

PAUL KEOGH ARCHITECTS

ARCHITECTURE

CONSERVATION

INTERIORS

URBAN DESIGN

CATHEDRAL COURT

NEW STREET

DUBLIN D08 XH26

TEL: +353(0) 1 679 1551

EMAIL: INFO@PKA.IE

WEB: PKA.IE

DIRECTORS:

PAUL KEOGH BARCH MARCA FRIAI
FRIBA

RACHAEL CHIDLOW BA MARCA MIDI

ELLEN MATHEWS MARCH MRIAI ARB
DIPCL

ASSOCIATES

BRIGHDIN NI MHAILLE BARCH (HONS)
MRIAI

KEVIN NOLAN CDVEC CDV

PAUL MAHER MARCH MRIAI ARB

STUDIO PKA LTD.

T/A PAUL KEOGH ARCHITECTS

COMPANY SECRETARY: RACHAEL
CHIDLOW

COMPANY NUMBER: 661535

Proposed Residential Development

Cullairbaun, Athenry

Galway County Council

Part 8 Planning Application

Design Report

Paul Keogh Architects

February 18th 2025

1. Part 8 Planning Design Report

Introduction

1.01 In July 2024 Paul Keogh Architects were appointed under an architect – led fully integrated design team framework by Galway County Council. The appointment included a social housing development at Cullairbaun, Athenry, Co. Galway through the accelerated delivery programme stages (i) to (v), delivery by Design and Build.

1.02 The objective of the project is to deliver an age-friendly housing scheme and care home facility for a selected service provider.

1.03 PKA issued the Stage (i) drawings for the Residential Development at Cullairbaun, Athenry to Galway County Council on the 2nd December 2024. The drawings were circulated by GCC to the Department of Housing, Planning and Local Government. Further to the DoH's review of the proposed scheme, PKA received a request to include an external store for the care home. PKA received approval to proceed to Stage (iia) from GCC Senior Executive Engineer Mr. Alan Brogan on 11th December 2024.

1.04 The proposed development comprises:

i. Construction of 12 no. dwelling units in two blocks. The proposed north-east block is located along the existing Cullairbaun estate roadway, the proposed south-west block is located along a new roadway. The proposed blocks are one-storey in height and comprises of:

- a) 4 no. 1-bedroom units
- b) 8 no. 2-bedroom units

ii. Construction of a one-storey, 5-bedroom care home facility including caretaker's accommodation and staff office, communal living space, communal kitchen and dining space and all associated facilities and ancillary spaces.

iii. Construction of two entrance gates to private resident's courtyard and one entrance gate to private care home garden, construction of new roadway and paths, provision of new car parking spaces, provision of cycle parking, hard and soft landscape works, lighting, signage and all associated infrastructure, site and developments works necessary to facilitate the proposed development.

2. Project Personnel

The Client

2.01 The employer / client is Galway County Council Housing Department. Key project personnel are as follows:-

- Galway County Council Housing Department – Alan Brogan (Executive Engineer); Eithne Murphy (Senior Executive Engineer); Linda Lydon (Engineer).

The Design Team

2.02 The integrated design team is led by Paul Keogh Architects. Key project personnel are as follows:-

- Architect / Design Team Lead - Paul Keogh Architects: Paul Keogh (Director); Kevin McSherry (Project Architect); Áine Lynch (Assistant Architect).
- Quantity Surveyor – MMP Ltd.: Kevin Porter (Director); James Kinsella (Quantity Surveyor).
- Civil & Structural Engineer - SDS Consulting Engineers: Brian Hope (Business Development Manager); Connor Daly (Project Engineer).
- Mechanical & Electrical Engineer - CBS Consulting Engineers : Rory Yates (Director); Pamela Yates (Senior Engineer).
- Employer's Representative – Paul Keogh Architects.
- Project Supervisor for the Design Stage – Paul Keogh Architects.
- Design / Assigned Certifier – Paul Keogh Architects.

