

Planning & Design Statement

For Development at Cartron (townland), Oranmore,
Co. Galway

on behalf of Marshall Yards Development Company Ltd.

May 2024



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

Document Control Sheet

Client	Marshall Yards Development Company Ltd.	
Project Title	Oranmore, Galway	
Document Title	Planning & Design Statement	
Document Comprises	Volumes	1
	Pages (Including Cover)	35
	Appendices	N/A
Prepared by	Schalk van Heerden	
Checked by	Cora Savage	
Office of Issue	Cork	
Document Information	Revision	A
	Status	Final
	Issue Date	May 2024

Contents

1.	Introduction	4
2.	Site Context & Development Description	5
2.1	Site Context	5
2.2	Proposed Development	6
3.	Planning History	9
4.	Planning Policy Context	11
4.1	Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024.....	11
4.2	Sustainable Urban Housing: Design Standards for New Apartments 2022	11
4.3	Galway County Development Plan 2022-2028	12
4.4	Garraun Urban Framework Plan	14
5.	Assessment.....	16
5.1	Compliance with Planning Policy	16
5.2	Appropriate Assessment	18
5.3	Environmental Impact Assessment.....	19
5.4	Part V	19
5.5	Childcare Provision.....	20
5.6	Recreation, Amenity and Open Space	20
5.6.2	Open Space Hierarchy	22
5.6.3	Amenity/Open Space Provision	22
5.6.4	Softscape Strategy	23
5.6.5	Main Entrance - Arrival Space	23
5.6.6	Integrated Open Spaces	24
5.7	Traffic Impact, Access & Connectivity	24
5.8	Service Infrastructure.....	25
5.9	Phasing.....	26
5.10	Flooding.....	26
6.	Design Approach.....	27
6.1	Connections.....	27
6.2	Inclusivity	27
6.3	Variety.....	28
6.4	Design Approach.....	29

6.5	Character Areas	30
6.6	Housing /Proposed Density.....	30
6.7	Schedule of Accommodation	31
6.8	Proposed Social Infrastructure	31
6.9	Archaeology and Build Heritage	31
7.	Detailed Design	32
7.1	Materials Palette	32
7.2	Building Design Components.....	33
7.3	Adaptability.....	33
7.4	Home Zones	33
7.5	Compliance with DMURS	34
8.	Conclusion	35

1. Introduction

McCutcheon Halley Chartered Planning Consultants are appointed by Marshall Yards Development Company Ltd. to prepare a planning and design statement to accompany an application to Galway County Council (GCC) for a Large-scale Residential Development (LRD) consisting of the demolition of the existing shed and associated structures on site and the construction of 171 no. residential units, 1 no. creche and all associated development works including the provision of pedestrian/cyclist facilities along the R338 public road connecting to Oranmore rail station, 1 no. ESB substation, 1 no. pumping station, the undergrounding of the existing ESB sites traversing the site, footpaths, lighting, parking, drainage, bicycle and bin stores and landscaping/amenity areas at Cartron (townland), Oranmore, Co. Galway. Access will be via a new entrance on the L-71051 to the east. A design team with extensive experience in residential applications has been appointed by the applicant including McCutcheon Halley Planning Consultants, John Fleming Architects, AKM Design, Charles McCorkell (arborist), Enfonc, Enviroguide, John Cronin (archaeology), Modelworks, Molloy Consulting, NRB Consulting Engineers, and Simon Ronan Landscape Architects to ensure a high-quality design and a robust and comprehensive LRD application submission is made to GCC.

A Natura Impact Statement has been prepared in respect of the proposed development and accompanies this application.

The proposed development will see the creation of a new community in Oranmore, which aligns with dwelling targets set out in the Galway County Development Plan (GCDP) and Garraun Urban Framework Plan (UFP). The design and development of the proposed scheme has been informed by detailed pre-planning discussions with the GCC's planning, architectural and engineering departments, as well as feedback from their subsequent Notice of Pre-Application Consultation Opinion. Key design aspects have been shaped directly by feedback and comments received from both parties, with the design and in particular the layout having been amended and altered throughout the design process.

The Planning and Design Statement report amalgamates the planning statement and the design statement into a single cohesive document which has been structured as follows:

1. Introduction
2. Site Context & Development Description
3. Planning History
4. Planning Policy Context
5. Assessment of Proposed Development
6. Design Approach
7. Conclusion

2. Site Context & Development Description

2.1 Site Context

The proposed development is situated in the townland of Cartron, which is within the GCC boundary and borders Galway City to the west. The proposed development falls within the settlement boundary of Garraun with the established settlement of Oranmore approximately 1km to the east (Figure 1). The site is not bordered by any substantial exiting residential developments. However, there are detached residential dwellings to south, east, and west of the site. Oranmore train station is located within 400m from the northeastern corner of the site, offering transport connections to Galway City (westward) and Athenry (eastward). The total gross area of the site is 4.53ha, and it has extensive road frontage on to Coast Road (R338) (Figure 1).

The site has one proposed access point via a local road (L-71051) that runs along the eastern boundary of the site. The local road forms a T-junction with Coast Road (R338) which is a regional road and runs along the southern border of the site. The railway line, bounding the site to the north, connects the site to Galway City with services running to and from the city approximately every 30 minutes. In terms of topography, the site slopes in a south-easterly direction with the highest point in the northwestern corner of the site and the lowest point in the southeastern corner of the site. The boundaries of the site contain stone walls with trees and hedgerows in certain places.

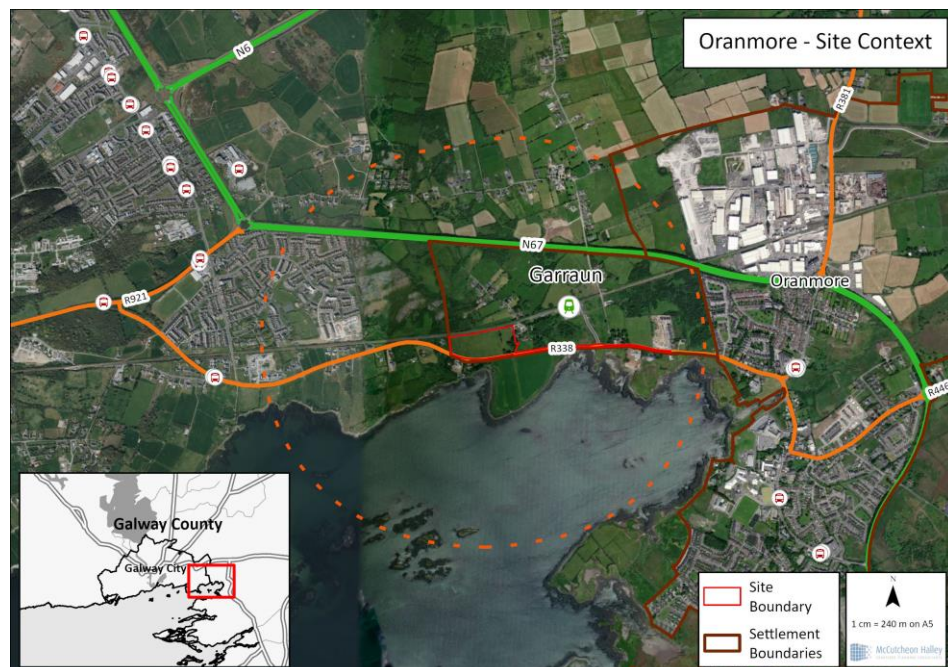


Figure 1: Oranmore - Site Context and Overview.

2.2 Proposed Development

The proposed development will serve as a catalyst for the development of the Garraun settlement and will link Galway City to Oranmore.

