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Galway County Council - Housing Unit

# Planning Report

**Proposed 88-unit + Crèche Social and Affordable Housing Development  
at  
*Baile Chláir, Co. na Gaillimhe***

**Planning & Development Regulations, 2001  
Part 10 Planning Application Process**

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## 1.0 INTRODUCTION



This Report has been prepared on behalf of Galway County Council to support the proposal for 88 Social and Affordable units and a Crèche Housing Scheme at *Droim na Gaoithe Baile Chláir*, Co. Galway, which is to be submitted to *An Bord Pleanála*.

Permission is sought for;

The Development will consist of the construction of a total of 88 residential units, and creche. The proposal includes two estate entrances, one from R381 (to Oranmore) and one from the L7110. The proposed units mix is as follows: 2 four-bedroom two storey houses, 19 three-bedroom two storey houses, 18 two-bedroom two storey houses, 15 three-bedroom apartments, 21 two-bedroom apartments, 13 one-bedroom apartments and a Crèche. The development also includes a children's playground to Lakeview Road, landscaped amenity public open space, and IW pumping station, ESB substation and all necessary site development works.

The Proposal also includes car parking, bicycle parking, hard & soft landscaping, site clearance works, roads, footpaths, amenity facilities, public lighting, signage, connections to existing services and all ancillary site development works.

A Natura Impact Statement has been prepared in respect of the proposed development. An Environmental Impact Assessment Screening Report has been undertaken in

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respect of the proposed development and concluded that an Environmental Impact Assessment Report 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:

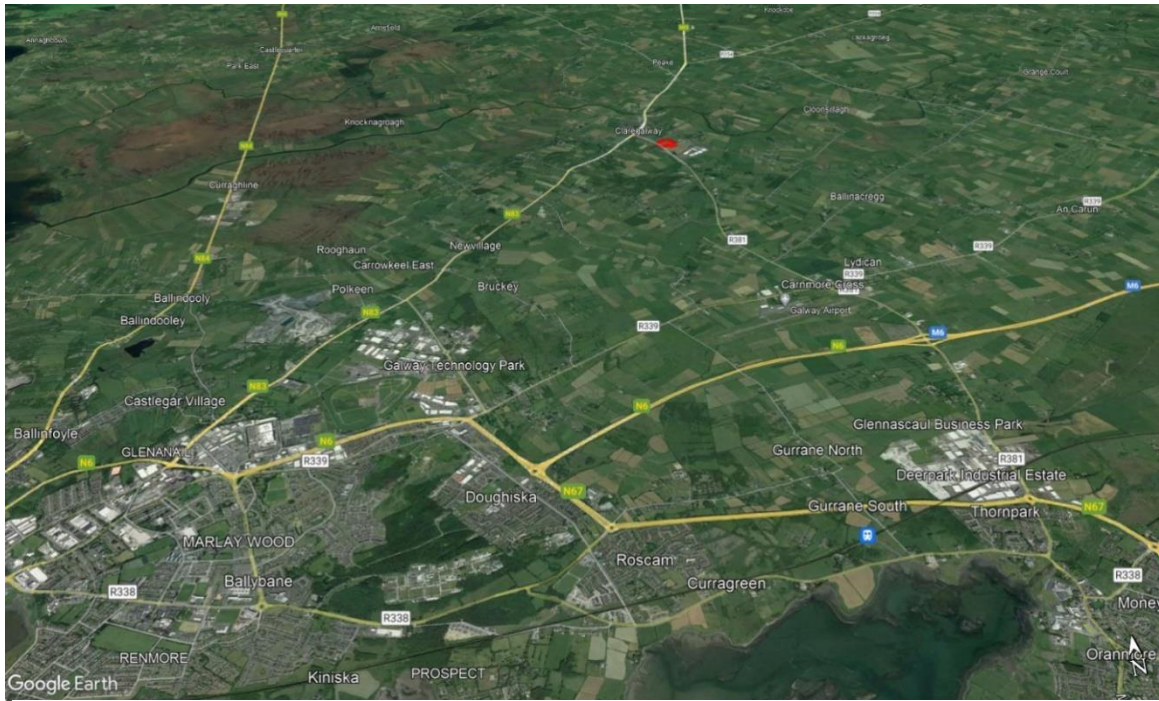
- National Framework (NPF)
- Regional and Spatial Economic Strategy- 2020- 2032
- Sustainable and Compact Settlements Guidelines for Planning Authorities- March 2023
- Sustainable Residential Development in Urban Areas, Guidelines 2009 (and the Residential Density Guidelines 1999)
- Galway County Council 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, under the 'Rebuilding Ireland – Action Plan for Housing and Homelessness' program, to provide much needed residential accommodation to alleviate the housing pressure Clare Galway and its environs are under for the short and medium term.

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 all be social and affordable home.

## 2. SITE LOCATION AND CONTEXT

The proposed site is located on Residential zoned lands. This scheme is located at the southern exit of *Baile Chláir* (or Claregalway) on the road to Oranmore, in the Barony of Dunkellin, Parish of *Baile Chláir*, in the townland of *Droim na Gaoithe* at the southern end of a number of rather recent residential estates and which at present is to be object of more housing development.



*Location of Site in relation to Galway city and environs*

Baile Chláir, on the banks of the river Clare is located around 10 kms North from Galway City. Today, having become part of the Galway City commuter town, Baile Chláir has seen a number of housing, commercial, leisure and educational developments in the last decade, and is experiencing a housing pressure and is envisaged it will have a population growth due to its proximity to Galway City and its location on the N83, its easy connection to the M6 and through that, to the M7.

### **The site**

The subject site has a total of approximately 2.7 hectares, all of which are part of the proposal. In its present state, it does not have any construction and has existing trees and shrubs (of varied types and qualities) lining its East, North and partially South boundaries, and a centre hedge line crossing the site North to South.