3. Site / Context

Context

3.01 The site is located on a greenfield site to the south of the existing Cullairbaun housing estate, Athenry, Co. Galway, the site currently forms part of the extensive open green space of the estate.

Site Area

3.02 The site measures 0.695ha and is fairly regular in shape. The site is bound by the remainder of the open green space to the north, a low stone wall to the north and north east along the existing roadway of the Cullairbaun estate.

To the south and south west the site is bound by blockwork walls which form the boundaries with existing Cullairbaun and Cluain Lara housing estates.

The neighbouring properties comprise a mix of single-storey and two-storey terraced and semi-detached dwellings, each with walled front garden spaces and on-site parking.



Existing Site Layout



Aerial view of area (Google Earth)



View of proposed development site, looking north east towards boundary wall Cullairbaun estate (PKA)



View of proposed development site, looking north towards existing Cullairbaun estate – desire lines are noted in the foreground (PKA)



View of proposed development site, looking north west towards open green space (PKA)



View of proposed development site, looking south east towards existing Cullairbaun estate (PKA)



View of proposed development site, looking north west from existing Cullairbaun estate (PKA)

Site Location

3.03 The housing and care home development is proposed as part of an established neighbourhood with community facilities with local shops and services within walking distance of the site. The proposed development is supported by readily available access to extensive green space to the north of the site. Proposed pedestrian permeability through the existing southern boundary wall will provide improved access to Cluain Lara and Ard Aoibhinn estates and Raheen road to the south.

Connectivity

3.04 The site has public transport access. Athenry train station is an eight-minute walk from the site that connects to Galway city, Dublin and Limerick. There is also a door to door Local Link service from Athenry to Loughrea. Farrells bus – 418 service operates from Athenry to Galway city with a bus stop outside Londis on the Tuam road, less than a 5-minute walk from the site. Athenry town centre is a 14 minute walk from the site with access to shops, restaurants and healthcare facilities.

Age Friendly Housing Need

3.05 It is recognised, under the *Galway County Housing Strategy & Housing Need Demand Assessment, June 2022*, the need to ensure delivery of new age friendly homes where older people are supported to live independently in safe and secure homes and communities, suitable for their physical and social needs.

Proposed Care Home Facility

3.06 *Galway County Housing Strategy & Housing Need Demand Assessment, June 2022* recognises the changing demographic profile of the County and the need to provide a greater mix of housing types and sizes, including the need to cater for specialist needs such as the elderly and those with disabilities.

