

BALLYBURKE

Proposed Neighbourhood Centre and Social Housing Scheme

Ordinary Council Meeting – Monday 13th May 2024

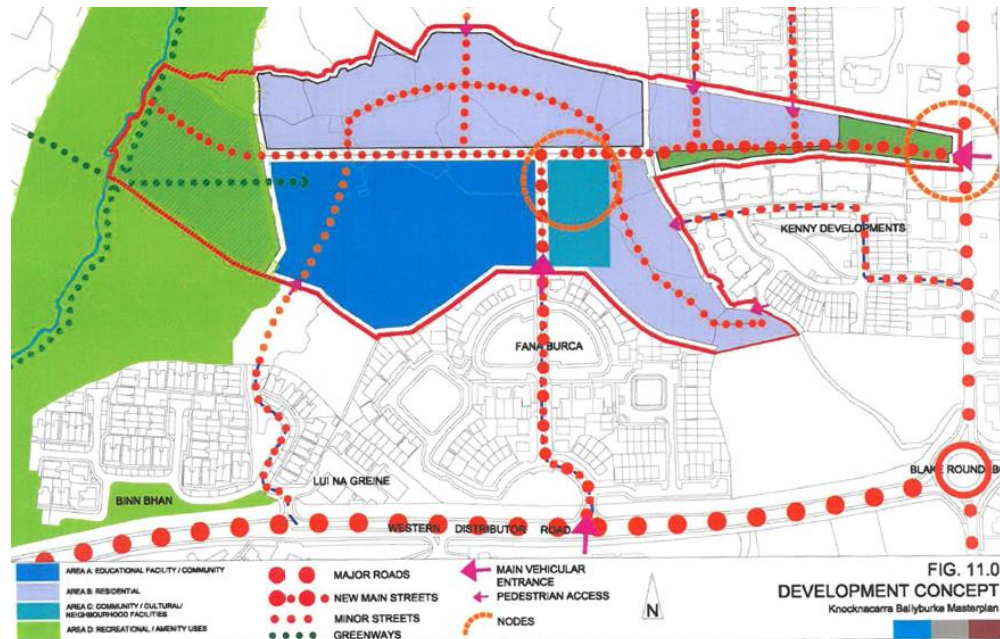


DESIGN TEAM

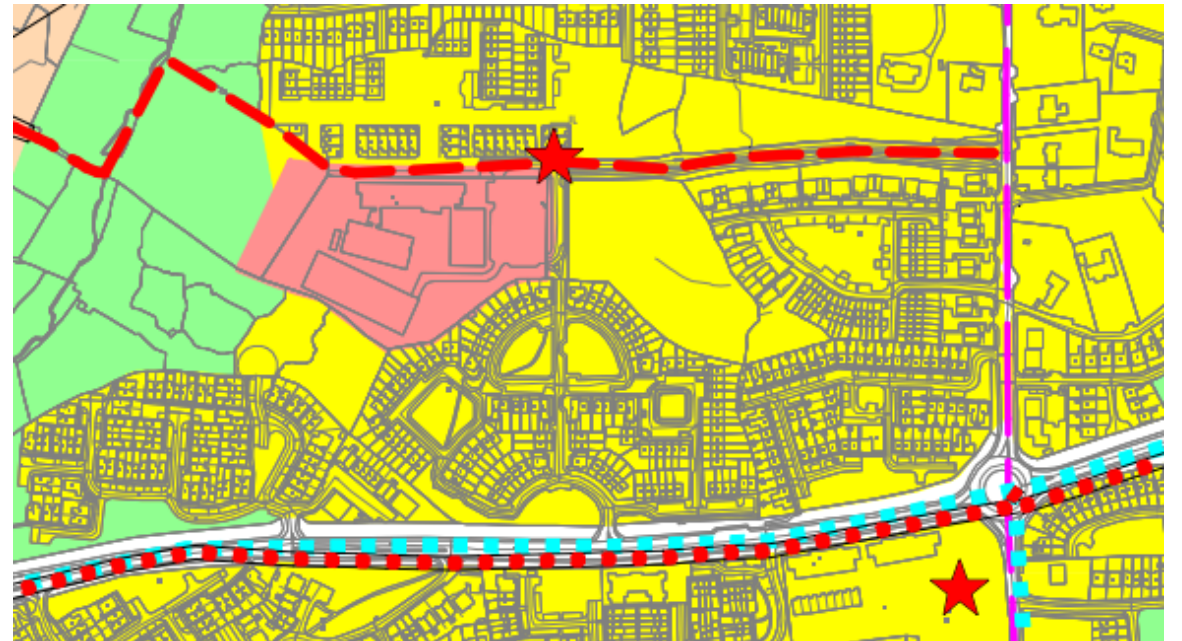
Architects | GCC Architects Department
Quantity Surveyors | Aecom
Structural & Civil Engineers | Coyle Kennedy
Mechanical & Electrical Engineers | Varmings
Landscape Architect | Dave Ryan
FSC / DAC Consultant | Ryan Associates
Ecologist | Envirico
PSDP | GCC

Master-planning

Zoned Residential with a Local Centre requirement



Above: Exert from draft Knocknacarra / Ballyburke Master-planning Study 2005

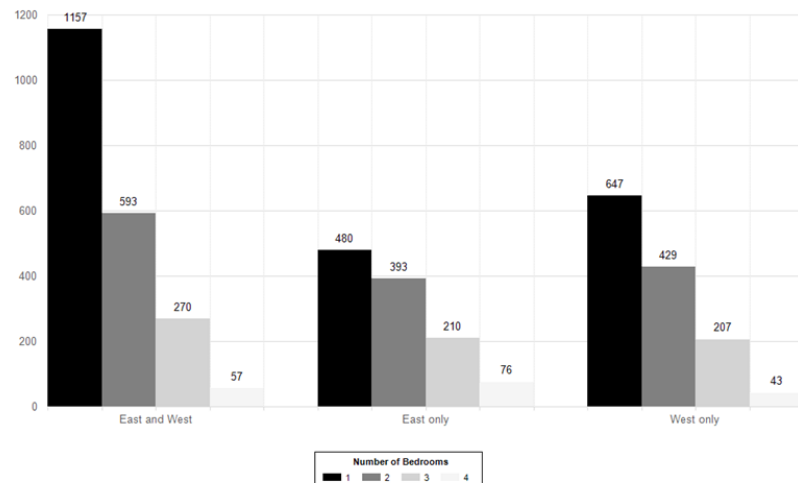


Above: Exert from GCC Development Plan 2023 – 2029 (Land Zoning & Specific Objectives)