It is almost a corner site, except for the corner itself which belongs to a different ownership, being located relatively close to the town centre (within a radius of approximately c. 500m, i.e., walking distance) and its newly constructed commercial facilities (shops, petrol stations, hotel, cafés, supermarket).



*Location of Site in relation to Baile Chláir, from the South*

To the West, it has frontage to the R381, which is the main road connecting Baile Chláir to Oranmore and, through it, to the M6 to Dublin (trip of 2.5 hours approximately). To the South-East, it has also frontage to the local L7110 road, called “Lakeview Road”, just across a recently built and functioning educational facilities (primary and secondary schools).



*R381 road to Oranmore, with entrances to existing housing estates*

To the East it has the GAA grounds, which have an existing pedestrian connection (at its most North-Western corner) from the neighbouring Estate to the North, to which the subject scheme proposes a possible future connection to be connected through its main public open space, so as to incorporate it as part of its pedestrian connectivity.



*Existing connection between Cúirt na hAbhainn estate and GAA grounds at the corner of the site*

To the North, it has the existing *Cúirt na hAbhainn* Housing Estate, which was built on 2007 and recently extended on 2018, providing c. of 100 dwellings.

As it is particular to Baile Chláir make up and although sitting on a relatively recent, low density, low building height, suburban context, due to its corner location with recent roads and ancillary features and recently built schools, the site has an urban feeling and setting and has no sizeable natural surroundings to be considered, except for the proximity of the Clare River, some 700m away to the East, which has, however, no direct visual influence on the site itself.

The recent surrounding indicated above, which is low to medium density housing estates were constructed within the past 10 to 15 years, to both sides of the R381, most of two storeys high, similar in design, with the usual brick and render finishes and PVC windows, provides a sense of residential approach to Baile Chláir.



*View of existing Housing Estate to north from Claregalway-Oranmore Rd.)*

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There are some existing rendered and stone houses and outbuildings on the corner site (not part of the applicant's ownership) and across Lakeview Road, and residential buildings predating the newer estates.

### **Existing Trees**

There are existing line of trees and hedgerows dividing properties between the subject Site and the GGA field to the North East. There are also existing hedgerows at the centre of the site and to the North and South-West (towards the corner property) boundaries. The Proposal requires for most of the existing hedgerows to be removed and the existing trees to the GAA site (towards Lakeview Road) would have to be assessed if they could be saved.

### **Transport Links**

At the writing of this report there are no bus transport links.

## **3. PLANNING HISTORY**

There have been no previous planning applications made for the site. There has been a recent approval for 114 residential units and a Crèche development proposal by An Bord Pleanála (Case Reference N° TC07.310796) on 07.10.2021 at Lakeview, Baile Chláir, which will be effectively at the opposite side of the GAA grounds.

## **4. THE PROPOSED DEVELOPMENT**

This Social and Affordable Proposal consists of a total of 88 units, divided into 39 houses and 14 apartment buildings. A 21 child Crèche for a reduced number of children from 0 to 6 years old also forms part of the development proposal and is incorporated into one of the corner apartment buildings.



*Birdseye view of proposed Scheme from Lakeview Rd., looking North*



## Building heights

All proposed houses are to be 2 storeys high, while the apartment buildings will range from 2½ to 3 storeys high, as shown on the accompanying Heights Plan.



Extract of drawing N°210503-03-004, Heights Plan.

## Unit mix

In terms of houses to be provided, there will be 2 four-bedrooms, 19 three-bedroom and 18 two-bedrooms. As for the apartments, there will be 15 three-bedrooms, 22 two-bedrooms and 13 one-bedroom, distributed among the 15 apartment buildings, completing the 88 units + Crèche.



Extract of drawing N°210503-03-001, Site Layout Plan.

## Tenure Mix

The units which form part of the proposed development will all be social and affordable.

The site, due to its road layout, splits the site in two for vehicle access. This allows some separation between the two proposed tenure types (social and affordable) and will assist in easier management of the site. Although the roads are separated, footpaths and greenspaces joining both sites, blurring this divide and making the site accessible to all pedestrian and cyclists.



## Design proposal

Please refer to Design Statement, prepared by VHA, for further information regarding the design proposal.

## 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, and a recently granted residential application, across from the GAA 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, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably	The wide variety of unit types and mixed tenure will help provide more diversity for the area. This much needed housing may allow existing residents to downsize, and provide attractive housing for new residents to the area. This will help businesses in the area who are

	influence and support their surrounding area.	struggling to find employees due to housing shortages.
National Policy Objective 11	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.	As discussed above the type and tenure of dwellings proposed will encourage more people to move to the area, helping Baile Chláir reach its target growth and extend its community.
National Policy Objective 13	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.	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 and a playground 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.
National Policy Objective 35	Increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.	The building heights have been pushed to 3 storeys in some areas. These apartment block help increase the density and provide a more diverse unit mix.

<b>National Strategic Outcome Heading</b>	<b>National Strategic Outcome</b>	<b>Compliance</b>
National Strategic Outcome 1: Compact Growth	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. Improve 'liveability' and quality of life, enabling greater densities of development to be achieved; Encourage	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

	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;	a much-needed diverse unit mix which will help cater for a variety of households.
National Strategic Outcome 4: Sustainable Mobility	“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 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”	The site is in walking distance of schools and shops in the town centre of Baile Chláir.
National Strategic Outcome 10: Sustainable Mobility	Access to Quality Childcare, Education and Health Services The provision of early childhood care and education (ECCE) settings, schools, colleges and universities will be critical in the spatial development of cities and regions. They will impact on individual and community development, quality of life, social cohesion, availability of amenities and will be important influencing factors in the areas of research and innovation, inward investment and access to labour markets.	A creche which provides space for 21 children, forms part of this proposal which will be helpful to the local residents.  Please refer to the supporting Childcare Impact Assessment prepared by MKO.