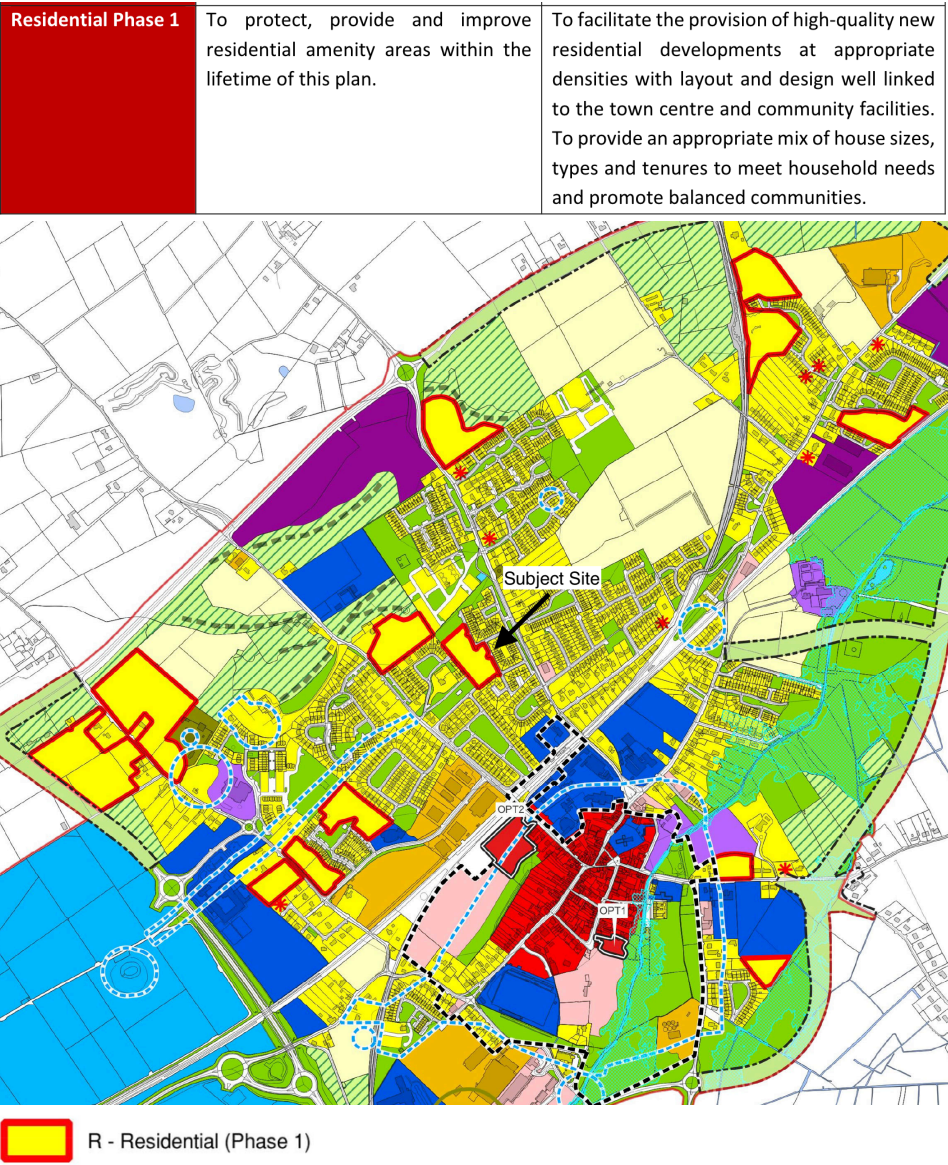
4. Planning Policy Context

Land Use Zoning

4.01 The site is zoned residential phase 1 under the *Athenry Local Area Plan 2024 – 2030* ‘To protect, provide and improve residential amenity areas within the lifetime of this plan.’

The proposed development of 12no. dwellings and a 5-bedroom care home facility on the site is in compliance with Policy Objective ASP 5 of the Athenry Local Area Plan – Residential (excluding apartments) and Retirement Home / Nursing Home / Sheltered Housing is permitted.

ASP 47 notes that nursing / care homes and retirement accommodation / facilities and community / daycare centres are generally favourable for development on residentially zoned lands.



Map 1A Land Use Zoning
Extracts from the Athenry Local Area Plan 2024-2030

National and Regional Policy

4.02 The national, regional and development plan policies relevant to the proposed development are as follows;

- Project Ireland 2040 National Planning Framework, Government of Ireland (2018).
- Sustainable Residential Developments and Compact Settlements – Guidelines for Planning Authorities, Department of Housing, Local Government and Heritage
- Urban Design Manual; A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government (2009).
- Design Manual for Quality Housing – Department of Housing, Local Government and Heritage.
- Quality Housing for Sustainable Communities – Best Practice Guidelines, Department of the Environment, Heritage and Local Government, 2007.
- Universal Design Guidelines for Homes in Ireland, National Disability Authority and Centre for Excellence in Universal Design (2015).
- Best Practice Access Guidelines – Designing Accessible Environments, Irish Wheelchair Association, Edition 4 (November 2020).
- National Standards for Residential Care Settings for Older People in Ireland, Health Information and Quality Authority (2016).
- The Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).
- Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, Building Research Establishment (1991).
- Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport (2009).
- Cycle Design Manual – Department of Transport and National Transport Authority (September 2023).