Social Housing Need

Basis of Need	Galway City
Requires Rent Supplement to Provide for Accommodation Needs	287
Homeless, Institution, Emergency Accommodation or Hostel	102
Disability Requirement - Physical	50
Disability Requirement - Sensory	10
Disability Requirement - Mental Health	53
Disability Requirement - Intellectual	38
Disability Requirement – Unspecified	1
Exceptional Medical or Compassionate Grounds	1
Overcrowded Accommodation	13
Involuntary Sharing	177
Concluded that Mortgage is Unsustainable	3
	735

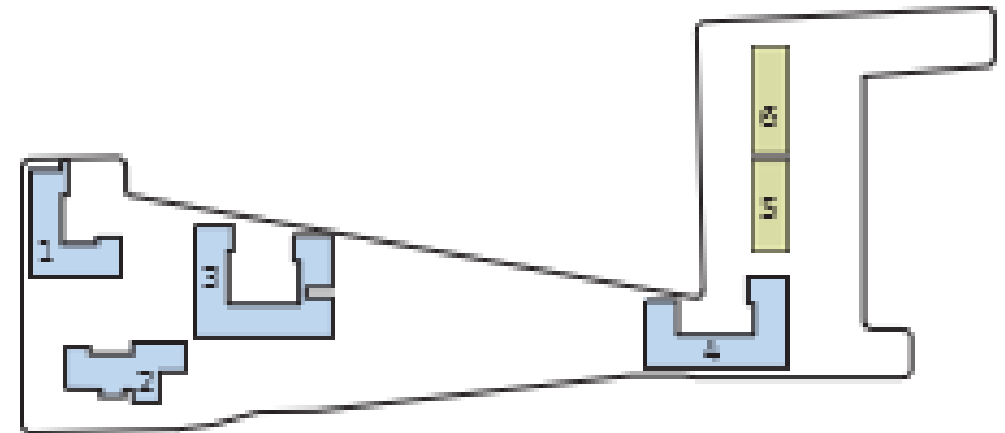
4562 on Housing Waiting List broken down by Areas of Choice and Number of Bedrooms



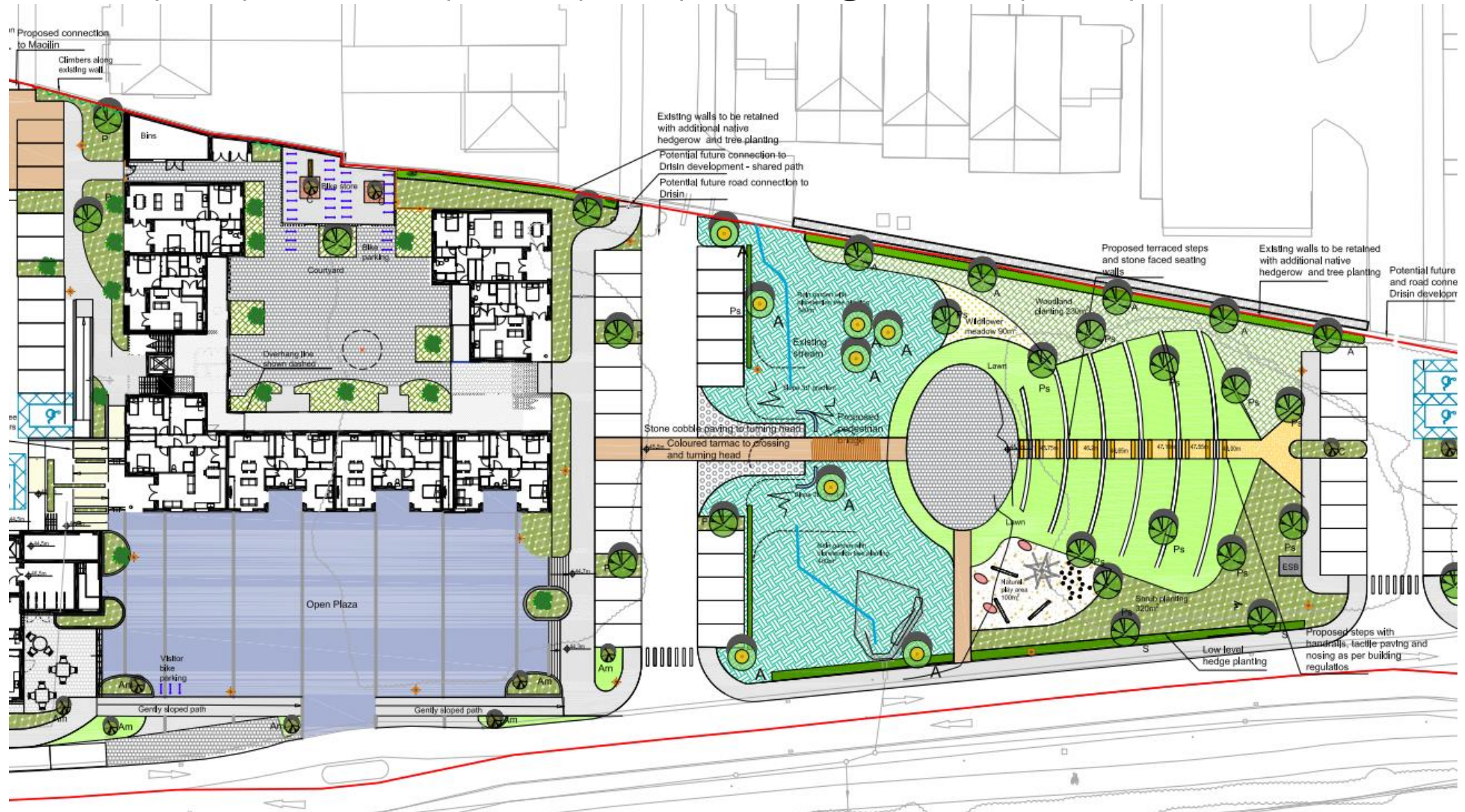
84 Homes proposed

40% UD/Age Friendly
Homes Proposed

Summary by Percentage		
Apartments		
25	1 Bed / 2 person	35%
6	2 Bed / 3 Person	8%
12	2 Bed / 4 Person	17%
16	2 Bed / 4 Person – Age Friendly Units	23%
2	2 Bed / 4 Person – Universal Design	3%
10	3 Bed / 5 Person – Universal Design +	14%
71		100%
Houses		
13	3 Bed / 5 person (Terraced House)	