## Regional Spatial and Economic Strategy for Northern and Western Regional Assembly (RSES)

The purpose of the RSES for Northern and Western Regional Assembly, adopted in January 2020, is ‘to support the implementation of the National Planning Framework and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the region’.

*‘A key ambition of the RSES strategy is to grow globally competitive urban centres of scale that shall be compact, connected, vibrant and inclusive places for people and for businesses to grow. The primary centre identified for growth in the region is Galway City through its designation as a Metropolitan Area in the NPF.’*

*‘Galway Metropolitan Area has a considerable land capacity that can significantly contribute to meeting the housing demands based on population targets set out in the NPF and the RSES.’*

Baile Chláir has been identified as one of the strategic locations ‘that present the opportunity and capacity to deliver the necessary quantum of housing to facilitate targeted growth, subject to the adequate provision of services.’

Table 2- Compliance with Regional Policy Objectives for section 3.6 of the RSES (Galway MASP)

<b>No.</b>	<b>Description</b>	<b>Compliance</b>
RPO 3.6.2	The Assembly supports the proposition that 50% of new homes for the population targets will be constructed within the existing city development envelope, 40% of these shall be located on infill and/or brownfield sites.	The site represents an infill site, which will form part of the existing and recently granted residential developments.
RPO 3.6.3	a) The Assembly supports the preparation of a Building Heights Study, a strategy to guide future sustainable development which takes into account the historic, cultural and infrastructure features of the city. In developing this strategy, areas of high density will target residential density of 50 units/ha. The default rate for other areas will generally be 35 units/ha.	The building heights have been predominantly kept to two storeys, in keeping with the local pattern of development. The height has been pushed to 3 storeys for apartment blocks, to help assist with the density. The density achieved is 33 dhp, which is slightly below what is required but this is partly due to floodplains, that can't be built on and play space which is required for wider community use, which forms part of the Galway MASP for Baile Chláir.
RPO 3.6.10	Support the provision of Childcare, Education and Health Services within the same timeframes as the residential and employment uses outlined above.	A creche which provides space for 21 children, forms part of this proposal which will be helpful to the local residents.  Please refer to the supporting Childcare Impact Assessment prepared by MKO.

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## **Sustainable Residential Development in Urban Areas, Guidelines 2009 (and the Residential Density Guidelines 1999)**

The 'Sustainable Residential Development in Urban Areas, Guidelines 2009' sets out design guidelines for various types of developments. According to the guidelines, due to its population, Baile Chláir would be considered a small town or village. In line with its recommendations, the scale of new residential schemes for development is in proportion to the pattern and grain of existing development.

The site could be considered an Edge of centre site, which requires densities from a range of 20-35 dwellings per hectare which can include a wide variety of housing types from detached dwellings to terraced and apartment style accommodation. The proposed development provides 33 dwelling per hectare and the unit mix meets these guidelines.

## **Sustainable and Compact Settlements Guidelines for Planning Authorities- March 2023**

The Sustainable and Compact Settlements Guidelines for Planning Authorities- March 2023, which is under consultation, will replace the 'Sustainable Residential Development in Urban Areas, Guidelines 2009'. *'The approach is aligned to National Planning Framework (NPF) priorities for compact growth and to Action 9 of Housing for All priorities to provide a greater range of high-quality housing options.'*

*'The proposed policy approach is focused on the interaction between residential density, housing standards and quality design and placemaking. The intention is to provide a national policy framework that supports the delivery of more compact and diverse housing typologies, in light of the overall objective of increasing housing supply.'*

The new guidelines seek to increase housing density, with a focus is on providing low rise medium density housing, by reducing some housing standards such as separation distances to 16m. Under these new guidelines the site at Baile Chláir would be considered as suburban edge of the MASP towns, would therefore should provide a density of 35 to 80 dwellings per hectare (dhp).

The proposal provides a density of 33 units dhp, and provides a mix of unit types which includes 1,2 and 3 bedroom apartments and 2, 3 and 4 housing which helps provide wide range of living arrangements. Although the density is slightly below what is required, due to provision for space for the flood plain and playground, the aspiration of the proposal is in keeping with these guidelines.

## **Galway County Development Plan 2022-2028 (CDP)**

The Galway County Development Plan 2022-2028 (CDP) has been in place since June 2022. As part of CDP Baile Chláir, has been designated as a "Galway Metropolitan Area".

Baile Chláir belongs to District F "Imeall na Cathrach" Gaeltacht area, as established on the Galway County Development Plan 2022-2028 recently adopted. As indicated on the said Plan, "this is District is the most significant area that is under the greatest pressure from the growth of the city and must cope not only with the changes to its language and culture but with the constant demand for infrastructure and services". As such and as required by Policy Objective GA4 of the said Development Plan, a minimum of 20% of the proposed dwellings ought to be allocated to Gaeilgoir.

A Linguistic Impact Statement has been prepared, by MKO, as part of this submission. This report concludes that 18 of the residential units will be reserved for Irish speaking members of the community, which means the proposed development will cater for local housing requirements in line with the relevant national, regional and local planning policy context and will strengthen the identity of the community and the Irish language in Baile Chláir.

### **Compliance with Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy**

Section 2.3.12 sets out the ‘Key Principles of the core strategy’.

Under the heading of ‘Compact Growth’ it states that ‘at least 30% of housing within settlements is to be within the existing built-up footprint area in conjunction with sequential development of settlements.’ It is proposed that this development reflects this statement.

Section 2.4.3 Settlement Hierarchy identifies Baile Chláir as a ‘Metropolitan Area Strategic Plan’ (MASP). ‘The MASP has been identified to accommodate critical mass in population growth within the area that will ensure the vitality and appeal of Galway City and the surrounding towns and villages.