**Galway County Council
Development Plan 2022 – 2028**

4.03 Relevant core strategies / policy objectives in *Chapter 2 – Core Strategy, Settlement Strategy and Housing Strategy* are as follows:

- CS 2 – Compact Growth: To achieve compact growth through the delivery of new homes in urban areas within the existing built up footprints of settlements, by developing infill, brownfield and regeneration sites by prioritising underutilised land in preference to greenfield sites.

- CS 3 – Population Growth: To support and manage the self-sufficient sustainable development of all settlements in a planner manner, with population growth and the development of economic, physical and social infrastructure.
- CS 7 – Active Land Management: 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.
- Section 2.4.7 – Area of Strategic Potential: Athenry is identified as an Area of Strategic Potential. Athenry has easy access to the Galway – Dublin and Galway – Limerick railway lines. The town has existing access to broadband infrastructure and associated infrastructure services.
- Policy SS3 – Strategic Potential (Level 3): Support the development of Athenry as a town of strategic potential as outlined in the Core Strategy and Settlement Strategy in order to sustain a strong, vibrant urban centre which will act as an important driver for the local economy, reduce travel demand and support a large rural hinterland, while providing a complementary role for the key towns and MASP and the smaller towns and villages in the County.
- Policy HS 1 – Housing Requirements: To facilitate the housing needs of the existing and future population of County Galway through the management of housing development in the county in accordance with the Housing Need Demand Assessment, Core Strategy and Settlement Hierarchy.
- Policy HS 2 – Social and Affordable Housing: To procure vacant homes to ensure their continued use for residential purposes into the future and develop housing in infill and brownfield sites within town and village centres for social and affordable housing provision.
- Section 2.6.4 – Housing for Older People, People with Disabilities and / or Learning Disabilities: Residential units will continue to be delivered for particular or identified needs of the population. This will be based on the principle of universal design and lifelong adaptability. These residential units will be located in sustainable locations in the first instance to ensure immediate access to local services and infrastructure and facilitate a greater degree of social inclusion.

The Council will continue to provide older persons housing in close proximity to local services such as community facilities. Smaller residential units will be included for those who wish to downsize in later life. The addition of sheltered housing, nursing home and other residential facilities will be accommodated in suitable locations throughout the lifetime of the Plan.
- Policy SH 4 – Adaptable Housing: Promote and support the development of sustainable housing for elderly people and those with disabilities or learning disabilities, the concept of independent living will also be promoted.

Athenry Local Area Plan 2024 - 2030

4.04 Relevant policy objectives in *Athenry Local Area Plan 2024 - 2030* are as follows:

- ASP 2 – Service Led Development: Development under the plan shall be preceded by sufficient capacity in the public wastewater infrastructure and potable water infrastructure. Potential developers shall make a Pre-Connection enquiry to Uisce Éireann in order to establish the feasibility of a connection to the public network.
- ASP 3 – Environment Assessment: To require the preparation and assessment of all planning applications in the area to have regard to the information, data and requirement of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment that accompany this LAP.
- ASP 8 – Sequential Development: Endeavour to promote the orderly and phased development of residential development in accordance with the principles of the sequential approach as set out in the Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) Guidelines 2009 (or as updated). This shall include a positive presumption in favour of the sequential development of suitably serviced Residential Phase 1 lands emanating outwards from the town core and/or sequential extensions to the existing residential fabric of suitably serviced Residential Phase 1 lands within the LAP boundary, subject to the principles of proper planning and sustainable development and the current County Development Plan.
- ASP 14 – Social Inclusion and Universal Design and Access:
 - a) It is the Policy Objective of Galway County Council to support the principles of social inclusion and universal design and access, to ensure that all individuals have access to goods, services and buildings to assist them to participate in and contribute to all aspects of a vibrant life within Athenry.
 - b) Ensure that housing developments, community facilities, public spaces, public roads, public footpaths and transport services give due consideration to the needs of disabled or mobility impaired people and the requirements of the Disability Act 2005, the Council's Disability Action Plan 2007-2015 (and any updates to this document), the Traffic Management Guidelines 2003, the Department of Arts, Heritage and the Gaeltacht (DAHG) and National Disability Authority (NDA) advice notes titled Access: Improving the Accessibility to Historic Buildings and Places 2011 (and any subsequent reviews/updates to these documents).
- ASP 16 – Provision of Lands for Social and Community Facilities and Services in Athenry: Support the provision of lands for social and community facilities and services within Athenry and encourage the provision of facilities suitable for current and future needs of the population.
- ASP 21 – Active Land Management in Athenry: To promote and facilitate the re-use of underutilized or vacant lands in Athenry or lands identified for regeneration, through a coordinated approach to active land management between the Council and stakeholders.