Permission is sought for the following development:

- The demolition of the existing shed and associated structures on site;
- The construction of 171 no. residential units providing a mix of 16 no. 1 bed maisonette units, 4 no. 2 bed duplex apartment units, 127 no. 2 and 3 bed townhouse units and 24 no. 3 and 4 bed semi-detached units;
- A single storey creche;
- The provision of pedestrian/cyclist facilities along the R338 public road connecting to Oranmore rail station;
- 1 no. ESB substation, 1 no. pumping station and the undergrounding of the existing ESB sites traversing the site; All associated ancillary development works including footpaths, lighting, parking, drainage, bicycle and bin stores and landscaping/amenity areas Access will be via a new entrance on the L-71051 to the east with pedestrian access provided along the Coast Road.

The proposed development will see the creation of a new neighbourhood which promotes compact growth through linking with the existing public, private, and non-motorised transport infrastructure in the area. The design of the proposed scheme has been informed by the relevant national, county, and local planning policy documents.

The proposal will include c. 0.63ha of open space which equates to c. 14.3% of the site area.

The proposed 171 no. units will provide a density of 39 dwellings per hectare (dwellings/ha) which is in line with national policy for increased residential densities.

The design of the dwellings responds to and incorporates elements of the local vernacular of the existing and permitted dwellings within the Oranmore and Garraun areas while also creating its own unique vernacular. The proposed dwellings incorporate a mix of materials and features that are sympathetic to the local setting. Furthermore, the external finishes of the dwellings will make a positive contribution to the locality.

The design approach for the site is outlined in greater detail in the Design Statement prepared by John Fleming Architects, which accompanies this LRD application.

The key proposal statistics are shown in the table below:

Table 1: Key Site Statistics

Component	Figure
Gross Site Area	4.53ha
Net Site Area	4.39ha
Number of Units	171 no. units <ul style="list-style-type: none"> - 151 no. houses (88.3%) - 4 no. duplex apartments (2.3%) - 16 No. Maisonettes (9.3%)
Unit Mix	16 no. 1 bed apartments (9.4%) 75 no. 2 bed units (43.9%) 70 no. 3 bed units (40.9%) 10 no. 4 bed houses (5.8%)
Density	39 dwelling/ha
Open Space	0.63 ha (14.3%)
Building Height	1storey to 3 storeys

The design of the proposed scheme has been informed by detailed Section 247 and Section 32B discussions with GCC's planning, architectural, engineering, and environmental departments, as well as the relevant planning policy documents at national and local levels. The proposed site layout designed John Fleming Architects proposes a density of 39 dwellings/ha, which is considered suitable for the subject site and consistent with national policy which seeks higher densities on residential sites. The proposed density is also compliant with the objectives outlined for the site in the GCDP and Garraun UFP.

The proposed development has been designed to provide high-quality homes that will set the standard for sustainable urban development in Garraun. The area surrounding Oranmore falls within a designated rent pressure zone which infers a sustained demand for housing¹. Therefore, the proposed development will meet this demand for housing by providing a mix of housing typologies. The proposed site layout focuses on the creation of a new distinct residential neighbourhood that will enhance and integrate with the wider Oranmore area (Figure 2). To ensure the visual integration of the site, the proposed development will promote the protection and enhancement of areas of biodiversity value where possible, including

¹ Galway County Housing Strategy and Housing Need Demand Assessment, June 2022

hedgerows, and tree lines, particularly those located along the boundaries of the site.

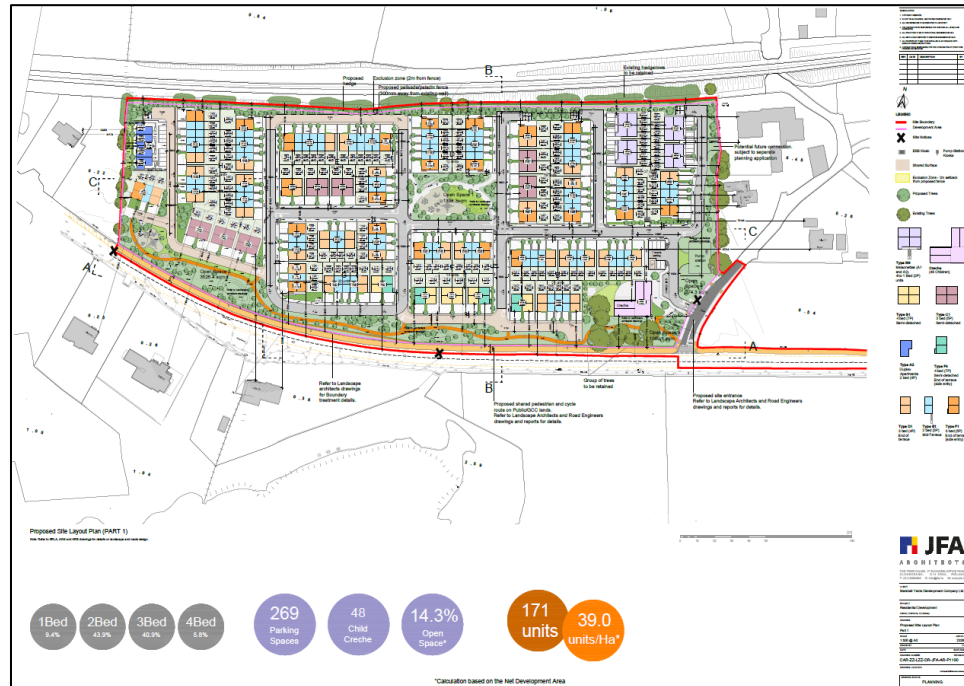


Figure 2: Proposed Layout by John Fleming Architects

3. Planning History

The planning history on the site of the proposed development is detailed below. Based on the review of previous planning applications there are currently no active applications on or directly adjoining the site.

Previous Planning Applications on the subject site:

- [GCC Ref. No. 97826](#) – **Refused** - to erect dwellinghouse and septic tank.
- [GCC Ref. No. 08589](#)- **Refused** - planning permission for the construction of a dwelling house, domestic garage, and effluent treatment plant (gross floor space 673.25 m² house, 60 m² garage).
- [GCC Ref No. 091594](#) – **Granted** - planning permission for the construction of a dwelling house, domestic garage, and treatment system (gross floor space 478.5 m² house 60 m² garage).

Previous Planning Applications of interest to subject site:

- [GCC Ref No. 161262](#) – **Granted (Conditional)** - for residential development. The proposed development will consist of the provision of a total of 41. no. dwellings as follows - 7 no. three storey detached units, 8 no. three storey semi-detached units, 18 no. two storey semi-detached units, 1 no. two storey detached unit and 7 no. two storey terraced units together with all associated landscaping and site works and connection to existing services and will include demolition of an existing single storey building. Gross floor space of proposed development: 6249sqm, demolition 176.1sqm.
- [GCC Ref No. 22439](#) – **Refused (Appealed - ABP-315031-22)** - for development on a site which extends to 3.1 ha of lands. The development will consist of the following: 1) construction of 91 no. residential units comprising: i) 24 no. one-bed apartments, ii) 10 no. two-bed apartments; iii) 26 no. three-bed units (10 no. three-bed duplexes and 16 no. two storey three-bed houses); iv) 29 no. four-bed units (18 no. three storey houses and 11 no. semi-detached 'L' shaped houses); v) 2 no. five-bed detached houses. 2) development of a single storey crèche facility with 41 no. children spaces (c. 285 sqm), associated outdoor play areas and parking. 3) provision of all associated surface water and foul drainage services and connections and all associated site works and ancillary services. 4) provision of communal open space, private open space, site landscaping and boundary treatments, public lighting, resident, and visitor car parking electric vehicle charging points, bicycle parking, refuse storage, pedestrian, cycle, and vehicular links throughout the development, access to the R338 Coast Road, and all other associated site development works. 5) The application will be supported by a Natura Impact Statement (NIS). Gross floor space of proposed works: 9,228 sqm – **Reasons** – Proposed development was in contradiction to

GCDP objectives PM 1, PM 4, PM 5, PM 8, PM 9, and PV 1 (Part V); and the Garraun UFP objective 10.