An overview of the relevant Core Strategy Policy Objectives and how the development complies can be found in the table below.

<b>Policy Objective ref.</b>	<b>Policy Objective Provision</b>	<b>Compliance</b>
CS 1 Implementation	To secure the implementation of the Core Strategy and the Settlement Hierarchy in so far as practicable, by directing sustainable growth towards the designated settlement.	Baile Chláir has been identified as a ‘Metropolitan Area Strategic Plan’, and as such, it is part of the compact growth strategy for Galway city, which encourages the use of underutilised lands and the need to push for more housing.
CS 2 Compact Growth	To achieve compact growth through the delivery of new homes in urban areas within the existing built-up footprint of settlements, by developing infill, brownfield and regeneration sites and prioritising underutilised land in preference to greenfield sites.	As mentioned previously this infill site provides a great opportunity to provide much needed homes and address an underutilised corner site. The site offers greater surveillance for existing roads and provides opportunities for safer pedestrian and cycle routes through.
CS 3 Population Growth	To support and manage the self-sufficient sustainable development of all settlements in a planned manner, with population growth and the development of economic, physical and social infrastructure.	Baile Chláir will require additional household growth and the proposed 88 units will help contribute to this local need and community. These new houses will allow for a more diverse population assisting the local workforce and therefore businesses.



<p>CS 7 Active Land Management</p>	<p>To promote, support, and facilitate the re-use of under-utilised or vacant lands, or lands identified for regeneration, through a co-ordinated approach to active land management between the Council and stakeholders.</p>	<p>The site has been earmarked by the local council to provide much needed diverse residential mix and alternative tenure types. The site offers a great opportunity for development as it well services and is accessible off 2 key roads. The design has been developed, through lengthy discussions with the local authority and various stakeholders.</p>
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Table 2.11 of the Core strategy for the CDP estimates that and additional 561 households will be required in Baile Chláir to accommodate the increasing population. The proposed development of 88 units, will help contribute to this.

### 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
<p>PM 1 Placemaking</p>	<p>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.</p>	<p>The road layout splits the site in 2 which helps divide the tenure mix, easing site management. Foot paths and carefully designed well overlooked public spaces help unite these spaces, blurring the divides and provide new routes and amenity to the wider community.</p>
<p>PM 5 Sustainable Transport</p>	<p>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.</p>	<p>The location of the site close to Baile Chlair give occupants options for travel to the town centre. This promotes walking and cycling options instead of needing to use a car.</p>
<p>PM 6 Health and Wellbeing</p>	<p>Promote the development of healthy and attractive places by ensuring: (a) Good urban design principles are integrated into the layout and design of new development; (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>

	<p>be physically active in their daily lives and promote walking and cycling in the design of streets and public spaces</p> <p>(c) New schools and workplaces are linked to walking and cycling networks</p> <p>(d) The provision of open space considers different types of recreation and amenity uses with connectivity by way of safe, secure walking and cycling routes.</p> <p>(e) Developments are planned for on a multi-functional basis incorporating ecosystem services, climate change measures, Green Infrastructure and key landscape features in their design.</p>	<p>Footpaths and greenspaces have been carefully designed to be fully accessible to all. All areas are well overlooked and will be well lit.</p> <p>c. The site is in close proximity to a number of schools.</p> <p>e. 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.</p>
PM 7 Inclusivity	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>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>
PM 8 Character and Identity	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.	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.
PM 10 Design Quality	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.	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>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><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>
<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 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.</p>

## Compliance with Chapter 15: Development Management Standards

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

<p>DM standard 1: Qualitative Assessment- Design Quality, Guidelines and Statements- Place making</p>	<p>The proposed residential development complies with the 12 no. Urban Design Criteria, as set out in supporting Design Statement prepared by VHA.</p>
<p>DM standard 1: Qualitative Assessment- Design Quality, Guidelines and Statements- Design Statements</p>	<p>Please refer to the supporting Design Statement prepared by VHA.</p>
<p>DM standard 1: Qualitative</p>	<p>All proposed footpaths have been designed to be fully</p>

<p>Assessment- Design Quality, Guidelines and Statements- Universal Access</p>	<p>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.</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 5 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>
<p>DM standard 1: Qualitative Assessment- Design Quality, Guidelines and Statements- Crime prevention through design</p>	<p>The design of the proposal ensures that there is passive surveillance to all streets and public open spaces to help mitigate antisocial behaviour.</p>
<p>DM standard 1: Qualitative Assessment- Design Quality, Guidelines and Statements- Context</p>	<p>The proposed development responds to the housing demand for compact growth as 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 'Cuir Na hAbhainn'.</p>
<p>DM standard 1: Qualitative Assessment- Design Quality, Guidelines and Statements- Design Quality</p>	<p>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.</p>
<p>DM standard 1: Qualitative Assessment- Design Quality, Guidelines and Statements-</p>	<p>The building form and massing responds to the local and emerging context. The two storeys house are placed along the south and west boundary, which reflects the houses</p>

Built Form	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 from the R381 onto Lakeview Road.
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 Guidelines for Planning Authorities- March 2023' which reflects this. Under this guidance Baile Chláir would be a considered as suburban edge of the MASP towns, and therefore should provide a density of 35 to 80 dwellings per hectare (dhp). The proposal seeks to provide 33 unit per hectare. A variety of dwelling types are provided which is in keeping with the guidance already discussed.
DM standard 2: Multiple Housing Scheme (Urban Areas)- Building Height	The building height ranges from 2 to 3 storeys. The two storeys house are placed along the south and west boundary, which reflects the houses 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.
DM standard 2: Multiple Housing Scheme (Urban Areas)- Public Open Space	Total provision of Public Open Space stands at 7,267.45m <sup>2</sup> equivalent to 26.8% of the total Site area. This is an overprovision of the 15% required. There are a number public open space provided across the site, some of this area is to the north west, which forms is part of the flood risk zone, the public space to the south, along Lakeview Road, contains a playground, providing much needed public amenity space.
DM standard 2: Multiple Housing Scheme (Urban Areas)- Natural Features	There are existing line of trees and hedgerows dividing properties between the subject Site and the GGA field to the North East. There are also existing hedgerows at the centre of the site and to the North and South-West (towards the corner property) boundaries.

