the Tree Survey and Report prepared by BETH TREE Consultants**

Document No.	Document Title	Size
Tree Survey	Tree Survey and Report	A4

- **Four copies of the Archaeology Report prepared by SHERLOCK ARCHAEOLOGY Consultants**

Document No.	Document Title	Size
ARCHAEOLOGY DESKTOP REPORT incl. GEOPHYSICAL STUDY	Survey and Report	A4

- **Four copies of the Planning Notices**

Document No.	Document Title
2390-SHP-Newspaper Notice	Newspaper Notice
2390-SHP-Site Notice	Site Notice

- Four copies of the Flood Risk Assessment prepared by Tony Cawley Hydro Environmental

Documents		Size
Report	Report	A4

- Four copies of the Site Investigation Report prepared by Priority Geotech

Documents		Size
PGL Ref: P25032_Rp_D01	St. Josephs Rd, Portumna, Geotechnical site investigation, Factual report	A4

- Four copies of the Civil Engineering documents and drawings prepared by Coyle Kennedy Consulting Engineers

Documents		Size
24-116-250512-01RPA	Report on the Proposed Surface Water, Wastewater & Watermain layout for Housing Development at St. Josephs Road, Portumna, Co. Galway	A4 With A3 drawings appended and folded in
Drawings		Size
P-300	Site drainage layout	A1
P-301	Typical drainage/Civils details-sheet 1	A1
P-302	Typical drainage/Civils details-sheet 2	A1
P-303	Storm drainage sections-sheet 1	A1
P-304	Storm drainage sections-sheet 2	A1
P-305	Foul drainage sections	A1
P-306	Site watermain layout	A1
P-307	Watermain sections & typical details	A1

- Three copies of the TRAFFIC Engineering documents and drawings prepared by CST GROUP Consulting Engineers

Documents		Size
124422 Stage 1 RSA Report R0 FINAL		A4
124422 TTA Report R0		A4
124422 DMURS Compliance Statement R0		A4
Drawings		Size
124422-001 PL0	Swept Path Analysis, Junction Visibility, Road Marking & Signage	A1

- Four copies of the Electrical Engineering Site Lighting drawing prepared by VARMING Consulting Engineers

Documents		Size
VARMING	Energy Efficiency Compliance Report	A4

Site Drawings	VARMING	Size
24768-VCE-ZZ-ZZ-DR-E-1000	Proposed ESB Networks Infrastructure	A1
24768-VCE-ZZ-ZZ-DR-E-1001	Proposed Open Eir Infrastructure	A1
24768-VCE-ZZ-ZZ-DR-E-1002	Proposed EV Infrastructure	A1
24768-VCE-ZZ-ZZ-DR-E-1003	Proposed Public Lighting Infrastructure	A1

This report is an architectural design statement prepared by SJK to provide background to the design process and the intent of the design for this proposed addition to Portumna town and its housing community.

This report sets out the site context followed by a description and analysis of the proposed development. The document then sets out the thinking behind the layout design.

SJK have adhered closely to all relevant technical guidance documentation, including the following:

- Quality Housing for Sustainable Communities
- Urban Design Manual – A Best Practice Guide
- Guidelines for Planning Authorities
- Design Manual for Urban Roads and Streets (DMURS)
- Galway County Development Plan (CDP)

2.0 Site Context

2.1 Brief

Galway County Council's brief is for the provision of 38 dwellings, as follows:

2 bedroomed houses –	10 no.
3 bedroomed houses –	26 no.
<u>4 bedroomed houses –</u>	<u>2 no.</u>
TOTAL	38 no.

The proposed scheme provides for 38 dwellings as briefed following design development and refinement of the brief with Galway County Council during a 6-month design and consultation period November 2024 – May 2025.

2.2 Site Description



Views of site from St Joseph's Road

The site is located in Portumna adjoining the west of the town centre, and accessed to the north of St Joseph's Road, with 127-meter road frontage. An existing single storey dwelling is to the east of the site on the town side, and the eastern boundary is generally the rear boundary of properties at St Bendan's Road. There is an existing two storey dwelling and garden along the western boundary. An Aldi supermarket is located west of the site. To the north of the site, and in a small pocket to the east, are potentially future development lands. The site is 1.53 hectares in area.