4. Planning Policy Context

The following sub-sections outline the relevant national, county, local planning policy contexts for the proposed development. Each sub-section identifies policies that impact the development. Section 5.1 will provide further detail on how the proposed development addresses the policies mentioned below. For a comprehensive analysis of the development compliance/accordance with the relevant policy documents, at a national/regional/local scale, please see the submitted Statement of Consistency by McCutcheon Halley Planning.

4.1 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) focus on sustainable residential development and the creation of compact settlements across Ireland. These guidelines replace the previous Sustainable Residential Developments in Urban Areas-Guidelines for Planning Authorities issued in 2009. The 2024 guidelines build upon and update the 2009 guidance to align with current policy directives of the Irish government. The 2024 guidelines reflect and address the economic, social, and environmental challenges which affect urban development within differing contexts.

The Guidelines emphasise the importance of encouraging higher densities in the most central and accessible urban locations. The Guidelines state that for areas characterised as 'City – Suburban/Urban Extension, the residential densities should be in the range of 35-50 dwellings/ha:

"Suburban areas are the low density car orientated residential areas constructed at the edge of cities in the latter half of the 20th and early 21st century, while urban extension refers to greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use (including residential) development⁹. It is a policy and objective of these Guidelines that residential densities in the range 35 dph to 50 dph (net) shall generally be applied at suburban and urban extension locations in Limerick, Galway and Waterford, and that densities of up to 100 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations (as defined in Table 3.8)."

4.2 Sustainable Urban Housing: Design Standards for New Apartments 2022

The Guidelines for 'Sustainable Urban Housing: Design Standards for New Apartments' issued by the Department of Housing, Planning and Local Government in 2022, provides guidance in relation to the provision of new apartments. The Guidelines state that Planning Authorities must prioritise

the objective of more effective usage of existing underutilised accommodation. The Guidelines note that Local Authorities determine suitable locations for the provision of apartments, having regards to a broad description of proximity and accessibility considerations.

The Guidelines outline Specific Planning Policy Requirements to guide the development of apartments. SPPR 4 requires a minimum of 33% dual aspect units in central and accessible locations. Section 4.21 notes that in high density developments in central locations the default policy is for car parking provision to be minimised, substantially reduced, or wholly eliminated. Appendix 1 sets out minimum floor areas and standards for apartment development. Section 2.6 of the Statement of Consistency discusses in detail how the proposed development addresses the policy objectives of the Sustainable Urban Housing: Design Standards for New Apartments 2022.

The Guidelines state that 'Intermediate Urban Locations' are generally suitable for medium-high density residential development of any scale that includes apartments to some extent (will also vary, but broadly >45 dwellings per hectare net), including:

- Sites within or close to i.e. within reasonable walking distance (i.e. up to 10 minutes or 800-1,000m), of principal town or suburban centres or employment locations, that may include hospitals and third level institutions;
- Sites within walking distance (i.e. between 10-15 minutes or 1,000- 1,500m) of high capacity urban public transport stops (such as DART, commuter rail or Luas) or within reasonable walking distance (i.e. between 5-10 minutes or up to 1,000m) of high frequency (i.e. min 10 minute peak hour frequency) urban bus services or where such services can be provided;
- Sites within easy walking distance (i.e. up to 5 minutes or 400-500m) of reasonably frequent (min 15 minute peak hour frequency) urban bus services.

4.3 Galway County Development Plan 2022-2028

The 2022-2028 GCDP is divided into two volumes, Vol. 1 outlines the goals and objectives of the development plan along with the policies to achieve them. Vol. 2 contains the Galway Metropolitan Area Strategic Plan (MASP), which provides further detail to the development plans for Galway City and the surrounding metropolitan area. The section below underlines the key chapters in the GCDP and the Galway MASP which are of concern to the proposed development at Garraun.

Chapter 2 of the GCDP is the core strategy for GCC. It has eight focus areas and five key principles. The first focus area speaks to the proposed development:

'Prioritise targeted population and economic growth to the MASP, Key Towns, Strategic Towns and Self-Sustaining Towns and promote their continued sustainable growth;'

Population growth is a key driver of the demand for housing; therefore, it is important to note that the GCDP in Chapter 2 of Vol. 1 states:

"The RSES has targeted the Metropolitan Area of Galway to grow by 27,500 to 2026 and by a further 14,500 to 2031 with a population of the city and suburbs accommodating 23,000 to 2026 and a further 12,000 to 2031. As the settlements of Baile Chláir, Bearna and Oranmore are in the county environs there is a population allocation to this part of the county of 4,500 by 2026."

The above quote illustrates the role of the Galway metropolitan area in accommodating future population growth. Furthermore, the above specifically mentions Oranmore (adjacent to Garraun) as a key settlement in accommodating population growth over the period of the plan.

In sub-section 2.3.8 of the GCDP, the projected population growth is estimated to generate a demand for housing totalling 10,738 dwellings within GCC. This figure is calculated for the years between 2022 and 2028 and equates to an annual required housing figure of 1,534 dwellings.

The location of the proposed development is of strategic importance within the core strategy of GCC. The proposed development is located on the border between Galway City and County, within the Galway MASP, within a strategic development corridor, and adjacent to a strategic economic corridor which is located to the east of the proposed site. Section 3.1 of the Statement of Consistency outlines how the development proposal addresses the policy objectives as mentioned in Chapters 2, 3 5, 6, 7, 8, 9, 10, 11, 12 and 14 of the GCDP.

Vol. 2 of the GCDP is the Galway MASP and it provides detailed information on the settlement hierarchy within the metropolitan area. The Galway MASP identifies six settlements outside Galway City that will accommodate the bulk of population growth in the Galway MASP area. Of these six settlements the proposed development is within the settlement boundary of Garraun. The Galway MASP projects Garraun to house a population of 1,258 within 503 residential units on an area approximately 14.38 ha in size (Figure 3). Based on these figures, a density of 35 residential dwellings/ha is required to house the population allocated to the settlement of Garraun.

Settlement	Census 2016	Population Projection	Residential Units	Potential Residential units within Town Centres	Quantum of Residential Lands required(ha)
Baile Chlair	1248	975	390	117	13.00
Bearna	1998	750	300	90	10.00
Oranmore	4990	1540	616	184	20.53
Garraun	*	1258	503	*	14.38
Briarhill	*	977	391	*	13.03

Figure 3: Galway MASP Population and Housing Allocations (Source: GCC, 2022)

The Galway MASP designates the land use zonings within the metropolitan area. The proposed development is zoned as 'Residential Phase 1' (Figure 5). The objective of the zoning is 'to protect, provide and improve residential areas within the lifetime of this plan'. The full description of the zoning is as follows:

'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.'

Section 3.1 of the Statement of Consistency outlines how the development proposal addresses the policy objectives as mentioned in the GCDP.

4.4 Garraun Urban Framework Plan

The Garraun UFP aims to create a settlement that is grounded in sustainable living through transport orientated development (TOD). The Garraun UFP earmarks the existing Oranmore train station, 400 m to the northeast of the proposed development, as a catalyst for development. Residential and transport developments will be orientated toward the Oranmore train station by prioritising non-motorised transport and public transport infrastructure. The viability of a TOD is dependent on high to medium residential densities and a diverse mix of land uses. Therefore, the Garraun UFP proposes high to medium residential densities (Figure 5) for the Garraun settlement and a variety of eight land use zonings (Figure 4). The Garraun UFP contains 10 policy objectives which serve as guidelines for future development within the settlement. The development at the subject site will address the following objectives of the Garraun UFP:

- GUPP 1 – Residential Development
- GUPP 4 (GUPP 3 in text) – Community Facilities
- GUPP 5 (GUPP 4 in text) - Open Space, Recreation and Amenity
- GUPP 6 (GUPP 5 in text) - Transport Infrastructure
- GUPP 9 (GUPP 7 in text) - Constrained Land Use
- GUPP 11 (GUPP 9 in text) – Specialist Housing
- GUPP 12 (GUPP 10 in text)– Urban Framework Plan Integration

Section 3.2 of the Statement of Consistency outlines how the development proposal addresses the policy objectives as mentioned in the Garraun UFP.