	<p>The Proposal requires for most of the existing hedgerows to be removed and the existing trees to the GAA site (towards Lakeview Road) would have to be assessed if they could be saved.</p> <p>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.</p> <p>Supplementary and sizeable landscaping &amp; 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.'</p>
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	<p>The proposal provides 260 bike spaces. These are located across the site allowing easy and ample access to bike storage for all units. This exceeds the required bike parking.</p> <p>Refer to section 6 for more information on the bikes parking. Refer to the CS Engineers reports for more details.</p>
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)-	All apartments have oversized private amenity space and therefore communal open space is not required. The

Private Open Space	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	<p>The proposed development complies with standard assessment criteria as follows:</p> <ul style="list-style-type: none"> <li>• The proposal is efficient use of serviced lands.</li> <li>• The proposal represents an appropriate residential density in line with the 'Sustainable Residential Development Guidelines',</li> <li>• 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.</li> <li>• Each dwelling has been designed so there are no direct overlooking issues and the vast majority have adequate private amenity space.</li> <li>• A Stage 1/ 2 Road Safety Audit accompanies the application</li> <li>• Adequate parking has been provided, 20 % of which will be equipped with EV charging.</li> <li>• 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.</li> </ul>
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)- Overshadowing	Due to the heights and distances between dwellings it is unlikely they will suffer much 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	<p>There is a good mix of unit types and sizes which suits a diverse range of households, which can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Type A – 4 bed (house)- 2 no.</li> <li>• Type B – 3 beds (house)- 19no.</li> <li>• Type B – 3 beds (duplex apartment)- 15no.</li> <li>• Type C – 2 beds (houses)- 18 no.</li> <li>• Type C – 2 beds (houses)- 8 no.</li> <li>• Type C- 2 bed (duplex apartment)- 13 no.</li> <li>• Type D – 1 bed (apartments)- 13 no.</li> </ul>

	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>

## Volume 2 – Metropolitan Strategic Area Plan (MSAP)

The two points below are extracted from the Galway MSAP :

1. Section 1.2 Strategic Aims- Ensuring compact growth and consolidation within the Metropolitan settlements of Baile Chláir, Bearna and Oranmore and the planned growth areas at Briarhill and Garraun;
2. Section 1.9.1 Residential Potential- Consolidation of existing settlements will also be promoted to develop brownfield and infill sites so as to enhance the vitality of the settlements. Baile Chláir has been noted as having the opportunity for delivering growth through consolidation.

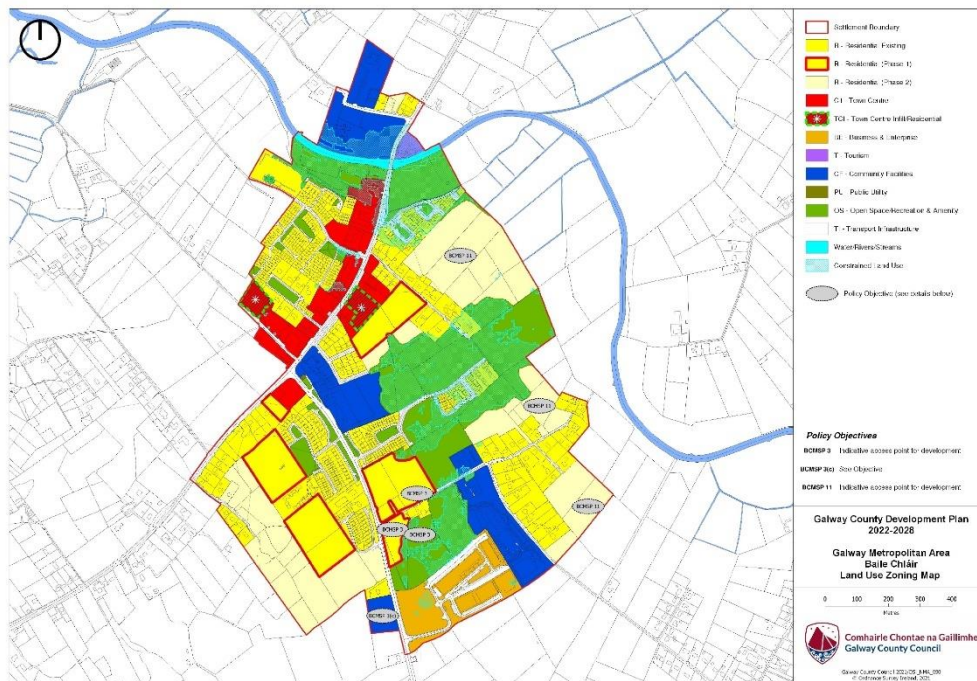
The proposed development will help deliver on these by providing a new residential development on underutilised serviced lands.

### 2.1 Metropolitan Settlement Baile Chláir

Section 2.3.1 Housing – ‘A key purpose of this metropolitan settlement plan will be to provide additional housing development into the future that conforms to the principles of quality and sustainability in terms of design and layout particularly. The principles of quality, sustainability and inclusivity must be foremost in future residential development in Baile Chláir. New multiple housing schemes within the plan area should provide for an appropriate variety of residential units to meet the current and future demands of the village and be responsive to their local context, in terms of design, layout and density. Residential developments within Baile Chláir must accord with the policy objective in relation to the allocation of housing units for Irish speaking families’.