The design response to this site to provide the GCC brief for 38 new dwellings is as follows:

- 1) Propose a street-front of new 2-storey houses so that the new housing feels part of Portumna town, in alignment with the established building line to the east, with a continuous linear park green amenity between the houses and the existing St. Joseph's Road and step the scale down with a special house type that steps down to a single storey element adjoining the neighbouring context to the east;
- 2) Align new houses to the west with the building line established by existing 2-storey house to the west;
- 3) Reconcile the two building lines at an open space that provides pedestrian access to and from the new scheme to the footpath leading to the supermarket to the west;
- 4) Propose new terraces of houses fully overlooking a central open space amenity at the heart of the new housing scheme;
- 5) Provide 7no. single storey terraced houses facing the central park (4 to the north, 3 to the south as a "mews terrace" behind the street front to St Joseph's Road;
- 6) Provide 3 smaller "home zone" area that also serve as potential future linkages to the identified possible future housing development sites to north and east;
- 7) Propose a design strategy that the new houses follow traditional and vernacular rural Irish townhouses principles of vertically proportioned windows, 47-degree roof gables over ca. 6m deep buildings, traditional render finish and all corners turned so that there are no dead spaces not overlooked by neighbours;
- 8) Provide a single vehicular entrance and multiple pedestrian linkages and open visibility to and from St Joseph's road to assist the new housing integrate visually and socially with Portumna's existing context.



Aerial 3D view of proposed housing

2.2.2 Site Constraints and Opportunities

The principal site planning constraints are:

- Context of single houses east and west in a town centre adjacent site.
- Dip in the middle of the site and related hydrology issues.

The principal site planning opportunities are:

- Stitching in proposed development as extension of existing neighbouring building lines and town centre adjacent context
- Sharing new landscape along St Josephs Road and tying in within wider Portumna context.

2.3 - Site Design and Masterplan Approach

The overriding design intention is to create an inclusive and coherent new community based on best practice urban planning principles, giving residents a sense of place, community and identity.

The proposed design concept responds to the site's character and context and aims to:

- Create a shared identity of new development.
- Create a sense of built enclosure around green and public open space amenities.
- Form a new linear green amenity along St. Joseph's Road.
- Respond to the vernacular proportions and materials of the traditional Irish town.

The proposed design references and adheres to the DOHLGH guideline documents *Sustainable Development in Urban Areas*, the *Urban Design Manual: A Best Practice Guide for Planning Authorities 2009* and *Sustainable Rural Housing: Guidelines for Planning Authorities 2005*. The first of these notes that "special consideration should be given to the design of clustered housing on the edges of small towns and villages" which can "provide opportunities for strengthening of the local urban fabric".¹ Guidance in these documents relating to design issues including passive surveillance, permeability, design of home zones, use of terraces of dwellings to achieve enclosure of public open space and the design of quality open space as the focus of neighbourhood communities have been considered throughout the proposed development.

Some existing trees and portion of wall along St Joseph's Road site boundary are retained within a construction exclusion zone between the site boundary and the proposed pedestrian access / greenway, contributing to a greater sense of bedding down the new development upon construction in terms of absorption within the landscape setting by retaining trees and walls where practicable.

¹ DOELG, *Quality Housing for Sustainable Communities*, p 28.



View of proposed looking east to town centre with church spire vista preserved

The vehicular access to the site was selected following consideration of site visibility lines to the east along the St Joseph's Road, with a corresponding visual break to the west with pedestrian access only.

The vehicular access road circulates into and around 3 sides of the central amenity space. This allows the internal road to provide accessible gradients to adjoining footpaths for pedestrians with baby-buggies, special needs or mobility impairments to access all houses on this portion of the site.

2.4 - Design Rationale

2.4.1 – Irish Rural Vernacular

The site of this development is seen as being a typological extension to Portumna, which traditionally comprises some three- and mostly two-storey terraced buildings. The older buildings of the town tend to follow simple vernacular principles in relation to material treatment, massing and proportions.