New open plaza and public park providing 20% open space



Open Plaza Design



Public Park Design

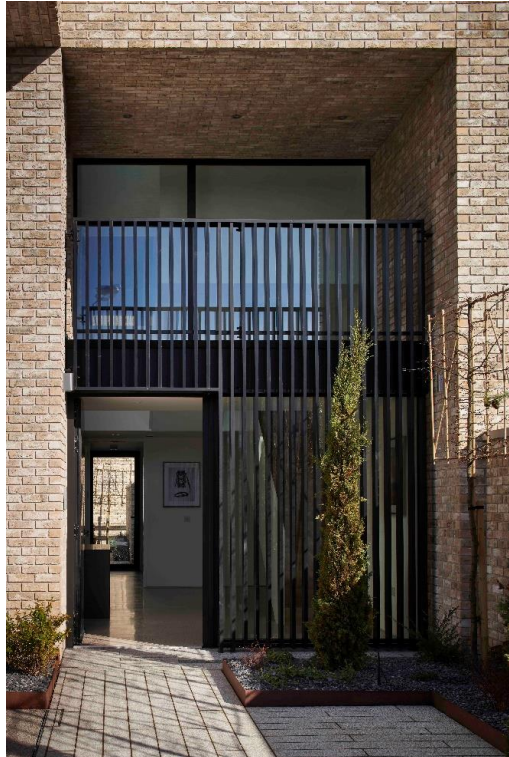


Semi-private courtyards

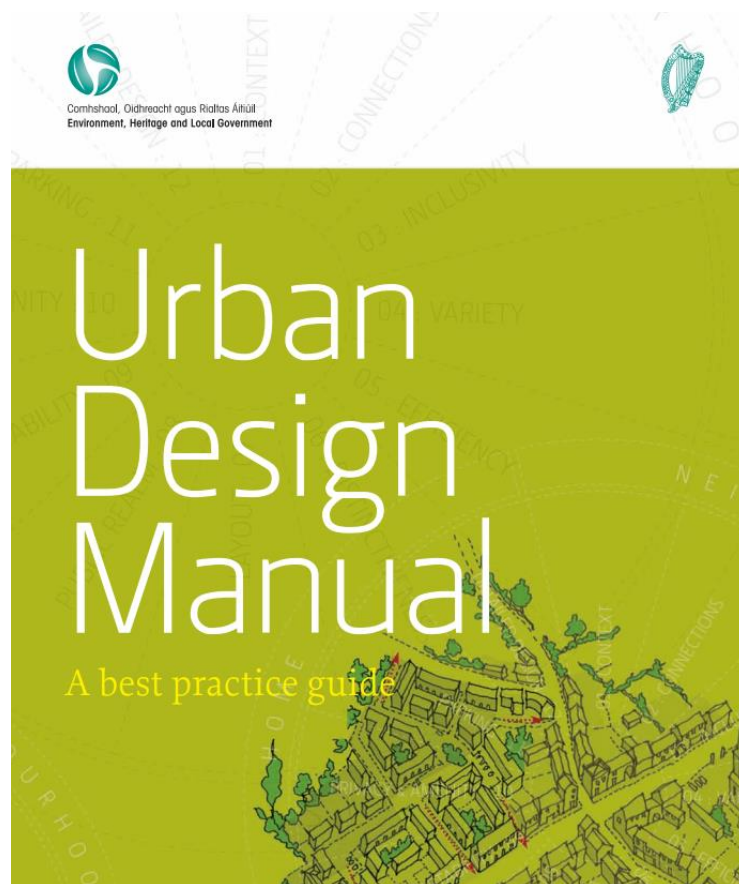
- Proposed semi-private courtyards to Blocks 01, 03 & 04 are additional open spaces that residents can utilise as spaces for congregating and meeting with their neighbours in an area directly adjacent to the entrances to their dwellings. These spaces will aim to provide a safe area where the proposed residents, of which many may be elderly and families, can mix and socialise within their community. They will provide further open spaces for children of the development to play and socialise in a safe environment.



Materiality



Urban Design Principles



Context How does the development respond to its surroundings?

Connections How well connected is the new neighbourhood?

Inclusivity How easily can people use and access the development?

Variety How does the development promote a good mix of activities?

Efficiency How does the development make appropriate use of resources, including land?

Distinctiveness How do the proposals create a sense of place?

Layout How does the proposal create people friendly streets and spaces?

Public Realm How safe, secure and enjoyable are the public areas?

Adaptability How will the buildings cope with change?

Privacy and Amenity How do the buildings provide a decent standard of amenity?

Parking How will the parking be secure and attractive?

Detailed Design How well thought through is the building and landscape design?