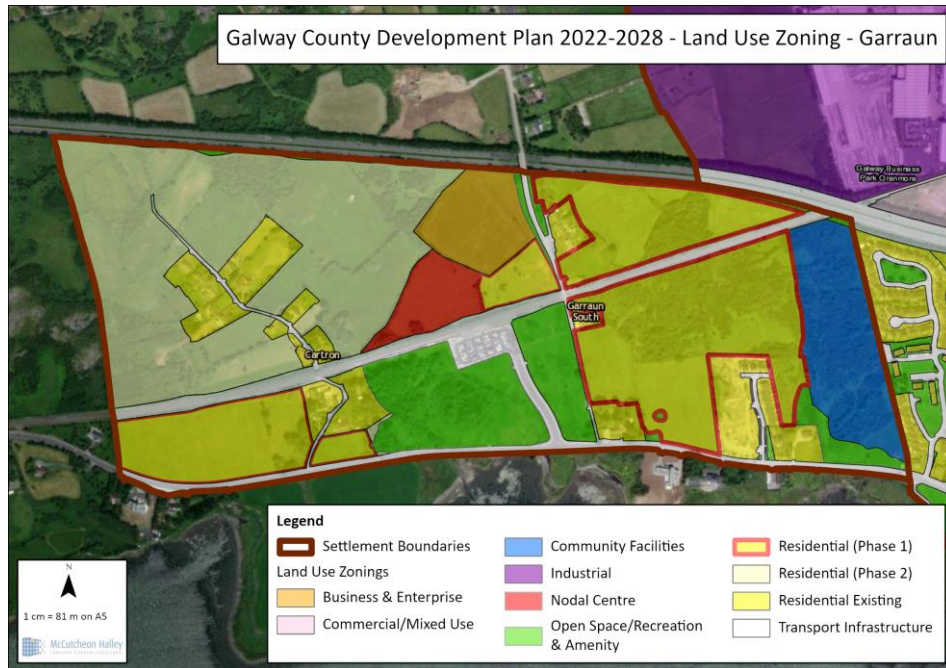


Figure 4: Land Use Zoning - GCDP 2022-2028 (Source: GCC, 2023)

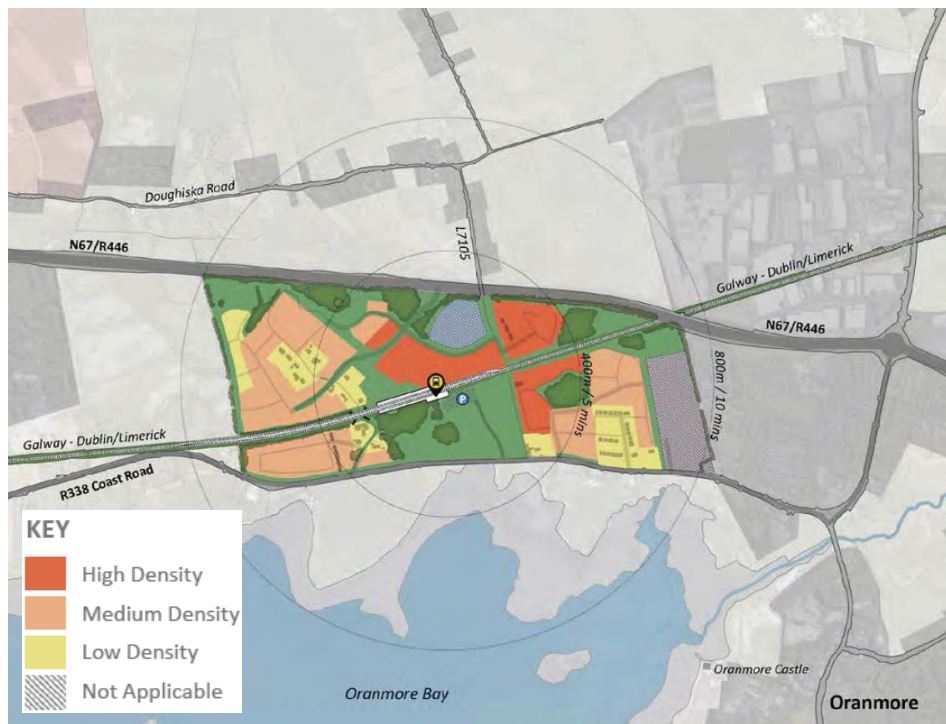


Figure 5: Residential Density Allocations - Garraun UFP (Source: GCC, 2022)

5. Assessment

The proposed development involves the construction of 171 no. residential units, a crèche, play/amenity areas, and all associated ancillary development works at Oranmore, Cartron, Galway County.

The proposed development will see the creation of a new community in this area and will promote compact growth in a location where it can be served by public transport, walking, and cycling. It will provide residential development which is appropriate to its setting and of high-quality architectural value and quality, which is viable in development terms and will be attractive to buyers seeking quality family homes in the area.

The format and design of the subject planning application has been developed in consultation with the relevant departments of the GCC. The proposal will serve as a catalyst for sustainable residential development for the settlement of Garraun. The following are the key issues we consider relevant in the assessment of this proposal.

- Compliance with Current Planning Policy
- Appropriate Assessment
- Environmental Impact Assessment
- Part V Proposal
- Childcare Provision
- Recreation, Amenity and Open Space
- Traffic Impact, Access & Connectivity
- Service Infrastructure
- Phasing
- Flooding

5.1 Compliance with Planning Policy

The proposed development is aligned with national policies as it is a compact sustainable development that will deliver residential densities at 39 dwellings/ha which is above the 35 dwellings/ha minimum density threshold as outlined in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) and the GCDP. In this context, it is important to point out that the subject site borders Galway City to the west and is less than 2km from Oranmore town centre. A good range of community/commercial services are close to the site including shops, public transport stops, and healthcare services (Figure 1).

The proposed development is consistent with the general focus areas and key principles of the GCDP as it aligns with objectives as outlined in Section 3.1 in the Statement of Consistency. This is stated as the development at the subject site addresses the need for housing with sustainable design principles at its core and a focus on placemaking that is people centred. At a strategic level, the proposed 171 no. units will contribute more than a third (33.9%) to the Galway MASP housing targets for Garraun, while also

delivering much needed high-quality dwellings to meet existing market demand in the short to medium term.

The proposed development is aligned with the relevant objectives in the Garraun UFP, as it relates to the land use zoning, open space creation and density. Section 3.2 of the Statement of Consistency details each of the objectives stated in the Garraun UFP.

The proposed development is on lands zoned for residential use and it is considered that the proposed development complies with the zoning objective for the site.

Proposed Housing Mix and Density

The proposed development consists of 171 no. units at a density of 39 dwellings/ha comprising of:

- 16 no. 1-bedroom maisonette units
- 4 no. 2-bedroom duplex apartment units
- 71 no. 2-bedroom mid terrace units
- 70 no. 3-bedroom end of terrace/semi-detached units; and
- 10 no. 4-bedroom semi-detached units.

The proposed mix of house types consists of maisonettes, duplex apartments, mid- and end-terrace houses, and semi-detached houses which will add to the existing and permitted housing types within the area.

We submit that this proposal for 171 no. residential units will assist in fulfilling the Council's objective of delivering more housing and contribute to alleviating the current housing crisis. The proposed development incorporates a good mix of housing types that reflect the current demand for housing. The scheme proposes a mix of 4-bed, 3-bed, 2-bed, and 1-bed units to provide housing across all age groups. The housing mix supports future population growth for both small and larger families, as well as couples and single occupants. The high proportion of 2 and 3 bed units, reflects the trend towards smaller household sizes and will ensure there is a variety of household options for the population. The inclusion of 16 no. 1-bed units in the current proposal will ensure that there is a variety of household sizes available without also saturating the area with only smaller units. Overall, it is considered that the housing mix proposed is appropriate for the area and its population.