They are generally masonry construction, rendered and painted, with tightly detailed slate pitched roofs, usually following a pitch of the order of 43-47 degrees, as is typical of many Irish vernacular buildings. Window opens are vertically proportioned in a ratio of 5:8, and traditionally would have been sliding sash timber windows. Examples of this traditional vernacular design can be seen along typical town streets in Portumna.



Typical vernacular streets in Portumna, vertical proportion windows, gable turning corner



Portumna vernacular stepping down to single storey as referenced in proposed easternmost house facing St. Josephs Road



Tight eaves, slate roof, traditional painted blue door and unpainted stone cills Portumna



Vernacular rural townhouses – colour painted doors, green, red, blue all colour to SJK approval embedded in Part 8 Planning Permission

Each new dwelling type is considered as a contemporary architectural proposal based on the timeless vernacular qualities of Portumna's town vernacular.

An example of a contemporary housing development that similarly references the rural Irish town vernacular can be seen at recently designed and built housing developments designed by SJK, pictured below:



Macroom, Co. Cork



Ballyburke, Co. Galway


Shannon Town, Co. Clare

Moycullen, Co. Galway

The internal spatial standards (size of living room, bedrooms and the like) of the proposed houses are defined by compliance with current Department of Housing standards, also generally larger than traditional town houses. These standards define the proportions of the new dwellings proposed which may be deeper and wider than more historical precedents. In this regard it is not feasible to fully replicate existing housing whilst complying with current standards for higher quality homes. It is proposed to reflect the vernacular streetscape character of the town within the new proposed housing as a design virtue, by offering elevations of terraced houses with a repeat window pattern generally reflecting the vertical 5:8 proportion, and the vernacular proportion of solid wall to window openings.

The proportional depth of the roofs where they form end-of-terrace houses has been carefully designed to reflect that of the vernacular buildings of the village (47 - degree pitches) to avoid overly deep and non-traditional looking roof forms. In this regard, the proportional language of the Portumna vernacular is maintained and respected in the proposed new housing designs.

Rainwater goods are proposed to be high quality zinc or aluminium (although DoH budgets may dictate PVC), the fenestration avoids unnecessary small opening sections, and stone specified for low planter walls and articulation of details at thresholds is solid ashlar limestone integral to the wall, as opposed to thin stone cladding veneer tiled onto the wall. The proposed materials are sensitively chosen for their vernacular aesthetic, appropriateness to the context, and for their durability and quality.

Ad hoc changes of materials, or massing (by stepping the elevation in, back or up, or stepping the roof) have been consciously and deliberately excluded, in order to avoid poor design quality, visual clutter and confusion.

These architectural and urban design responses demonstrate a sensitive approach to the local architectural language. The use of simple vernacular design is a location-specific design proposition for the rural built-environment.

As part of the design process the Project Team consulted with members of the Galway County Council's Planning team and received positive feedback on the proposed layout and design approach, noting the planner's requirement to omit duplex apartments.

The St Joseph's Road design specifically aligns with the different building lines of the existing houses east and west, and forms an appropriately designed streetscape. The easternmost house steps down from 2 to single storey to stitch in with single storey context to east.

2.4.2 – House Types, Streetscapes, and Integration within existing built environment

Houses are a mix of 2, 3 and 4 bedroom houses generally terraced 2 and 1 storey houses, providing a mix of size, type, space and height.

Houses are organised in streets with larger 4-bedroomed houses, and special corner-turning gable-ended houses, typically at main end of terrace / corners to provide animation and passive surveillance at corners and to avoid blank gables and unsupervised public space conditions.

As illustrated in the below 3D View, the overall scale of the proposed housing has been carefully considered and in relation to integration with the scale and proportion of Portumna in a wider context, and in terms of proposing an attractive sense of place arranged around a new greenspace square.



Aerial 3D view of proposed housing

The site masterplan seeks to locate the public open amenity spaces associated with the proposed housing to in the centre of this portion of the site in order to maximise the open space between the new housing, generally.