Design Guidelines



Rialtas na hÉireann
Government of Ireland

EMPLOYER'S REQUIREMENTS for Detail Design of Quality Housing

General Quality of Materials, Fittings and Finishes
for Social and Affordable Housing and Apartment
Developments, including Guidance on Preliminary
Items

Issue Revision 1, September 2020

Prepared by the Department of Housing, Planning and Local Government
housing.gov.ie

Quality Housing Design Series



Rialtas na hÉireann
Government of Ireland



Sustainable Urban Housing: Design Standards for New Apartments

Guidelines for Planning Authorities

Prepared by the Department of Housing, Local Government and Heritage
gov.ie/housing
December 2022

Quality Housing
for Sustainable Communities

Best Practice Guidelines for
DELIVERING HOMES
SUSTAINING COMMUNITIES



DELIVERING HOMES SUSTAINING COMMUNITIES

Statement on Housing Policy



Policy Documents

19

Comhairle Oideachais agus Rialtas Áitúil
Environment, Heritage and Local Government

PLANNING GUIDELINES

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)

May 2009

Rialtas na hÉireann
Government of Ireland

Sustainable Residential Development and Compact Settlements
Guidelines for Planning Authorities

Prepared by the Department of Housing, Local Government and Heritage
gov.ie

Rialtas na hÉireann
Government of Ireland

Urban Development and Building Heights
Guidelines for Planning Authorities
December 2018

28

Prepared by the Department of Housing, Planning and Local Government

PLANNING GUIDELINES

STAIÉAR DLÚS UIRBEACH AGUS AIRDE FOIRGNEAMH NA

GAILLIMHE GALWAY

URBAN DENSITY AND BUILDING HEIGHTS STUDY

September 2021

Allies and Morrison Limited

Comhairle Cathrach na Gaillimhe
Galway City Council

Building Height Study

- 2 storeys (31.5%) shown in yellow in diagram, located adjacent to the neighbouring northern estates.



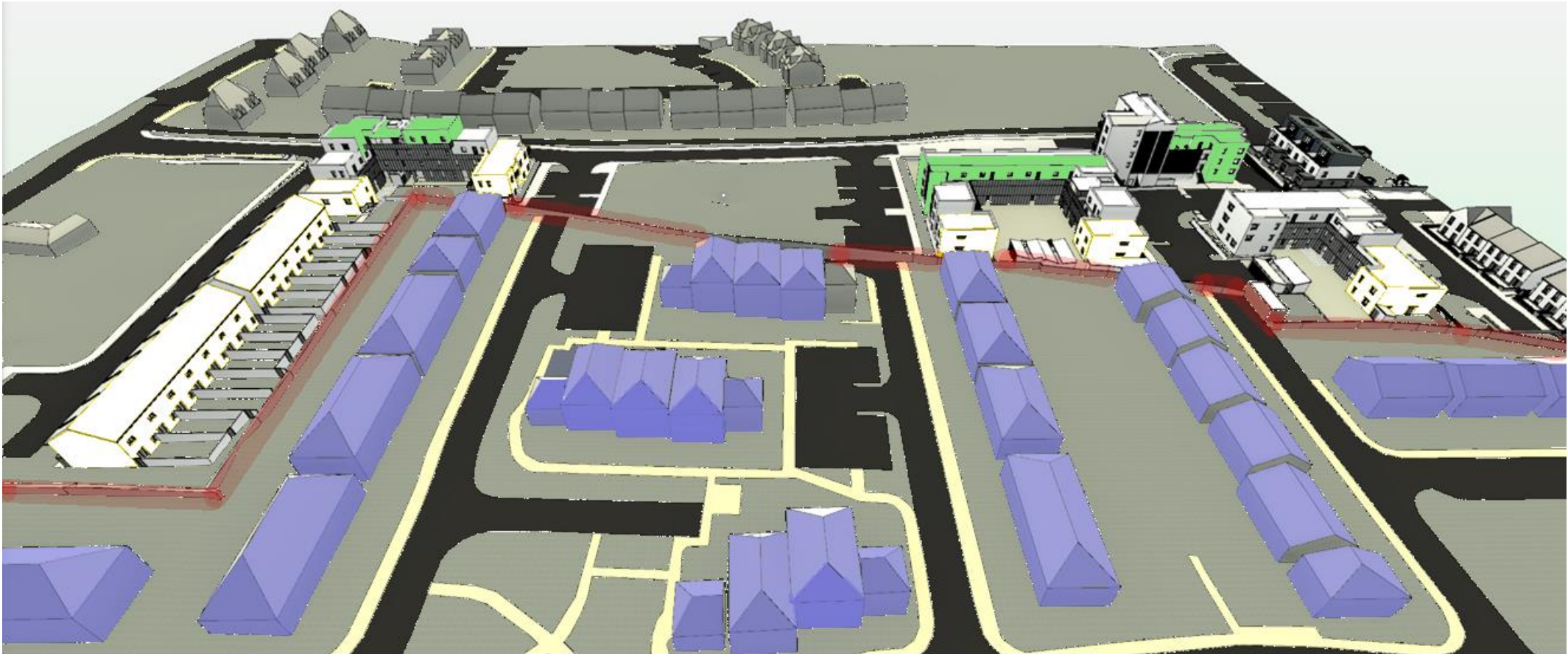
Building Height Study

- 3 storeys (19.5%) shown pink in diagram are divided among all blocks.



Building Height Study

- 4 storeys (38.5%) shown green in diagram, are located at prime areas in the scheme; at the entrance to the Ballyburke road and adjoining the local neighbourhood centre and plaza.



Building Height Study

- 6 storey block (10.5%) shown orange in diagram, is designed to create a focal point at the new neighbourhood centre and is located at the furthest possible point from the neighbouring estates to the North.