- ASP 27 - Public Utilities: Facilitate the provision and maintenance of essential public utility infrastructure, together with the necessary ancillary facilities and uses, as appropriate. Development proposals in the vicinity of public utility infrastructure will be assessed on a case-by-case basis in accordance with proper planning and sustainable development.
- ASP 28 – Water Supply, Wastewater and Combined Drainage Infrastructure: Support Uisce Éireann in the provision and maintenance of adequate wastewater disposal and water supply and the maintenance of existing combined (sewage and surface water) drainage infrastructure, in accordance with EU Directives, to service Athenry. This will include satisfactory capacity for public wastewater and a satisfactory quantity and quality of water supply, Sustainable Drainage System and approaches and techniques with the plan area shall also be supported. The removal of surface water from combined drainage infrastructure is strongly encouraged in order to free up capacity for future development.
- ASP 29 – Water Supply and Water Conservation: Ensure that new developments are adequately serviced with a suitable quantity and quality of drinking water supply, promote water conservation to reduce the overall level of water loss in the public supply and require that new domestic developments provide for water supply metering in accordance with their connection agreement with Uisce Éireann.
- ASP 30 – Connections to the Public Sewer and Public Water Services: Developments shall connect to the public sewer and public water mains, subject to a connection agreement with Uisce Éireann, to protect all waters in the plan area, consolidate the urban structure and control ribbon development along approach roads in Athenry.
- ASP 32 – Public Spaces and Streets: Promote the development of high-quality public spaces consisting of streets, squares, parks, and amenities connected by a network of pedestrian and cycling routes. Public spaces should have a high standard of design and street furniture that will create a coherent character for the area. This would include appropriately designed and located park benches, bus shelters, bicycle storage facilities, refuse bins, signage, street sculpture, etc. but should avoid the over-proliferation of different elements and/or cluttering of public spaces.
- ASP 33 – Spatial Definition and Animation: Ensure that new developments are designed to provide spatial definition and animation to public spaces and streets through the use of appropriate building lines and built forms, responsive building frontages and passive surveillance and high-quality streetscapes and/or landscaping edges to enclose and address public spaces. Perimeter block typologies provide a useful approach in generating good spatial definition, adequate enclosure and a high-quality public realm and the creation of focal points, such as landmark buildings and gateways, also help to improve spatial definition and legibility and will be encouraged in appropriate locations.