A. Southern Terrace Along St. Joseph's Road

Along the St. Joseph's Road the proposal seeks to create reinforced streetscape with a sense of place as a rural town community. Some of the existing trees are - and the wall is - proposed to be retained along the southern boundary adjoining St Joseph's Road, with new trees planted. As a result the houses front onto a shared greenbelt and are set-back from the road with a pedestrian street formed running parallel to a new proposed roadside footpath. Pedestrian links connect the parallel footpaths. The terraced houses are kept in proximity to street-front foot-paths behind a 2 meter front yard. Each house type is provided with a c. 2m deep front yard where wheelie bins can be stored within bin stores, bicycle parking, and some planting – again, similar to the vernacular townhouses typical of rural towns and villages.



View in to new housing at proposed new vehicular entrance

The house typologies used in the southern terrace provide an important design function by making an appropriately designed new street front, with the end of terrace dwellings turning the corners and providing passive surveillance to the vehicular entrance, public open spaces and pedestrian links.

B. Western and Eastern Terraces

Along the western boundary the proposal seeks to provide a new streetscape addressing the new street and central public park / amenity space. Eleven dwellings are provided in three terraces each of four and three dwelling houses.

Fourteen houses are provided to the east of the public park / amenity space in four terraces of four and three houses each. These houses, in combination with the terraces along the western boundary, frame the public park / amenity space, and reinforce the sense of this amenity space which is enclosed and overlooked from all sides.

Each terrace of houses is generally provided with an end-of-terrace house type that addresses passive surveillance and with its entrance and living room windows addressing around the corner, in line with best practice Department of Housing design guidance.



View of new housing along proposed linear park at St Joseph's road looking towards Portumna town centre

These terraces facing onto the public open spaces are proposed as 2-storey three bedroom houses in the interspersed with 2-storey four bedroom houses.

C. Southern Bungalow Terrace

There are six single-storey 2-bedroomed houses and one single-storey 3-bedroomed houses proposed at the south and north side of the public park. These houses respond to brief requirements for a number of single storey dwellings, and the typology allows the public park area to be maximised by allowing slim rear gardens.

In order to reinforce a sense of cohesion, and defensible semi-private thresholds, across the frontages – each house is provided with a front yard that delineates threshold between public and private, and presents a unified streetscape.

3.0 – Proposed Development

3.1 – Proposed Site layout / Design Approach

The following key design aspirations have underpinned the design process of the layout to date:

- Creation of a high quality living environment for residents and enhancement of the social, environmental and visual quality of the area as a whole
- Design of the layout to discourage antisocial anti-social behaviour, particularly by ensuring that all access ways and public areas are overlooked by dwellings
- Elimination of barriers to accessibility for all users
- Promoting the concepts of enclosure, clear separation of public/private realm and good permeability as the means to achieve a high quality living environment.

3.2 – Public Open Space

The layout strategy organises the primary public open space at the heart of a housing enclosure that, with a continuous building line reinforcing the sense of green amenity space and a development enclosed and overlooked by houses on all sides.

This primary Public Open spaces accommodate several amenity components:

1. Public Open Space 01 1,330m²
2. Linear Public Park along St Josephs Road (POS 02, 04, 05)
3. 3 defined “home zones”

3.3 – Streets, Roads and Footpaths

The design team have taken full cognisance of the requirements of DMURS and other relevant guidance in respect of road layouts.

All car-parking for the proposed dwellings has been provided on-street and is located so as to be grouped and over-looked by the residents and in close proximity of each individual household. The southern terraced houses along the St Joseph’s Road avail of grouped parking next to the site access to east and street to west, within a short walking distance of front doors. Parking is generally grouped in bays by landscaped tree planters for ease of recognition of individual parking spaces and to soften the overall street-scape. Car-parking bays are proposed surfaced in beige tarmacadam to provide a more pleasing visual amenity and contrast from the black tarmacadam road surfaces.

As discussed throughout the report, the design intent is to propose a housing environment that feels connected and integrated to Portumna respecting the vernacular traditional streetscapes of rural Irish towns.

The layout of the proposed residential scheme has been designed around a central public open space. The central green area as proposed is fronted by dwellings which share an architectural language of material, detailing and proportion, but which provide variety of scale and typology in a unified streetscape of vernacular Irish towns, with gable-ended houses rotated that survey the end condition home zones and pocket parks.