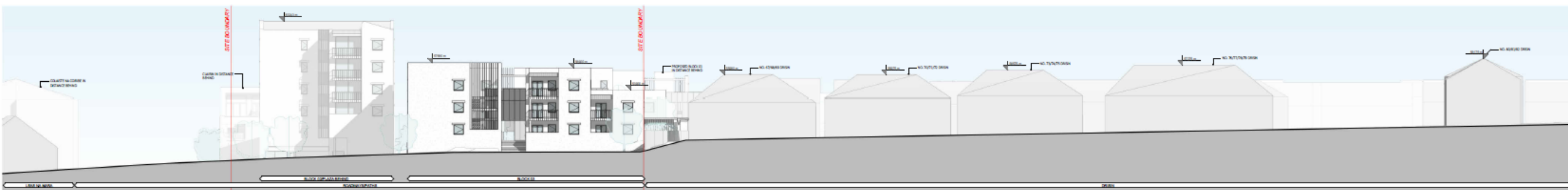


Building Height Study

- Total percentage of development over 4 storey = 4%

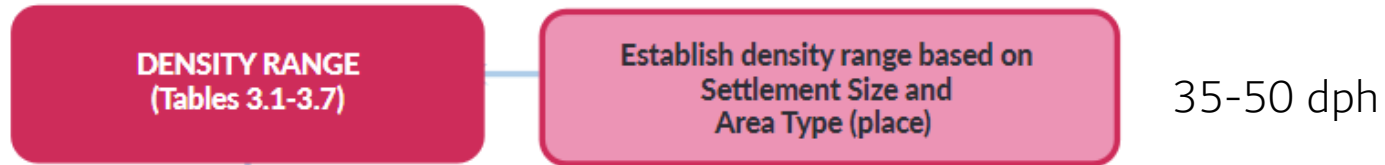


- There is no tall building that significantly exceeds the prevailing benchmark. This due to two main factors; topography and increase height in the area.
- Topography – Site Sections C-C and F-F below demonstrates the fall in ground level allowing for the increase in height to be mitigated.
- Steps down to two storey from adjoining estates
- Topography steps down
- Generally, 3 & 4 storey
- One section steps up to 6 story to mark 'Local Centre'
- Contextual with large school buildings