- ASP 46 – Housing for Older Person – Housing for People with Special Needs: Facilitate, as appropriate, the development of housing for older persons, people with disabilities and people with special needs in accordance with proper planning and sustainable development.
- ASP 47 – Other Residential Development: There shall be a general presumption in favour of the development of nursing/care homes and retirement accommodation/facilities and community/daycare centres on residentially zoned lands, community facility zoned lands or adjacent to the established town centre or as suitable re-use for protected structures or other buildings (e.g. institutional or educational buildings) that would have limited re-development potential given their size and architectural character, subject to normal planning, environmental, access and servicing requirements.
- ASP 52 – Pedestrian and Cycle Network: Facilitate the improvement of the pedestrian and cycling environment and network so that it is safe and accessible to all, through the provision of the necessary infrastructure. New development shall promote and prioritise walking and cycling, shall be permeable, adequately linked and connected to neighbouring areas, the town centre, recreational, educational, residential and employment destinations and shall adhere to the principles contained within the national policy document Smarter Travel – A Sustainable Transport Future 2009-2020 and the Design Manual for Urban Roads and Streets (2013), as updated in 2019.
- ASP 54 – Traffic and Transport Assessment and Road Safety Audits: Require all significant development proposals to be accompanied by a Road Safety Audit and Traffic and Transport Assessment carried out by suitably competent consultants, which are assessed in association with their cumulative impact with neighbouring developments on the road network, in accordance with the requirements contained within the *TII's Traffic & Transport Assessment Guidelines* (PE-PDV-02045) 2014 (including any updated/superseding document) and '*Road Safety Audit*' (GE-STY-01024) December 2017.
- ASP 69 – Surface Water Drainage and Sustainable Drainage Systems (SuDS): Maintain and enhance, as appropriate, the existing surface water drainage system in Athenry. Ensure that new developments are adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems in all new developments. Surface water runoff from development sites will be limited to pre-development levels and planning applications for new developments will be required to provide details of surface water drainage and Sustainable Drainage Systems proposals. To maximise the capacity of existing collection systems for foul water, the discharge of additional surface water to combined (foul and surface water) sewers is not permitted. Refer also to Section 3.5 of the accompanying SFRA, "Sustainable Urban Drainage Systems and Surface Water Guidance and Strategy"

Assessment

4.05 The subject proposal provides for 12 no. age-friendly social housing units and a 5-bedroom care home facility on lands, that currently form part of a greenfield site at Cullairbaun, Athenry.

The proposed development considers the character of adjoining buildings; single and two-storey dwellings. The proposal, consisting of two single-storey dwelling blocks and single-storey care home building, aims to achieve a balance between the provision of higher residential density and sustaining the low-rise architectural form of neighbouring buildings.

- Total Site Area – 0.695 ha [6,950 m²]
- GIFA – 1066Sq.m
- Plot Ratio: 0.153 : 1
- Total Units: 17 No. Units
- Site Coverage: 15.3%
- Proposed Density: 24 Dwellings per Hectare
- Car Parking Provided: 25 No. Spaces Provided (Incl. 2 No. Accessible Parking spaces)

Residential dwellings comprises of;

- 4 No. UD one-bedroom dwellings (2 person)
- 8 No. UD two-bedroom dwellings (3 person)

Care Home comprises of;

- 3 No. one-bed unit (1 person)
- 1 No. one-bed, high-dependency unit (1 person)
- 1 No. one-bed caretaker's unit (1 person)

Residential Density

4.06 The proposed residential development on this site considers all aspects of the County Development plan, including land use zoning, the pattern of residential development in the area and the residential policies of the Development Plan.

It follows the principle that a residential development is in accordance with the *Athenry Local Area Plan 2024 – 2030* and the proper planning and sustainable development of the area is put in place. In relation to the density, having regard to Appendix B: Measuring Residential Density of the *Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities* the use of a net site density is considered the most appropriate means of estimating density.

The site area is 0.6950ha. The development of 17 no. units provides a site density of 24 dwellings per hectare. Having regard to the existing pattern of development in the area and considering the area is characterised by low-density residential housing in the GCC Development Plan 2022-2028, this proposal is achieving a suitable net density and can be considered an efficient use of land in this instance.

Private / Communal Open Space

4.07 Private open space in the form of rear patio gardens is below the minimum private open space standards for houses set out in *Sustainable Residential*

Development and Compact Settlements – Guidelines for Planning Authorities. This is supplemented by the addition of high-quality semi-private open space within the communal garden for residents.

Standards for the provision of public open space standards for residential development are set-out in *Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities*.

The public open space comprises roughly 12% of the site area. The proposal also includes a communal garden for residents, enclosed by the two housing blocks, and private garden to the care home. The public open space is also intended to include an attenuation tank.