The vehicular access road within the main site area (38 dwellings) circulates into and around 3 sides of the central amenity space, ending in a cul-de-sac surfaced area where refuse collection or fire tend4rs may make their 3-point manoeuvres as per the auto tracking submitted.

3.4 – Boundaries

A variety of boundary details have been considered, appropriate to the circumstance and location:

- Ca. 625mm high metal railings on ca. 475mm high low stone walls to form boundaries to each house’s front yard, including stone-clad front to bin store enclosures acting as a pier with the house numerals applied to it.
- 1.8m high stone walls where back garden boundary walls meet the public realm, each with a low ca. 475mm high stone planter base.

- 1.8m high concrete post and plank block walls or un-rendered block walls to separate rear gardens.

3.5 – Development Standards

The site boundary from the point of view of planning application is demarcated by a red-line on the application drawings. Development Standards achieved generally meet and/or exceed the requirements of the Development Plan in terms of:

- Density (proposed is 38 dwellings on 1.53Ha site = 24.8dpHa)
- Pedestrian linkages
- Boundary Treatments
- Car parking
- Private Open Space
- Public Open Space
- Design Manual for Urban Roads and Streets, 2013 (DMURS)

3.6 – Dwelling Types & House Design

The proposed development is diverse in terms of the variety of typology, size and layout of dwellings. The architectural language of the proposed development refers to the rural vernacular in its use of simple forms and massing, and materially in rendered masonry dwellings with vertically proportioned fenestration. Consistent roof pitch of 35 - 47 degrees, tightly detailed eaves and good quality rainwater goods are designed with care to give a sense of permanence and quality to the character of the dwellings. The seven different types (not counting right / left-handed variants of same types) of dwelling provide diversity of occupancy types, while the material language of the development aims specifically to be calm, and a unifying element, working with the landscaping of external private and shared spaces to create a clearly defined sense of place and neighbourhood.

The houses therefore create enclosure, afford passive surveillance to the open spaces and are seen as the backdrop to life in the development. The design deliberately aims to avoid visual clutter. Diversity is offered in typology, and a single language provides the visual cohesion of these varied types of homes.

An example of where a similar approach has been very successfully implemented in a similar town-centre adjacent context can be seen in Clonakilty County Cork, designed by SJK Architects. Simple rendered masonry, well detailed roofs, windows and doors are used to create enclosure, shelter and a sense of place and neighbourhood, echoing the Irish vernacular typological form.



Clonakilty Housing designed by SJK Architects – simple formal and vernacular material language

A range of dwelling types and scales have been developed to accord with the mix of house sizes for a range of users to meet the specific housing need identified by Galway County Council. The majority of housing need is for smaller household and family houses with a majority of 2 and 3 bedroom houses and a small number of 4 bedroom houses. Two terraces of 7 no. single storey houses are intended for elderly or mobility impaired residents. The use of terraced dwellings affords significant advantages in terms of security, privacy, economic use of building land and economy, while affording scope for a calm unifying architectural personality for the overall scheme.

The seven house types (including left/right variants) proposed are illustrated in detail (plans, sections, elevations, 3d sketches and areas schedules) on the following drawings forming part of this planning application:

(1)	2390-SHP-SJK-DR-H07	END OF TERRACE HOUSE 4B7P2S	1
(2)	2390-SHP-SJK-DR-H06	END OF TERRACE HOUSE 4B7P2S - UDGF	1
(3)	2390-SHP-SJK-DR-H05	TERRACED HOUSE 3B5P2S V2	1
	2390-SHP-SJK-DR-H04	TERRACED HOUSE 3B5P2S V1	18
(4)	2390-SHP-SJK-DR-H03	TERRACED HOUSE 2B4P2S	4
(5)	2390-SHP-SJK-DR-H02	END OF TERRACE HOUSE 3B5P2S V2	3
	2390-SHP-SJK-DR-H01	END OF TERRACE HOUSE 3B5P2S V1	3
(6)	2390-SHP-SJK-DR-B06	BUNGALOW 3B5P1S UD	1
(7)	2390-SHP-SJK-DR-B01	BUNGALOW 2B3P1S UD	1
	2390-SHP-SJK-DR-B02	BUNGALOW 2B3P1S UD	2
	2390-SHP-SJK-DR-B03	BUNGALOW 2B3P1S UD	1
	2390-SHP-SJK-DR-B04	BUNGALOW 2B3P1S UD	1
	2390-SHP-SJK-DR-B05	BUNGALOW 2B3P1S UD	1
			38
			no.
			total