The proposal provides a range of unit's types and different tenures which will allow for a more diverse community. A number of houses will be set aside for Irish speaking families helping giving more choice for the local community.



Local Urban Zoning of new Galway County Development Plan 2022-2028

The subject site where the proposed residential units are to be located are zoned “R-Residential (Phase 1)” under the provisions of the current Galway County Development Plan 2022-2028 (Volume 2: Galway Metropolitan Area, Baile Chláir).

Land Use Zoning Objectives for the Metropolitan Areas of Galway County

Heading	Objective	Compliance
GCMA 1 Residential Development	Support the development of lands designated as Residential (Phase 1) within the lifetime of the County Development Plan, subject to normal planning, access and servicing requirements.  To facilitate for the provision of high quality new residential developments at appropriate densities with layout and design well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.	The proposed development provides a mix of tenure types, social and affordable, along with a mix of units' types from 2 to 4 bed houses and 1 to 3 bed apartment/ duplex units. These have been developed through ongoing discussion with the local authority, helping to provide much needed alternative living arrangements, promoting a more balanced community.
GCMA 13 Open Space, Recreation and	Promote the sustainable management, use and/or development, as appropriate, of the Open Space lands within the MASP	a. The site layout has evolved to respond to local context and tenure mix and planning

Amenity	<p>area.</p> <p>This will include:</p> <p>a) Development of open spaces and recreational activities, in accordance with best practice and on suitable lands with adequate access to the local community and retain existing open space and recreational facilities, unless it can be clearly demonstrated to the satisfaction of Galway County Council that these uses are no longer required by the community;</p> <p>b) Appropriate management and use of any flood risk areas within the OS zone to avoid, reduce and/or mitigate, as appropriate, the risk and potential impact of flooding;</p> <p>c) Appropriate management and use of any areas of high biodiversity value.</p> <p>To facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, playing fields.</p>	<p>policies. There is a playground located on Lakeview Road (L7710) which is provided for wider community use.</p> <p>b. The north-eastern corner of the site is zoned “OS-Open Space Recreation &amp; Amenity” and is dedicated as a public open space amenity area as part of the scheme. The Proposed development is compliant with the Land Use Zoning Objectives of the area.</p> <p>c. Native trees and woodlands are proposed throughout the site. These pollinators will assist with the biodiversity of the site. There are a large number of green areas which will assist with the natural drainage of the site.</p> <p>The open space lands, footpaths through the site and playground all provide for a variety of activities for the local and wider community.</p>
GCMA 16 Density/Typology	To apply a density range across the metropolitan towns including the urban framework plan areas that are commensurate with the provision of essential infrastructure including sustainable public transport provision.	Densities vary across the metropolitan area to take account of site context. There is also conflicting guidance on density put forward from the various bodies, so there is no definitive answer for this. The density for the site is 33 dwellings per hectare which is the lower end of the scale of most guidance but is in keeping with the local context.
GCMA 18 Flood Zones and Appropriate Land Uses (Refer to Flood maps for Baile Chláir, Bearna and Oranmore and	b) Ensure that development proposals in areas identified in Bearna, Baile Chláir and Oranmore and the Urban Framework Plans for Briarhill and Garraun plan areas within Flood Zone C that may be subject to potential flood risk from other sources (e.g., areas of indicative pluvial/ groundwater flooding and identified	The site itself is not greatly affected by flooding, although the Galway County Development Plan 2015-2021 restricted the most North-Eastern corner of the Site (approximately 0.197 hectares) due to flooding.

<p>the Urban Framework Plans for Briarhill and Garraun)</p>	<p>alluvium soil areas) are required to be accompanied by a Site-Specific Risk Assessment in accordance with the criteria set out under The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and Circular PL02/2014 (as updated/superseded).</p> <p>For development proposals in all other areas of Flood Zone C, the developer should satisfy him or herself that the level of flood risk is appropriate to the development being proposed.</p>	<p>A Flood Risk Assessment Report, commissioned by Galway County Council and carried out on March 2020 by JBA Consulting Engineers and Scientists Limited indicates that, as the Clare River Flood Relief Scheme is in place and provided that the site includes surface water drainage that replicates greenfield conditions, that all other mitigation measures are included and that all finished floor levels of any proposed construction are at least above +11.38m, the proposed scheme will not significantly increase risk to the surrounding area or to itself.</p> <p>Due to the way in which the scheme's general layout was designed, with lowest levels confronting the restriction area above what it is required, it is stated that all required recommendations by the Flood Risk Assessment have been taken into consideration on this proposal to reasonable prevent flood damage.</p> <p>Please refer to the Flood Risk Assessment, prepared by JBA consulting for more details.</p>
<p>GCMA 20 Specific Flood Risk Locations (Refer to Flood maps for Baile Chláir, Bearná and Oranmore and the Urban Framework Plans for Briarhill and Garraun)</p>	<p>Planning applications on lands in Baile Chláir, Bearná and Oranmore and the Urban Framework Plans for Briarhill and Garraun identified within pluvial PFRA areas outside of Indicative Flood Zone A on Flood Maps for the above settlements, shall be accompanied by a Site-Specific Flood Risk Assessment that corresponds with that outlined under 'Flooding and Chapter 5 Development Management' of The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009). Such assessments shall be prepared by suitably qualified experts with hydrological experience and shall quantify the risks and effects of any</p>	<p>A Flood Risk Assessment, prepared by JBA consulting accompanies this submission.</p>

	necessary mitigation, together with the measures needed or proposed to manage residual risks.	
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Policy Objectives Baile Chláir (Baile Chláir Metropolitan Settlement Plan -BCMSP)