Given the nature of this greenfield site, it is considered that the combination of good quality private open space, communal open space and proximity of public open space in the immediate proximity to the north of the site will provide a good standard of residential amenity in-line with overall policies and objectives of The Development Plan.

5. Project Description and Design Principles

Project Description

5.01 The subject proposal provides for 12 no. age-friendly social housing units and a 5-bedroom care home facility on lands, that currently form part of a greenfield site at Cullairbaun, Athenry, Co. Galway.

The proposal includes the construction of two single-storey dwelling blocks, one single-storey care home facility and associated open spaces. The care home and private garden is enclosed by 2m high masonry walls.

Construction of two entrance gates to private resident's courtyard and one entrance gate to private care home garden, construction of new roadways and paths, provision of new car-parking spaces, cycle parking, hard and soft landscape works, lighting, signage and all associated infrastructure, site and development works necessary to facilitate the proposed development.

Each dwelling is provided with a private own-door front entrance along street boundaries and private bin storage.

All units are designed to be fully accessible for wheelchair users, designed in accordance with Universal Design Guidelines and TGD Part M Building Regulations. Level access is proposed throughout the scheme for all units and the care home facility.

The design seeks to ensure that the development contribute to the quality of the surrounding streets, The scheme presents more active frontage to the public street, with gated entrances to dwellings, resident's courtyard and care home facility and a planted front boundary wall / railing along the existing estate and proposed street.

Passive surveillance will be enhanced by ground floor windows and front garden areas, providing 'eyes on the street' along the public street boundary. The proposal also include the planting of street trees and realignment of the pedestrian footpath

along the length of the site – to improve the quality of the streetscape and perceptions of the development generally. New pedestrian footpaths are proposed with raised pedestrian crossings across existing roadway to provide traffic calming, and improved permeability through the existing southern wall to connect to Cluain Lara and Ard Aoibhinn estates.



Proposed Site Layout Plan

Unit Types

Residential dwellings comprises of:

- Unit Type A –2B / 3P dwelling
- Unit Type B –1B / 2P dwelling
- Unit Type C –1B / 2P dwelling

Care Home comprises of:

- Unit Type A –1B / 1P unit
- Unit Type B –1B / 1P high-dependency unit
- Unit Type C –1B / 1P caretaker's unit

6. Screening for Appropriate Assessment

Screening Report

6.01 In accordance with their obligations under the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477/2011), Galway County Council are required to assess whether the proposed development could have 'likely significant effects' on any Natura sites.

6.02 The proposed development is an social housing project involving the construction of 17 no. residential units, with associated services and landscaped areas.

6.03 The Screening for Appropriate Assessment report has been prepared by JBA Consulting on behalf of Galway County Council (the applicant), as part of proposed residential development at Cullairbaun, Athenry, Co. Galway.

6.04 This document provides supporting information to assist the local authority with an Appropriate Assessment screening exercise, including: a description of the

proposed development, details of its environmental setting, a map and list of Natura 2000 sites within the potential zone of impact, and an assessment of potential impacts.

Conclusion of AA Screening Report

6.05 The initial screening of the proposed development at Cullairbaun, Athenry concludes that the development does not significantly affect the favourable conservation objectives associated with the structure and function of the following Natura 2000 sites outlined in the AA screening report – Galway Bay Complex SAC and Inner Galway Bay SPA.

Conclusion of Environmental Impact Assessment

6.06 The EIA Screening Report has been prepared by JBA Consulting in consideration of the DOEHLG Guidance Document 'Environmental Impact Assessment Guidance for Consent Authorities regarding Sub-Threshold Document'. Regarding the location and configuration of the proposed development and the nature of potential impacts and having regard to Annex III criteria of the EIA Directive, it is concluded that an EIAR is not required for the proposed development at Cullairbaun, Athenry, County Galway.