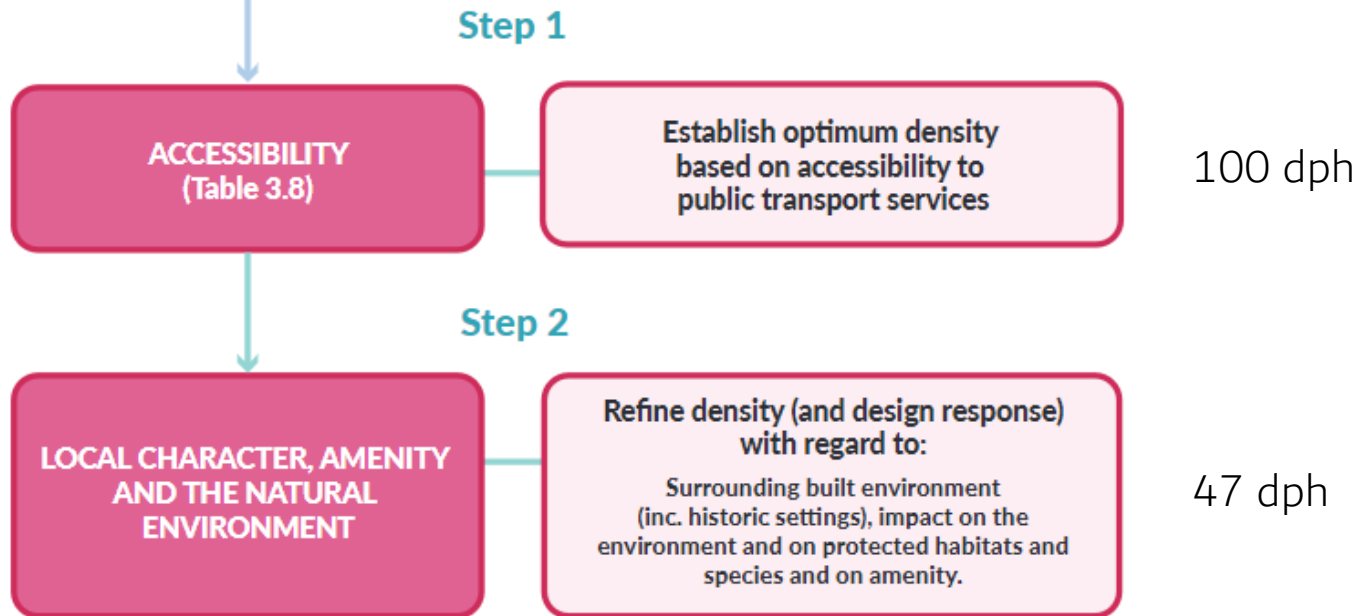


Establishing & Refining Density

Establishing Density Range

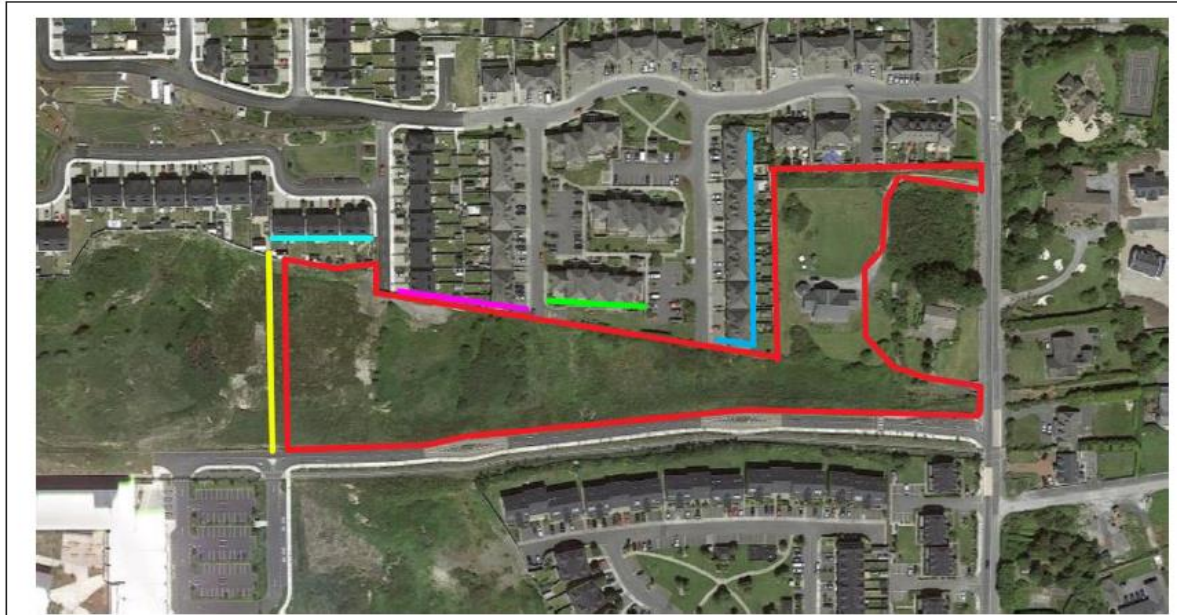




Refining Density



Daylight, Sunlight & Overshadowing Study

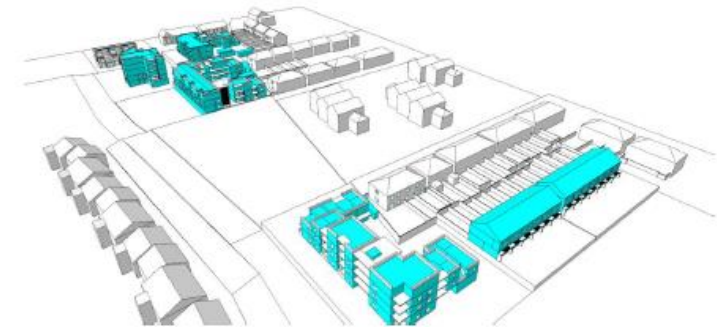
Potential Sensitive Receptors



	Proposed Site (approximate site boundary)
	Clairin Development
	12-16 Maoilin
	11 Maoilin & 67 Drisin
	29, 30, 36, 64-66 Drisin
	16-28 Drisin

Ballyburke Galway

Daylight, Sunlight and Overshadowing Study



Report For: Galway City Council
Not Marked
Project No: 17892



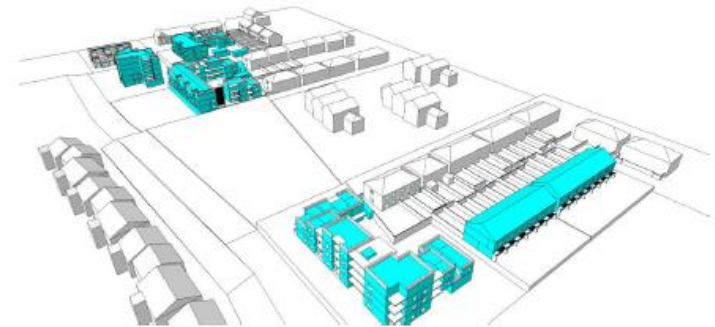
In addition, BRE Guide 3rd Edition also notes:

“This report is a comprehensive revision of the 2011 edition of Site layout planning for daylight and sunlight: a guide to good practice. It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location.”

Taking all of the above information into account and based on the results from each of the assessments undertaken, the proposed development performs well when compared to the recommendations in the BRE Guide 3rd Edition and IS EN 17037-2018+A1-2021 /BS EN 17037-2018+A1-2021 National Annex. With regards to the existing properties there is a negligible impact when considering sunlight and daylight as a result of the proposed development and the proposed development itself performs very well with the same regard.