<b>Heading</b>	<b>Policy Objective</b>	<b>Compliance</b>
BCMSP 1 Sustainable Residential Communities	Promote the development of appropriate and serviced lands to provide for high quality, well laid out and well landscaped sustainable residential communities with an appropriate mix of housing types and densities, together with complementary land uses such as community facilities, local services and public transport facilities, to serve the residential population of Baile Chláir metropolitan settlement plan.	The proposal seeks to use a well serviced partial corner site, accessible by 2 existing roads. The site layout has evolved in response to the local context, and development of the brief through ongoing discussions with the local authority. The proposal provides a mix of tenure and a variety of unit types which reflect a local need. A playground is located to the south, along Lakeview Road (L7710), which can be used by the local community.
BCMSP 3 Community Facilities and Services	a) Promote the development of community facilities on suitable lands/sites, in Baile Chláir settlement with a high level of access to the local community, including educational, community, civic, public, institutional, recreational, cultural and other complementary uses, as appropriate. b) Reserve lands for the provision of community facilities for the purpose of playground.	A community facility for the purpose of playground, is included in the Proposal, in the shape of the Playground proposed facing Lakeview Road, to the South.
BCMSP 6 Pedestrian and Cycle Network	Encourage and support the development of a series of pedestrian and cycle routes linking the residential areas to the town centre and local community services where feasible.	The site is well serviced by a number of pedestrian links making it very permeable and helps provide safer shortcuts for the wider community.
BCMSP 9 Irish Language	Protect and promote the Irish language as the first community language of the Baile Chláir area, including: • Ensuring that the naming of developments are in Irish only and	A Linguistic Impact Statement has been prepared, by MKO, as part of this submission. This report concludes that 18 of the residential units will be

	<p>reflect the character of the area. • Encouraging the development of educational, recreational, tourism and business facilities that operate through the medium of the Irish language. Signage shall be principally through the medium of Irish with internationally recognised symbols.</p>	<p>reserved for Irish speaking members of the community. It is submitted that the proposed development will cater for local housing requirements in line with the relevant national, regional and local planning policy context and will strengthen the identity of the community and the Irish language in Baile Chláir.</p> <p>All signage will be principally in Irish.</p>
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## 6. OTHER KEY PLANNING ISSUES

### Archaeology

A Report carried out by Archer Heritage during 2021, which is part of the planning submission, indicates that there is moderate to high potential for the survival of buried archaeological remains at this site.

In relation to the above, the Report recommends that a geophysical survey should be carried out, followed by test trenching of same, to ascertain the possible extent of such, if it would exist.

### Protected structures

There are no structures of architectural or historical merit (either old or new) and no recorded protected structures nor monuments among them or on the surroundings and the site (as stated on the attached Archaeology Report).

### Ecology

In order to minimise the Proposal's environmental impact on its surroundings, a number of studies and reports have been commissioned.

The proximity to Lough Corrib's Special Areas of Conservation (SAC), Special Protection Area of Conservation (SPA) and pNHA (ranging from 630m to 9km) requires Ecological studies and Assessments to be completed so to be included on the Planning Application for this scheme.

The commissioned studies and assessments are as follows:

1. Ecological Impact Assessment Report.
2. Appropriate Assessment Screening Report.
3. Natura Impact Statement (NIS).

The above reports arrived to the following conclusions:

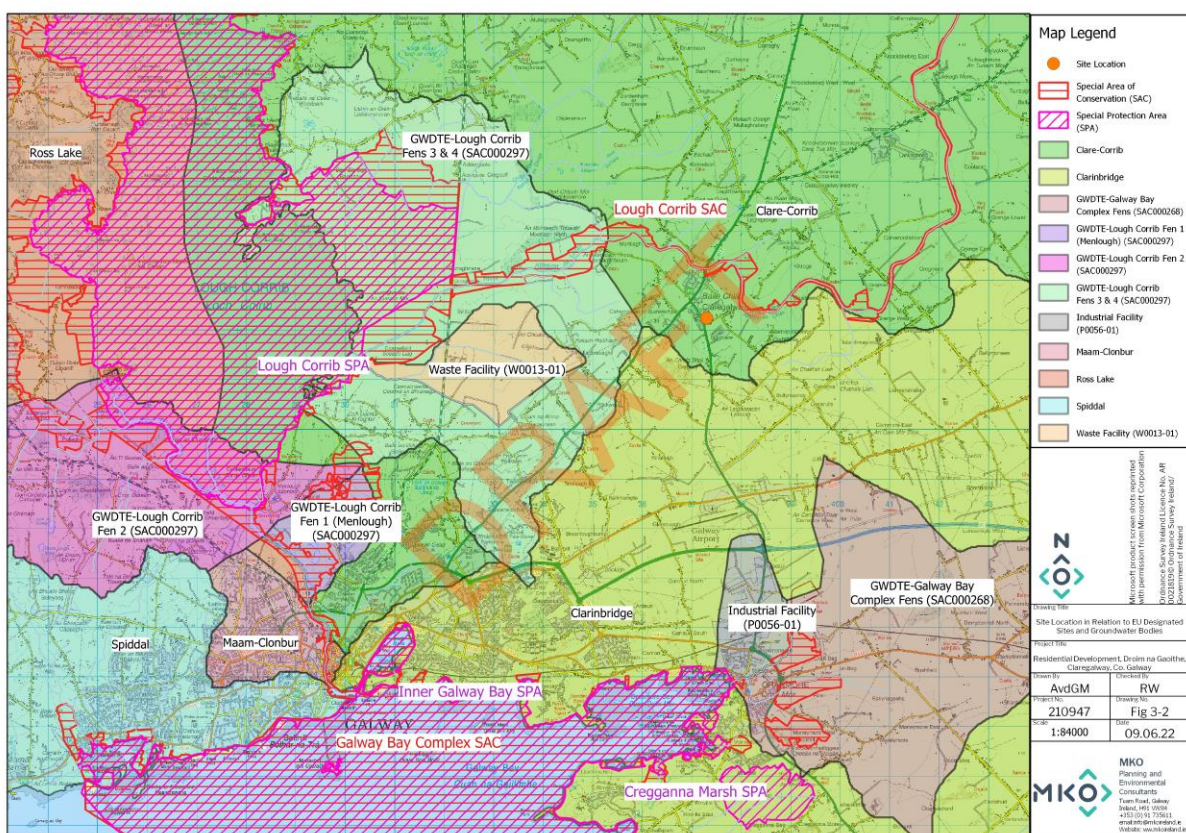
- 1) **Ecology Report** concluded that, following consideration of the residual effects (post incorporation of best practice measures), there will be no significant impacts on biodiversity given the nature, scale and design of the proposal.