At present, the site is a greenfield site, and the proposed development would create a net residential density of 39 dwellings/ha. This can be achieved without compromising the residential amenity of the area. This density is in line with the provisions of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), the GCDP, Galway MASP and the Garraun UFP, which aim to encourage higher densities.

The proposal of 171 no. new dwelling units on the subject site at Garraun presents a better and more sustainable use of the land than the alternative

of no dwellings and the site remaining undeveloped. This proposal aims to increase density and assist in meeting the objective of delivering more housing within the Galway MASP area.

At a strategic level, the proposal will contribute to the realisation of housing targets in Oranmore by delivering much needed high-quality dwellings to meet existing market demand in the short to medium term. The proposal will also help to achieve the objectives of the National Planning Framework which promote compact growth and seek to deliver at least 40% of all new homes within the built-up footprint of existing settlements (NPO 3a).

We submit that this proposal for 171 no. residential units will assist in fulfilling the Council's objective of delivering more housing and contribute to alleviating the current housing crisis. The proposed development on the subject site at Oranmore presents a better and more sustainable use of the land than the alternative of no dwellings and the site remaining undeveloped.

A Statement of Consistency (SoC) by McCutcheon Halley Planning is submitted in support of the subject planning application. The SoC provides a comprehensive assessment of the proposed developments' consistency with the relevant planning policy documents at national, regional, and local levels. The main body of the SoC provides both a narrative outlining how the proposed development is in compliance with the relevant planning policies, while section 2 and 3 of the SoC provides a breakdown of each of the relevant planning policies/objectives and guidance. The following are covered in the report:

- Context and Principle of the Development
- Density and Housing Mix
- Layout
- Landscape and Amenity
- Sustainability

The SoC concludes that the proposed development is consistent with the general and specific objectives of the GCDP and Garraun UFP for the area. The density of the proposed development is in line with that identified for suburban/urban extensions in the Compact Settlements Guidelines for Planning Authorities (2024). The scheme is also in full accordance with the other policies of the GCDP and Garraun UFP.

5.2 Appropriate Assessment

Article 6.3 of the Habitats Directive 92/43/EEC requires that an Appropriate Assessment (AA) should be carried out where plans or projects may have a significant effect on the conservation objectives that would ultimately affect the integrity of Natura 2000 sites.

A Stage One AA Screening Report and Natura Impact Statement (NIS) for the proposed development has been prepared for the subject development by Enviroguide and is submitted in support of this application to GCC.

This report concluded that, the proposed development could indirectly impact the European Sites of Inner Galway Bay SPA and Galway Complex SAC.

Therefore, the AA concludes that an NIS for the proposed development is required.

There was thus a requirement to proceed to Stage 2 of the AA process and a NIS has been prepared and accompanies this submission. The NIS concludes that the proposed development will not have an adverse effect on the integrity of the European sites identified from the AA, individually or in combination with other plans and projects. However, this prefaced by implementation of the avoidance and mitigation measures as outlined in the NIS.

5.3 Environmental Impact Assessment

In accordance with the Planning and Development Regulations 2001, and current government and European Union guidance, the planning authority must screen the proposed development for Environmental Impact Assessment Report (EIAR) and decide whether the planning application for the proposed development does or does not require an EIAR.

Part 1 and Part 2 Schedule 5 of the Planning and Development Regulations, 2001 defines the categories and thresholds of developments requiring an EIAR. We consider that the most appropriate threshold against which the proposed development should be assessed is Section 10 Infrastructure Projects, which specifies that a project involving urban development of 10 ha or greater in a built-up area or 20 ha elsewhere would require an EIAR.

The subject application seeks permission for 171 no. units on a site measuring 4.53ha and located outside a built-up area. Therefore, an EIAR would not be required as the size of the site is below the specified threshold of 10 ha. However, an EIA Screening Report for the proposed development was prepared by Enviroguide and supports the LRD application.

5.4 Part V

Part V, s.96 of the Planning and Development Act 2000 (as amended) applies to this application. As highlighted above, the proposed development consists of 171 no. units. Under the amended Planning and Development Regulations (2015), pursuant to Part V. s.96 of the Planning and Development Act 2000 (as amended), 20% of all new residential developments are required to be made available for social housing.

The applicant proposes to meet the site-specific Part V obligation through the transfer of 34 no. dwellings on site specifically:

- 4 no. 1 bed units
- 21 no. 2 bed units
- 8 no. 3 bed units
- 1 no. 4 bed units

These units will be dispersed around the proposed development and will be developed through each of the phases of development. A Part V Layout and an assessment of the 'Part V Costs Methodology' are submitted as part of the planning application documents. Please refer to DWG Ref. CAR-ZZ-LZZ-DR-

JFA-AR-P1101 - Proposed Site Layout Plan - Part V by John Fleming Architects for further information.



Figure 6: Part V Layout for Proposed Development

5.5 Childcare Provision

Appendix 2 of the 'Childcare Guidelines for Planning Authorities' establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas (Paragraphs 2.4 and 3.3.1 refer). One facility providing a minimum of 20 childcare places is a reasonable starting point in this regard. The guidance acknowledges that other case specific assumptions may lead to an increase or decrease in this requirement.

The proposed development consists of 171 no. units and makes provision for a 48 no. spaces crèche facility. The proposed development is estimated to generate a maximum of 17 no. crèche spaces. Therefore, the development will add a minimum of 31 no. childcare spaces to the childcare capacity of Galway County. The proposed crèche is in an easily accessible part of the site and will be of adequate size to cater for the needs of the proposed development. Estimates on the total number of children, childcare space, primary school enrolments, and post-primary school enrolments is provided in the estimated development yields reports accompanying this LRD application.

5.6 Recreation, Amenity and Open Space

The creation of a well-designed, high quality and coherent network of open spaces is essential for the delivery of a sustainable residential development. The landscape design has, where possible been guided and influenced by the topography, the ecology and aboriginal appraisal of the lands and

surrounding environment. Root protection zones have been identified and considered as part of the landscape design. Native plant material has also been considered for the scheme, in part, to improve the overall biodiversity of the site. The inclusion of pollinator plants as part of the species mix will be a focused element of the planting palette. A copy of all planting material is available in the documents provided by Simon Ronan Landscape Architects.

The biodiversity potential of the site will be enhanced by providing significant specimen tree planting across the site including open space trees, street trees, garden trees and screen planting. Native hedge planting will be used to fill any gaps along the site boundaries.

The scheme is designed to create a series of public open spaces linked together with pedestrian and cycle friendly routes (Figure 7). Pedestrian/cycle connectivity between the proposed large open space areas, and the smaller play areas are formalised with footpaths enhanced with pocket green areas, planting, trees, and seating. These open spaces collectively function as nodes of recreation to the development and will contribute positively to the quality of life of future residents. In terms of open space provision, the open space area comprises approximately 14.3% of the total gross site area.

Care has been taken in relation to the proposed layout to ensure that each residential unit within the development will have a high standard of residential amenity and privacy. This has been achieved by carefully considering the location and orientation of each dwelling, as the design makes provision for generous separation distances between residential units. Windows have all been sited to prevent overlooking into adjacent private gardens. The proposed dwelling units each have a private rear garden that are dual aspect and have a 16 m separation distance is consistent across the site between opposing first floor rear windows. The layout of the proposed development provides for the clear distinction between public, communal, and private areas which is achieved through changes in surface material as well as planting along dwelling boundaries.

The provision of permeability and improved overall pedestrian movement is one of the core principles of the site layout design. This core principle is coupled with the design objective to provide designed landscape amenity areas which offer comfort, passive supervision, ease of access in terms of the varying age groups and levels of mobility and a safe amenity space for all end users.

Second to the core principle of design is the development of a palette of materials for both hard and soft landscaping to both the amenity lands and the streetscape.



Figure 7: Landscape Master Plan prepared by Simon Ronan Landscape Architects.

5.6.2 Open Space Hierarchy

The following key elements have been considered as part of the open space detailed design and the protection and overall reinforcement of the sites "Green Infrastructure".