Ballyburke Galway

Daylight, Sunlight and Overshadowing Study

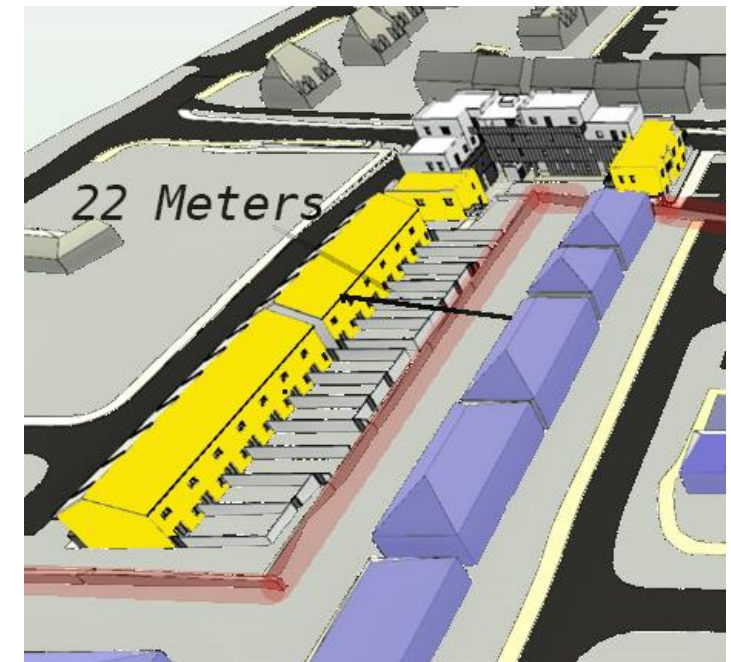


Report For: Galway City Council
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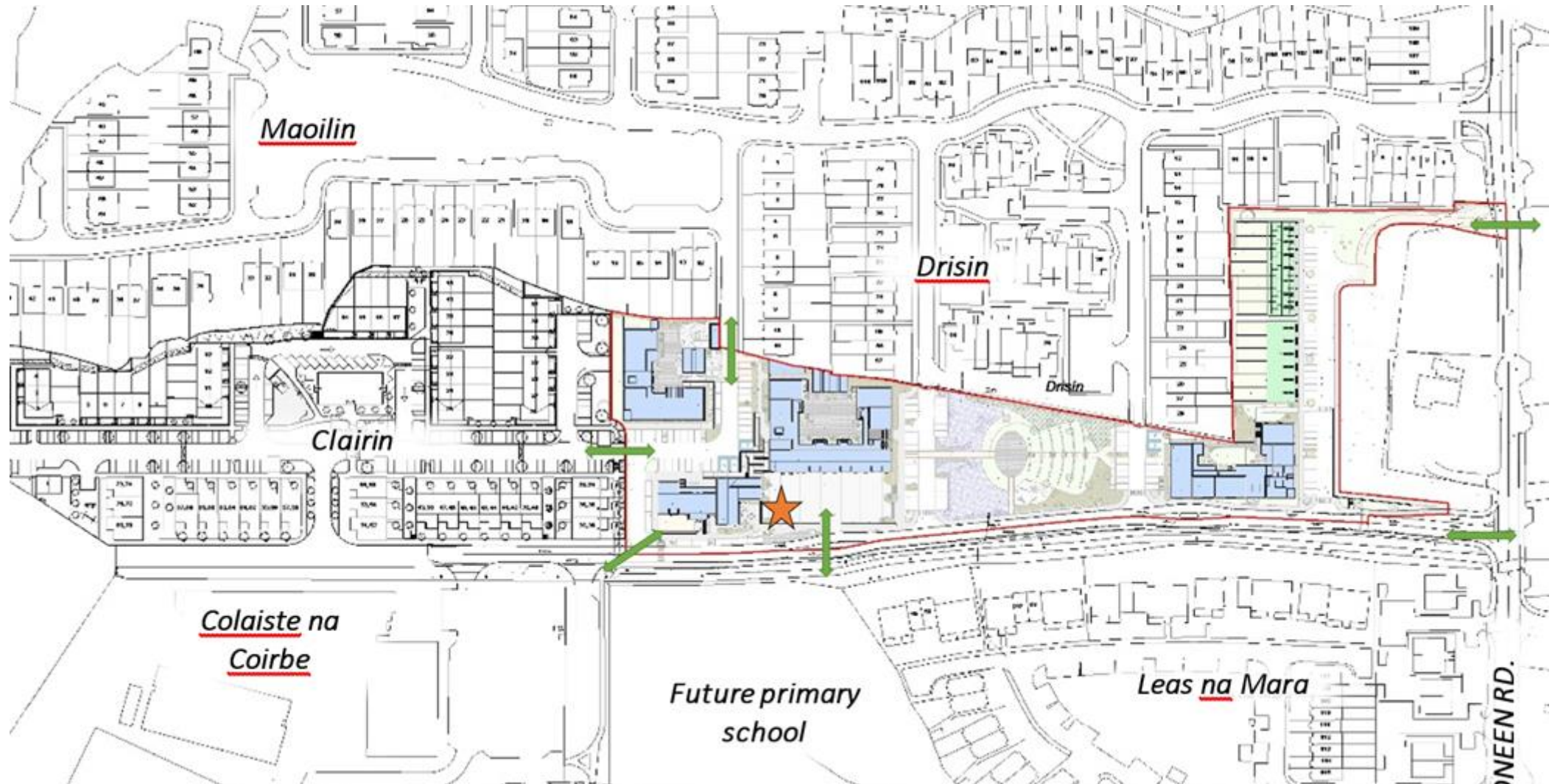
Separation Distances

SPPR 1 - Separation Distances

It is a specific planning policy requirement of these Guidelines that statutory development plans¹⁵ shall not include an objective in respect of minimum separation distances that exceed 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level. When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms¹⁶ at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.



Designed to provide for current and future permeability

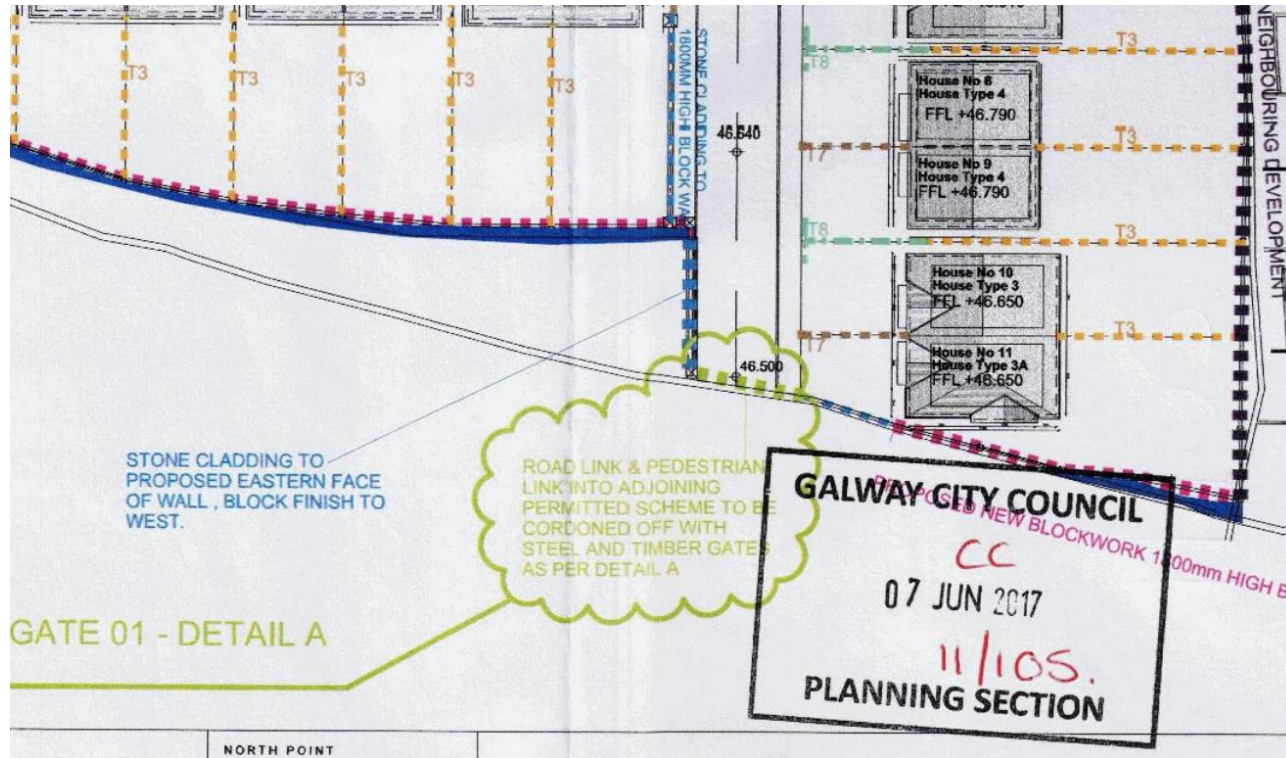


Maoilín Planning Application 11/105



Left: Exert from Maoilín Planning Application (11/105) Design Statement – Section 3.1 Movement. “The proposed road layout proposes vehicular links from the Ballymoneen Road, through the adjacent Driseen site, linking through to the RA lands. Further vehicular links are proposed to the proposed nursing home site which will form part of a future application, as well as potential future links to the residential zoned lands to the north and south of the application site... A number of pedestrian links provide access to the amenity lands as well as the proposed residential scheme to the south. The permeability of the site will encourage maximum accessibility”.