The potential residual impacts on ecological receptors will not be significant and no potential for the proposed development to contribute to any cumulative impacts on biodiversity when considered in combination with other plans and projects was identified.

Provided that the proposed development is constructed and operated in accordance with the design described within this application, significant effects on biodiversity are not anticipated at any geographic scale.

- 2) The **AA Screening Report** concluded that it cannot be excluded beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the proposed development, individually or in combination with other plans and projects, would be likely to have a significant effect on the Lough Corrib SAC and SPA.

As a result, an Appropriate Assessment is required, and a Natura Impact Statement shall be prepared in respect of the proposed development.



Site Location in relation to EU designated Site and Groundwater bodies

- 3) This **Natura Impact Statement**, has provided an assessment of all potential direct or indirect adverse effects on European Sites.

Where the potential for any adverse effect on any European Site has been identified, the pathway by which any such effect may occur has been robustly blocked through the use of avoidance, appropriate design and mitigation measures as set out within this report and its appendices. The measures ensure the proposed works do not adversely affect the integrity of European sites.

Therefore, it can be objectively concluded that the proposed development, individually or in combination with other plans or projects, will not adversely affect the integrity of any European Site.

### Space standards (Houses)

Please see attached Accommodation Areas prepared By VHA for compliance.

### Amenity Standards (Houses)

The Galway County Development Plan does not contain any minimum private open space for houses. Most of the rear gardens for the houses range 40m<sup>2</sup> to over 100m<sup>2</sup>. The majority of the development provides well portioned and good-sized rear gardens.

### Car Parking

Below is an overview of the carparking required as set out in the Galway County Development plan:

#### CAR PARKING REQUIRED (TOWN CENTRE)- Galway dev plan 2022-2028

Car parking	No. per unit	No. of units	Total
1 bed	1.5	13	19.5
2 bed	1.5	39	58.5
3 bed	1.5	34	51
4 bed	2	2	4
<b>Total residential</b>			<b>133</b>
<b>In curtilage</b>			<b>33</b>
<b>On street</b>			<b>104</b>
<b>5% accessible spaces -Part M (Accessible spaces based on street parking)</b>		to inc.	<b>5</b>

Note: a flexible approach to these standards may be applied where such a case is substantiated, there is no traffic safety issue

#### CAR PARKING REQUIRED (CRECHE)

Car parking	Per staff	No. of staff	Total
Staff	1	5	5
Visitors	1 per 4 children	21	5
<b>TOTAL</b>			<b>10</b>
<b>5% accessible spaces -Part M</b>		to inc.	<b>1</b>
<b>OVERALL TOTAL REQUIRED</b>			<b>148</b>
<b>20% EV charging - 1 per 5 spaces</b>			<b>29</b>

A total of 148 car spaces have been provided across the site, which includes 6 accessible, 11 for the creche (staff and drop off) and 29 number of EV spaces These are mostly on street parking, although 33 are in-curtilage. Below is a table which gives an overview of the proposed parking figures.

**CAR PARKING PROVIDED- Residential and Creche**

Car parking- provided	Total
Residential	137
Creche	11
Total	148

accessible spaces -Part M	6
20% EV charging	29

**Bike parking**

The houses comply with guidance provided by the Galway County Development Plan 2022-2028. Sheltered bike stores only need to be provided for mid-terrace houses as end of terrace houses have access to gardens.

The apartments comply with guidance provided by 'Sustainable Urban Housing: Design Standards for New Apartments 2020'. The creche requires 10 spaces. A total of 135 bike are required across the site.

The tables below give an overview of the bike parking required.

**BICYCLE PARKING REQUIRED (Mid terrace houses)- Galway dev plan 2022-2028**

Bike parking	No. per bedroom	No. of units	Total
2 bed	2	18	36
<b>Total residential</b>			<b>36</b>
Visitors	1 per 2 units	18	9
<b>OVERALL TOTAL</b>			<b>45</b>

Note: end of terrace houses not included due to side entrance access to gardens

**BIKE PARKING REQUIRED (APT)- Sustainable Urban Housing Design Guide**

Bike parking	No. per bedroom	No. of units	Total
1 bed	1	13	13
2 bed	2	21	42
3 bed	3	15	45
<b>Total residential</b>			<b>55</b>
Visitors	1 per 2 units	49	25
<b>OVERALL TOTAL</b>			<b>80</b>

**OVERALL TOTAL REQUIRED- RESIDENTIAL**

Residential	91
Visitors	34



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**BIKE PARKING REQUIRED (CRECHE)**

<b>Bike parking</b>	<b>Per staff</b>	<b>No. of staff</b>	<b>Total</b>
<b>Staff</b>	1	5	5
<b>Visitors</b>	1 per 4 children	21	5
<b>TOTAL</b>			<b>10</b>

<b>OVERALL TOTAL REQUIRED</b>	<b>135</b>
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The proposal provides 260 bike spaces. These are located across the site allowing easy and ample access to bike storage for all units.

**Water Supply**

Please refer to CS Engineers Reports

**Foul Sewer Connection**

Please refer to CS Engineer's Reports

**Creche**

Please refer to the supporting Childcare Impact Assessment prepared by MKO.