- Create a pedestrian & cycle path network through the site which can be extended over time.
- Provide open space that is overlooked and framed by the residential units providing an attractive setting and passive surveillance.
- Incorporate the objectives of planning policies for the area.
- Public open spaces with high amenity and visual values, to facilitate both active & passive recreation.
- Promote ecology & biodiversity through the retention and enhancement of existing natural features.
- Respond to both the existing landscape and potential future development by retaining the existing landscape features where appropriate and facilitating linkages through the proposed development.

5.6.3 Amenity/Open Space Provision

As part of the overall amenity provision, it is proposed that several accessible and usable public open spaces with excellent passive surveillance will be provided within the proposed development. The 6,282.5m² public open space proposed constitutes 14.3% of the site area. It is considered the quantum of open space being provided complies with the requirements of the GCDP.

The open space is provided in 4 different spaces dispersed throughout the site. These spaces have been designed to be age-friendly and provide a

variety of uses and spaces including active, formal, and natural play areas, and seating areas.

The largest open space area is located centrally within the site with a pathway provided through it, connecting the spaces, and providing an alternative pedestrian route through the site (Figure 8). A second large open space area is located to the south of the site. The remaining open space and amenity areas are smaller pockets of open space dispersed throughout the site.

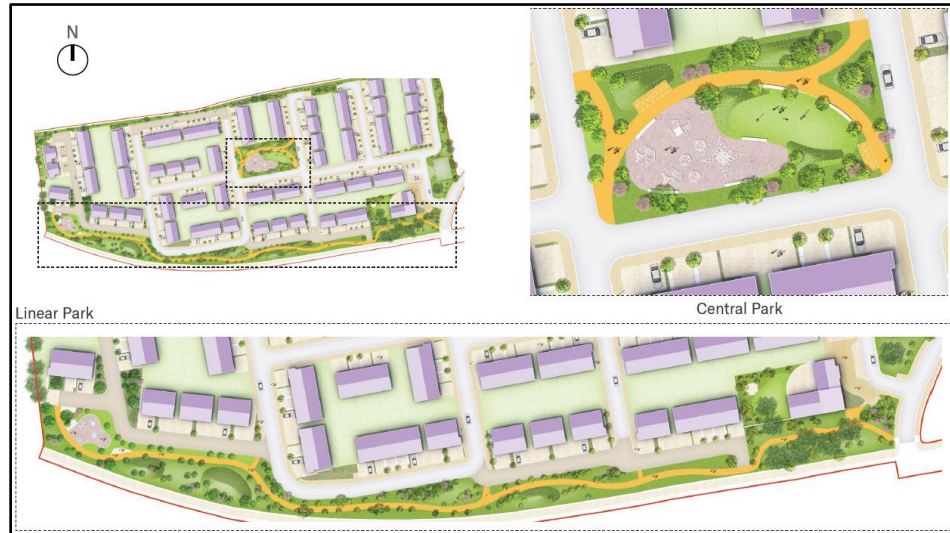


Figure 8: Focal Areas within the Landscape Plan prepared by Simon Ronan Landscape Architects.

5.6.4 Softscape Strategy

The softscape strategy for the scheme has aimed to provide a landscape structure of specimen trees, robust ornamental shrubs, and hedge planting to soften and compliment the appearance of the built elements whilst also enhancing the setting of the residential units.

The approach is to retain the site assets where possible, including the existing hedgerows and trees. Due to the nature of their function, as agricultural field boundaries, there has been minimal maintenance during their lifetime to date. With consideration to their future use as prominent landscape features for a new community, appropriate tree works will take place to ensure successful progression of the hedgerow takes place.

The proposed softscape strategy also includes specifying indigenous and pollinator friendly plant species where appropriate.

Each dwelling houses is provided with a private garden space to the rear of the dwellings and each duplex/apartment unit will have a private amenity space in the form of a balcony/patio area.

5.6.5 Main Entrance - Arrival Space

The main entrance point is located to the east of the site. It is proposed to retain the existing hedgerow and trees along this boundary where possible and manage same to maximise their ecological values.

The following is also proposed as part of the access and circulation to the site:

- Shared surfaces / raised tables to enhance the amenity value of the public open space, regulate traffic speed and facilitate pedestrian friendly corridors through the proposed development.
- Discernible road hierarchy through the proposed scheme.
- Design concept to provide a flexible path network which can be extended over time.
- Formal entrances & associated boundary treatments to make a positive contribution to the aesthetic value of the Proposed Spine Road and provide a sense of place & arrival at the access points to the proposed development.
- Neighbourhood and local play areas located throughout the scheme for ease of access for future residents.

5.6.6 Integrated Open Spaces

There are a series of open spaces interwoven throughout the proposed built scheme. The recreational infrastructure required in a proposed scheme of this size, was carefully considered during the design and layout of the open spaces associated with the proposed development. The open spaces are defined and overlooked by the built elements to provide passive surveillance, whilst shared surface access roads and raised tables facilitate safe and convenient access for future residents.

Other landscape elements such as tree and shrub planting, together with robust seating and lighting have been incorporated throughout the development to ensure that the recreational infrastructure which forms an integral part of the proposals is aesthetically pleasing, functional and welcoming for children of all groups in a safe and stimulating environment.

5.7 Traffic Impact, Access & Connectivity

A Traffic and Transportation Assessment was prepared by NRB Consulting Engineers and accompanies this LRD application. The vehicular access to the proposed development is facilitated via a local road (L-71051) that runs along the eastern boundary of the site. The local road forms a T-junction with Coast Road (R338). This road is a regional road offering direct access to Galway City to the west and Oranmore settlement to the east. Within the scheme a hierarchical road network of streets and home zone areas have been designed in accordance with the principles of the Design Manual for Urban Roads and Streets (DMURS).

Vehicular routes through the site will be calmed through various design measures including alignment, to reduce traffic speeds, with horizontal and vertical deflections introduced as required.

A design speed limit of 30km/h has been applied throughout the development in accordance with the DMURS (function – local road, context – neighbourhood, pedestrian priority). The site layout has also been informed by the DMURS and provides a network of streets, pedestrian priority areas and traffic calming.

The proposal provides connectivity for pedestrians, cyclists and vehicles with routes provided throughout the site and connecting to the existing transport routes along the boundaries of the site. Pedestrian connections are provided between the areas of the site which will ensure residents will have good access to all open space areas within the development. These internal connections are highly overlooked.

The internal transport network will promote non-motorised transport within the proposed development and encourage walking and cycling connections to the Oranmore train station. Thereby, minimising the need to use private vehicles, particularly for shorter journeys.

In terms of car parking, the proposed development will provide 269 no. spaces. The car parking for the houses is provided in the curtilage of the house and the car parking for the Duplexes and apartments are provided in a communal parking area. In terms of cycle parking, access to the rear gardens is provided to most of the proposed houses. The mid-terrace houses will be provided with in curtilage bike stores to the front of the dwelling for 2 no. bikes. This parking provision is considered appropriate for the proposed development.

5.8 Service Infrastructure

This application is accompanied by a Confirmation of Feasibility (please see engineering material by AKM Design). This correspondence letter highlights that both wastewater (foul) and potable water supply connections are feasible for the proposed development. The servicing and access arrangements are outlined in the attached report by AKM Design. This report was aided by the inputs received from Uisce Éireann during consultation on the existing capacity of the potable water and sewerage networks servicing the area.

In terms of **wastewater (foul) treatment**, Uisce Éireann indicated that foul service for the development would need to be provided via a new pump station and a rising main which will connect to an existing foul manhole located approx. 900m east of the subject site. Construction of the rising main and any offsite foul drainage works will be undertaken by Uisce Éireann directly. A confirmation of feasibility has received from Uisce Éireann which is attached as an appendix to engineering report prepared by AKM Design.