Important corners and end of terrace conditions are signalled by larger 4-bedroom houses and/or special corner-turning end-of-terrace house types. The roof is rotated at these conditions to create the transition at the corner and align with the side elevation.

The 3 and 4 bedroomed house types are designed with a similar depth to allow both to be accommodated in the same terrace.

Space standards for all the dwelling types are generally in accordance with the requirements set out in the Department of Housing (Environment)'s document 'Quality Housing for Sustainable Communities' and the relevant sections of the Galway County Council County Development Plan.

Dual aspect is generally a key component in providing good quality living / dining spaces with access to the private rear garden via patio doors of all dwellings.

Practical aspects of access and use have been considered in detail, with particular reference to TGD part M of the Building Regulations.

Storage spaces are distributed throughout each house type, with kitchen cupboard and worktops being provided to meet or exceed the requirements set out in table 5.2 of the 'Quality Housing for Sustainable Communities' document.

Refuse storage is generally integral to the overall front curtilage (with some exceptions where it is in the rear garden. Bins are screened from view by louvered timber doors, and all contained beneath slatted timber screen lid. The front yard spaces provide a measure of defensible space to the front of the dwellings and avoid potential hazards for passers-by arising from opening windows and the like. The front yards contain bike racks and planting areas contributing to a well landscaped streetscape.

Entrance doors are generally recessed into the building where practicable to provide a sheltered porch at threshold and zone for meter boards to be located discretely. The recessed porches are proposed to be lined in ashlar stone bricks to reflect the tactile nature of where residents will touch the walls and thus provide better looking and lower maintenance over time. The stone brick is also deployed as a plinth to 450mm above ground level in the external wall to provide a harder wearing and easier maintained finish against rising damp etc. where the houses meet the ground.

Private open space to each of the dwellings is provided by way of a secure garden to the rear of each house.

3.7 – Material and Expression

A consistent architectural approach is carried through each house type to contribute to overall uniformity and identity to the overall proposed 38 dwelling scheme.

The detailing of the front curtilage as horizontally coursed 215mm min thickness natural stone with poured concrete capping in combination with metal railings, gates and refuse storage contribute to the overall streetscape composition as the public-private threshold to the fore of the houses. This report details above the design philosophy in respect of the vernacular materials, proportions and detailing of the houses themselves, and the inclusion of stone ashlar brick plinths to 450mm of the terraced houses.

Render is the predominate material of the facades of the houses. An unpainted traditional wet dash render is proposed or a high quality self-coloured textured lime-render wet-dash will be used.



Reference materials – unpainted dash render, unpainted, stone cills, vertically proportioned windows, white frame, and painted front door.

Publicly visible side boundary walls to rear gardens are faced in horizontally coursed 215mm min thickness natural local stone, and have 450mm high raised stone-faced planters at the base to provide a robust, secure and attractive edge to the public realm.

There is a danger in D+B MMC contracting that poor quality or facsimile cheaper materials may be used. It is very important the part 8 planning enshrines quality as a planning requirement to obligate the appropriate materials such as the solid natural stone and cut ashlar stone brick are used, and to be as per the samples illustrated below:



Horizontally coursed 215mm min thickness natural local stone with a beige / reddish hue, and 450mm high raised stone faced planters at the base and as proposed to front boundaries with railings above



(Ballinasloe or Headford quarried) Limestone ashlar 1200mm long brick plinths 120mm deep, 65mm high, to a plinth height of 450mm of the houses, and as lining material to the recessed front door porches, honed / sanded finish to SJK approval.

Windows are proposed to be framed with simple opening sections and low maintenance finish to provide a simple contemporary expression within the vernacular proportioned, vertically emphasised openings proposed.