Results of Ecological Impact Assessment

6.07 The Ecological Impact Assessment indicates that the survey of the site by JBA Consulting, found there will be no significant impact, alone or in-combination with other plans and projects, as a result of the works on mammals, bats, birds, or the ecology of protected areas in the surrounding environs.

Landscape / Site

6.08 Alteration of existing hard and soft landscaping on site is to be carried out, to improve circulation and access to each unit, resident's courtyard, care home and provide new enhanced amenity for the proposed development.

Ancillary Works

6.09 Ancillary works include the following:

- Alteration of existing hard and soft landscaping on site.
- Provision of new services and re-routing of existing services on site.
- Provision of passive surveillance to neighbouring dwellings north and east of site.
- Provision of additional parking, including 2 no. accessible parking spaces.
- Alterations to existing road and construction of new raised roadway to proposed development.

Project Partners

6.10 Galway County Council Housing Department and Department of Housing, Planning and Local Government Environment Department

Site / Services Constraints

6.11 All major existing services runs have been identified for the design. Local alterations to layout are likely when on-site investigations establish precise underground service locations.

Internal Comments

6.12 Internal comments have been included as part of the design process and have been incorporated into current proposals.

Flood	6.13 The site is identified as Flood Zone C – less than 0.1% or 1 in 1000 for both river and coastal flooding under the <i>Strategic Flood Risk Assessment</i> carried out for <i>Athenry Local Area Plan 2024 – 2030</i>.
Archaeological Impact Assessment	6.14 An Archaeology Impact Assessment Report has been carried out by Archaeological Consultancy Service Unit (ACSU). It is recommended that archaeological testing be carried out in advance of any development of the site by a specialist sub-contractor.
Surface Water and Attenuation	6.15 The services network is readily available adjacent to the site. The drainage system design will be in compliance with the EPA Waste Water Treatment Manuals – Treatment Systems for Small Communities, Business, Leisure Centres and Hotels (1999). Overall study carried out by SDS Consulting Engineers to determine most sustainable and appropriate attenuation on site. Refer to Engineer's Services Design Report for further detail.
Foul Drainage	6.16 Foul drainage will be designed in compliance with the UE standards, will be fully scoped to ensure capacity of existing network. An Uisce Éireann pre-application will be submitted at the appropriate stage of the project development.
Roads / Access	6.17 Roads access and capacity are within acceptable and safe limits – refer to RSA report prepared by ORS Building Consultants which are included with this submission. Roads will be to taking in charge standards [TIC] and DMURS criteria. 6.18 20 no. parking spaces are required for a development of this size, in accordance with the GCC Development Plan 2022-2028. However, the parking provision of 25 No. spaces is considered adequate to provide additional staff / guest parking spaces for the care home. 6.19 As per the requirements of the GCC Development Plan, there will be a provision of electric charge points for up to 20% of the parking spaces provided.
Uisce Éireann	6.20 Pre-connection enquiry made in relation to a water and wastewater connection for the proposed development. UE advised that connections are feasible without infrastructure upgrade by UE for water connection. Wastewater connection requires some minor upgrades including a network extension to existing foul network. Refer to Engineer's Services Design Report for further detail. 6.21 Application for Foul and Water services to be completed, granted and signed.
Invasive Non-Native Species (INNS)	6.22 No First Schedule species (S.I. No. 374/2024 – European Union (Invasive Alien Species) Regulations 2024 or Third Schedule species (S.I. No. 477/2011 – European Communities (Birds and Natural Habitats) Regulations 2011) were recorded on the site visit. Survey was carried out by JBA Consulting on behalf of Galway County Council.

Contract

6.23 The project will be carried out under The Capital Works Management Framework (CWMF) Public Works Contract.

7. Summary**Summary**

7.01 In summary, we submit that the design scheme hereby submitted by PKA is in accordance national and local policy, units comply with the required sizes for universal design, as well as contributing to the quality of the surrounding streets and improving the perception of the estate as a safe and positive place to live.

Signed



Paul Keogh FRIAI FRIBA

February 18th 2025