In relation to **water supply**, a new connection will be made from the existing 350mm diameter asbestos watermain under the Coast Road south of the subject site. Uisce Éireann have issued a Confirmation of Feasibility for connection to the public water mains. Refer to Appendix D of the engineering report prepared by AKM Design.

Both the wastewater (foul) and water supply are subject to a confirmation off feasibility from Uisce Éireann which is included within AKM Designs report.

In relation to **surface water drainage**, it is proposed that all surface water runoff is dealt with through infiltration to ground within the site. This will be achieved through a combination of high-quality Sustainable Urban Drainage Systems (SuDS) measures designed to attenuate and infiltrate stormwater runoff. It is proposed that a tiered approach is applied to the management of runoff. The first tier is where initial runoff is intercepted through SuDS components such as soakaways and drainage swales. The second tier directs positive runoff from hardstanding areas in larger storm events to the public network to be stored and infiltrated through a series of infiltration trenches in public open space areas.

5.9 Phasing

It is proposed to construct the proposed development over 2 sub-phases. These sub-phases are shown on the Phasing Drawing included with this application prepared by John Fleming Architects. The phasing plan ensures that the development is aligned to the TOD-centred development that underpins the Garraun UFP, as it the eastern half of the site will be developed first. Thereby, ensuring that a link between the site and Oranmore train station is fostered.

5.10 Flooding

A Site-Specific Flood Risk Assessment (SSFRA) has been completed by AKM Design. This assessment of the site-specific flood risk assessment; found no record of historic flooding at the site. Flood Maps prepared as part of the CFRAM study indicate that the site lies within Flood Zone C. Therefore, no justification test was necessary, and the proposed development is deemed as appropriate development. Finished floor levels of dwelling houses on the proposed site will be on average 650mm above existing ground level which will provide additional freeboard against the nearby high water predicted flood levels. No compensatory flood storage is required because of an increase in site levels as the site does not currently provide any flood storage based on current predicted flood levels for the level of protection required by planning guidelines. Should the high-end future scenario take place and a 1 in 1000yr storm event, no vulnerable part of the development would be subject to flooding. In this scenario, any water displaced by the raising of levels within the site would be contained within open ocean and would not result in a sea-level rise or an increase in the risk of flooding elsewhere. There are no EPA listed water courses in the vicinity of the site. Therefore, the assessment recommends incorporating appropriate SuDS principles to ensure that any surface water that may accumulate on the site is managed sufficiently and sustainably while discharging in a controlled manner via infiltration to the ground below.

6. Design Approach

6.1 Connections

Connectivity is a core design principle for the proposed scheme. The proposed site layout focuses on the creation of distinctive streetscapes with different widths and parking formations that helps generate a highly efficient scheme and assists our vision of placemaking. The development has been divided into distinct character areas. The building type and use of materials contribute to creating distinct character areas within the site. This will help to create a sense of place and a high level of legibility throughout the scheme.

One of the main considerations of the scheme was the introduction of a hierarchy of internal streets with the Primary Access Street running through the development.

Secondary Access Streets will serve other dwellings within the site and connect them to the Primary Access Street. Shared Surface Streets have been introduced in locations to prioritise pedestrians and cyclists within the development.

The comprehensive network of pedestrian/cycle routes running through the scheme emphasises pedestrian and cyclist access throughout the site. The permeability of the development has been carefully considered both internally and externally. Internally, by ensuring the internal footpaths link the different areas and make the site accessible to all. Externally, by connecting to the wider area at several locations.

The internal road layout is designed to control traffic speeds using cul-de-sacs as well as subtle changes of alignment. These measures will act to slow vehicular traffic by decreasing the driver's perception of acceptable speeds and encourages the use of the roadway as a shared space for play. The layout is designed to provide a safe and secure arrangement of movement for the future residents.

In the wider urban context, connectivity focuses on the accessibility to the wider Oranmore area. The site also benefits from connections to public transport. The proposed development allows for pedestrian and cycle connection to the north, west, east, and south of the subject site.

6.2 Inclusivity

The proposed dwellings offer a broad range of accommodation choice, in terms of both unit size and configuration. Open spaces are designed to provide facilities for all age groups and support outdoor activities.

The predominant form of development in the vicinity of the site is detached, semi-detached and townhouse units. It



is proposed as part of this application to introduce a wider range of dwelling types and sizes to encourage a more varied population and permit a greater level of mobility within the local area, for example first time buyers, traders-down, persons with disabilities, etc.

This will be achieved through the provision of 1 and 2 bed apartment and duplex units and two, three and four-bedroom housing units comprising of terrace and semi-detached units.

The proposed development will also contain a range of public and private amenity space with a central open space provided in the heart of the development, a large open space area to the south and several smaller open space areas throughout the site. This will include passive open space evenly distributed through the scheme and active spaces with a range of age-appropriate equipment.

The housing density and grain of the proposed development supplies a mix of house types and sizes for households of different needs. The generous design and layout of the dwellings enables easy access to all including individuals with special needs. There are generous areas of public open space within the development which are overlooked by units. The design of the development will provide a positive aspect for all.

Paved footpaths are planned throughout the proposed development and are fully accessible to all types of pedestrians. Access to the public open spaces has been provided by using the appropriate pedestrian infrastructure to ensure that the open spaces are accessible to all.

6.3 Variety

In accordance with the zoning the proposed use is primarily residential. The focus therefore is to provide a variety of homes for all age groups to allow all-day activity in the neighbourhood. The proposed layout of 171 no. dwelling units consists of a range of different dwelling types and sizes, adapted to reflect the specific setting. These sizes focus on providing affordable homes for the area. The site layout is arranged to exploit views within the site and provide passive surveillance over open space and public areas. As can be seen from the site layout by John Fleming Architects, different dwelling sizes are proposed (1-, 2-, 3- and 4-bedroom units) to provide a range of household sizes and needs.

The inclusion of 1-bed units as part of this scheme is important for single occupancy and couples for which there is demand, while the provision of 2, 3 and 4-bed units caters for varying family sizes.

The central open space and area to the south is an important feature of the development and encourages intergenerational mixing and activities, with an additional area throughout the scheme presenting further opportunities for play.

6.4 Design Approach

The proposed layout has been designed to function as a sustainable and successful residential neighbourhood drawing on the design guidelines within the Garraun UFP. The layout responds to the natural features that exist on site with the hedgerows and trees retained and integrated into the scheme where feasible.

The proposed layout includes 171 no. residential units comprising of a mixture of 1, 2, 3 and 4-bed townhouses, semi-detached dwelling houses and duplex apartment units. The net density is 39 dwellings/ha which is in accordance with local and national guidelines.

The site has one proposed access point via a local road (L-71051) that runs along the eastern boundary of the site. The local road forms a T-junction with Coast Road (R338) which is a regional road. The scheme will provide a pleasant environment for individuals and families to live and will integrate with the wider area via Coast Road and Oranmore train station.

While the site is ideally located and will add much needed variety to the existing housing mix in Oranmore, there are site constraints which inform how the site can be developed. A key principle to the design was ensuring that all parts of the site were included in the overall masterplan for the site including the internal roadways and the pedestrian pathway/cycleways. These areas will be appropriately landscaped to allow for extra pedestrian activity throughout the site to ensure that there is a viable, active use in these areas. For this reason, these areas are included in the net developable area of the site even though their use within the overall scheme is restricted.

The open space and shared space areas are situated in locations which are highly visible and benefits from passive surveillance from the surrounding dwellings. Thereby, promoting a sense of safety and minimising the potential for anti-social behaviour. The orientation of the dwellings around the open space areas negates the opportunity for overlooking and privacy issues between dwellings as building elevations do not directly face onto each other. Privacy was also considered in setting the setback distances from the key transport infrastructure such as the railway line running along the northern boundary of the site which was informed by discussions with Irish Rail. The location of the open space and shared space areas also ensures accessibility and acts as an extension to the individual gardens and will aid in fostering a sense of ownership and community for future residents. The open space and shared space areas will be accessible from all dwellings via the footpath network throughout the estate.