Simple slated / fibre cement tiled pitched roofs are proposed throughout and allowing for the potential provision of solar panels on the front or rear roof pitch depending on optimum orientation.

4.0 – Landscape design Statement

4.1 Creating a sense of place and the planting strategy:

The aim of the landscaping is to create an attractive place to live for families and individuals. The landscape space can provide opportunities for people to interact with their community or to rest and enjoy their place of home. Landscaping can provide a sense of place, which in turn provides individuals and communities with a sense of belonging, identity and connection.

A sense of place is achieved by providing high quality public open spaces and smaller home zone areas (which are more intimate in scale). The soft landscaping helps define the use of the different spaces. Plant species are chosen for their appropriate scale in relation to buildings, the streetscape and public open spaces. They are also selected for their ability to thrive in prevailing conditions and their future maintenance requirements.

Tree and shrub planting is important to the visual quality of the site. The existing landscape character is of a reasonably level and sheltered site. Existing parkland tree species along the northern boundary provide screening from the adjacent road and deliver an established maturity to the site.

Three tree types are chosen to define scale and use of space. Large parkland trees to the public open space, medium sized trees for street tree planting and small ornamental trees for the home zone areas. The chosen hedgerow types have 3 different functions: evergreen screening of adjacent site boundaries; evergreen structure for the public open space; and visually soft native hedgerow planting for the home zone areas.



Open space trees

4.2 Public Open Space:

There is one main public open space. Semi mature parkland tree species are planted around the circumference of the open lawn. All standard trees to the open space are 1.8m to 2m clear stem to allow for passive surveillance of the open space and for road safety visibility.



Kickabout space

4.3 Park Trees:

Semi mature Pin Oak (*Quercus palustris*) tree species are planted around the main open space lawn. Smaller Silver Birch (*Betula jacquemontii*) form along the pathway.



Quercus palustris Pin Oak



Quercus palustris leaf



Betula utilis jacquemontii
Himalayan Birch

4.4 Hedgerow Planting:

The chosen hedgerow types have 3 different functions: evergreen screening of adjacent site boundaries; evergreen structure for the public open space; and visually soft native hedgerow planting for the home zone areas.



Native Hedgerow planting mix

4.5 Street Trees:

Norway Maple Emerald Queen (Acer platanifolius Emerald Queen) has been selected for the street tree for its appropriate scale relative to the streetscape and durability. Street tree planting has been located to avoid clashing with street lighting. Where possible the trees have been located in planting bays large enough to accommodate the required amount of topsoil. Where this was not possible an underground soil cell system has been indicated to support the topsoil around the rootball (particularly at the roadside and around parking bays). Street trees will be planted into a minimum of seven cubic meters of topsoil (or the requirements of the local authority parks department, whichever is greater).



Street tree, Acer platanifolius Emerald Queen

5.0 - Conclusion

The proposed development, on zoned and serviced lands, is entirely consistent with the policies and objectives of the Galway Development Plan and other relevant statutory documents.

The proposed development provides a suitable mix of housing, separation distance and car parking together with the quantitative requirements for private and public open space, all in accordance with the provisions of the statutory Development Plan.

The overall building form and layout responds to its site and context and satisfactorily assimilates into the urban landscape. Further the density proposed is appropriate for an edge of centre site in Portumna having regard to the pattern of both permitted and adjoining development and the topography of the site.

There is adequate service infrastructure in the area to accommodate the development proposal including water and transport infrastructure. The proposed development seeks to address and meet some of the critical need for housing in the Portumna area, providing much needed accommodation for those on the Housing Waiting List.

A plan led approach to development has been adopted on the site and the proposed development is deemed to be in accordance with the proper planning and sustainable development of the area. The proposed development comprises the sustainable use of zoned residential lands, situated close to the town centre and within a range of community, educational and commercial services including employment opportunities.

It is hoped that Galway County Council will favourably grant this professionally designed, considered and coordinated application for 38 new residential dwellings at St Joseph's Road, Portumna, Co. Galway.

Planning Design Statement approved for issue by:
Dermot McCabe B.Arch MRIAI,
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