The internal road layout is designed to control traffic speeds using cul-de-sacs and subtle changes of alignment. These measures will act to slow vehicular traffic by decreasing the driver's perception of acceptable speeds and encourage the use of the roadway as a shared space for play. The layout is designed to provide a safe and secure arrangement of movement for the future residents.

Distinct corner units with individual features address the main corners along the main streets and on the open spaces to provide distinctiveness to the site. The corner units have been designed to turn the corners, avoiding blank facades, and ensuring passive surveillance is provided on all streets and corners.

The proposed houses have all been sited to take advantage of natural light and heat. The units are all dual aspect and therefore will benefit from high levels of daylight and sunlight.

6.5 Character Areas

The development includes character areas, which evolve naturally around the primary open spaces and create neighbourhoods with their own distinctiveness. The site is divided into 2 no. character areas where each character area forms a different neighbourhood characterised by specific architectural and landscaped treatments. The elevational treatments and palettes have been considered alongside the existing development in the area to address the specific context, while allowing for a new identity to be created within the new proposal.

Further details regarding these character areas are providing in the Architectural Design Statement prepared by John Fleming Architects.

6.6 Housing /Proposed Density

A range of dwelling types and sizes and provided in the scheme at densities appropriate to the location of the site. These densities are in accordance with the relevant Ministerial Guidelines and the GCDP.

The proposed development comprises the construction of 171 no. residential units and all associated site development works with a density of 39 dwellings/ha which demonstrates an efficient use of the site. The scheme, which will create a new neighbourhood in this area, will provide a varied housing mix that will contribute positively to the urban fabric of Oranmore.

Table 2: Schedule of units.

Type	Number of Units
House Type M4 - 1 Bed Maisonette (type A1)	8
House Type M4 - 1 Bed Maisonette (type A2)	8
Duplex Apartment Type A2 - 2 Bed Apartment	4
House Type E1 - 2 Bed Mid Terrace	71
House Type D1 - 3 Bed End of Terrace	33
House Type F1 - 3 Bed End of Terrace (Side entry)	23

House Type C1 - 3 Bed Semi Detached	14
House Type B1 - 4 Bed Semi Detached	6
House Type F4 - 4 Bed Semi Detached (Side entry)	4

6.7 Schedule of Accommodation

A summary of the range of dwelling types and sizes proposed is in the Housing Quality Assessment and Schedule of Accommodation prepared by John Fleming Architects as part of this application.

6.8 Proposed Social Infrastructure

As part of the planning application submission a Social Infrastructure Audit (SIA) has been prepared which provides an overview of the social infrastructure provision in the area.

The SIA outlines numerous facilities in the surrounding area of the subject site and identifies shortages and opportunities to inform the concept of uses for the proposed development. The SIA concluded that there are ample social and community facilities (existing and proposed) within the study area and that the development of these lands is consistent with the objectives of the GCDP and Garraun UFP.

It is evident from the audit that there is a range of services, facilities and amenities located within the study area. These are accessible via foot, cycle and bus which have been considered within the design of the proposed development. As noted, the proposed development incorporates further measures of connectivity bridging the gap between infrastructure that is currently not available to ensure residents can access the rail station to the east.

A 48-no. child place creche facility has been proposed within the development. A childcare assessment was prepared to inform the proposed and outlined the future capacity within the area and/or likely to be generated by the proposed development. This assessment concluded that the 48-no. childcare facility would be sufficient to cater for the proposal, adding another facility to the area.

The LRD also includes significant amenity areas, and a cycle and pedestrian access will also be provided connecting to the existing rail station to the east.

6.9 Archaeology and Build Heritage

The subject site comprises an irregular shaped configuration and there are no recorded archaeological sites within the red line boundary. As part of this LRD application a detailed assessment of the archaeological and heritage considerations was prepared by John Cronin and is in support of the LRD application. The archaeological impact assessment found no evidence of significant archaeological features but does note that precautions need to be taken prior to the commencement of construction.

7. Detailed Design

7.1 Materials Palette

The buildings will use materials, proportions, and features that respect and enhance the existing local setting but express it in a more contemporary way. The materiality of the development has been considered to emulate and enhance the urban architecture within the locality. The materials and finishes within the development have been carefully selected for their durability and to ensure the overall efficiency of the design. The placement of the materials within the elevational treatments have been designed to give a distinctiveness to the proposal. The materials chosen will require little maintenance and allow for attractive and distinct areas for the end user.

Careful consideration will be given to the individual housing clusters and neighbourhood areas, balancing a palette of materials comprising a mix of white brick, stone finishings, wooden doors, and grey slates will offer a cohesive and mixed layout, whilst respecting the existing houses within the locality.

Variations in roof profile, fenestration and elevational treatments will ensure interest and variety throughout the development. Materials have been selected with a view to longevity, durability, and low maintenance in line with Building Regulations and include reference to BS 7543:2015 'Guide to Durability of Buildings and Buildings Elements, Products and Components'.



Figure 9: CGI view of the central park and surrounding streets and houses.



Figure 10: CGI view of a part of Cell A, showing the selected use of stone cladding in the facades. The creche is in the distance to the left.

7.2 Building Design Components

The external materials of the units were selected to have a positive contribution to the locality. A proposed mix of brick, stone finishings, wooden doors, and grey slates will provide for a contemporary development whilst respecting the existing buildings adjacent to the site. The buildings will be constructed of traditional construction methods, with external materials selected for their durability. The placement of materials, elevational treatment and feature treatment will differ in various locations throughout the site to create distinct character areas. Generous open space with landscaping will enhance the overall design of the estate. The design of the buildings and public space will facilitate easy maintenance.

There is a variation of unit type designs for this site. These units are dispersed across the site to offer interesting elevation treatment and avoid a monotonous 'copy and paste' approach.

7.3 Adaptability

All houses are designed in accordance with the "Quality Housing for Sustainable communities" document. Houses in the development can be easily adapted to the future needs of occupants.

The proposed dwellings are adaptable to respond to potential changing needs over their lifetime. Provision has been made to extend in the attic or in the back garden of properties.

7.4 Home Zones

Several shared spaces are provided throughout the development site. The shared spaces allow pedestrians and cyclists to have priority over vehicles. Different surface material treatments will be applied to the full length of the

home zones combined with no kerbing to further indicate pedestrian and cyclist priority.

7.5 Compliance with DMURS

The site layout has been designed to calm traffic naturally and ensure low driving speeds within the development minimising noise and air pollution. In addition, a range of measures including varying building lines, boundary treatments, street trees, frequent crossing points and junctions, horizontal deflections, tighter corner radii and shared surfaces have been adopted to ensure appropriate traffic speeds within the proposed development.

Changes of surface materials will inform drivers of a change in the hierarchy and notify motorists of shared surfaces, and raised tables are provided as pedestrian crossings. Shared surfaces have been located on some streets to promote more pedestrian/cyclist friendly and liveable streets. Reduced corner radii and carriage widths promote lower speeds on the shared surfaces. The pedestrian / cycle paths provided offer the most direct routes through the proposed development.

8. Conclusion

The subject development proposes a scheme of 171 no. dwelling units on lands identified within the settlement boundary of Garraun on lands zoned for residential development.

The proposed site layout by John Fleming Architects proposes a net residential density of 39 no. dwellings/ha, which is consistent with national, county, and local policy directives. Access to the proposed development is from local road (L-71051) running along the eastern boundary of the site. The development of these lands will provide an opportunity to supply new family homes to assist in delivering the additional housing units required to meet the projected population growth in the region, county, and metropolitan area.

The proposed development will create a sustainable and attractive residential development providing quality homes that are fit for modern households regardless of size or composition. The proposal will create a living environment that promotes the concept of 'neighbourhood' and promotes a sense of community within the different character areas of the Garraun UFP.

We assert that the proposed development at Carton, Oranmore, Co. Galway is consistent with all national, regional, county, and local policy objectives that apply to new LRDs on greenfield sites within metropolitan planning areas.