Maoilín Planning Application 11/105



Above: Exert from Maoilín Planning Application (11/105)

Planning Ref 11/105 - Condition 4. "Future access shall be permitted from this site towards the south by a road connection and a pedestrian connection as indicated in the drawings submitted. Access shall also be permitted to the lands to the west and northwest as indicated in the drawings submitted. No buffer strip shall be located at the edges of any of the above highlighted areas. Temporary hoardings shall be erected at each of the highlighted points and shall be removed when the adjacent connection points are finalised." "Reason - In the interest of proper planning and sustainable development and the orderly development of the area"

Planning Ref 11/105 - Condition 5. "The roadway and footpath located running to the southern boundary shall be constructed fully to facilitate future connections, and no buffer strip shall be retained along this section of roadway or footpath." "Reason - In the interest of orderly and proper planning and sustainable development of the area."

Planning Department,
Galway City Council
City Hall,
College Road,

GALWAY CITY COUNCIL
9 JAN 2020
PLANNING SECTION

Date: 13-09-2018
Ref: LT019
PROJECT NO. B438G

RE: MAOILIN HOUSING DEVELOPMENT - CERTIFICATION LETTER TO GALWAY CITY COUNCIL REGARD TO PLANNING CONDITIONS (PLANNING REF 11/105)

Dear Sir/Madam,

This letter is to certify that the works have been completed in accordance with the particular conditions pertaining to O'Connor Sutton Cronin as Consulting Engineers for the above named project. Refer to pictures attached from site, showing elements of the completed work.

Condition 5 – Roadway and footpath located running to the southern boundary has been constructed fully to facilitate future connections.

Condition 10A – All screen walls within the development have been constructed.

Condition



OCSC
O'CONNOR | SUTTON | CRONIN
Multidisciplinary
Consulting Engineers

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W | www.ocsc.ie

Policy Documents

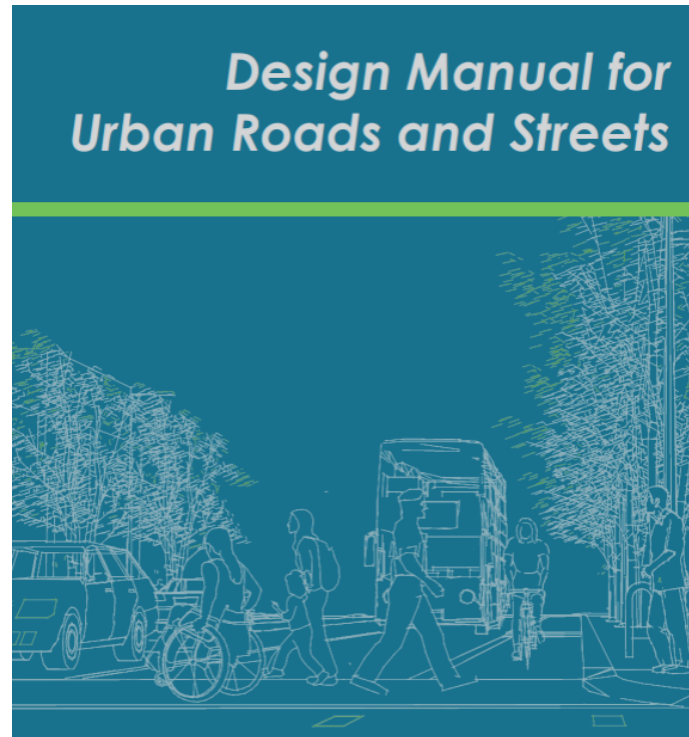
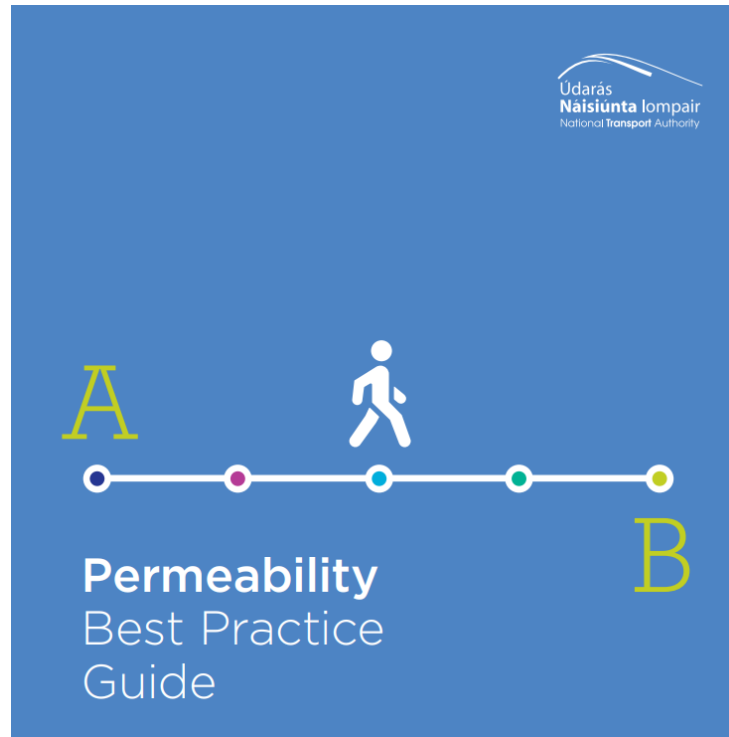


Figure 5.1 Proposed Bus Routes



Above: Exert from GTS Section 5.2 Developing the Galway City Public Transport Network

Bus Connects Planned Network Map

- NTA have undertaken a bus rerouting exercise, which is a redesign of the existing networks in operation within Galway City and it is proposed to commence the implementation of the new bus network between 2025 and 2026, having them in place by 2026/2027.

Right: Proposed high frequency bus route

Below: Existing Bus routes and stops in vicinity of site.

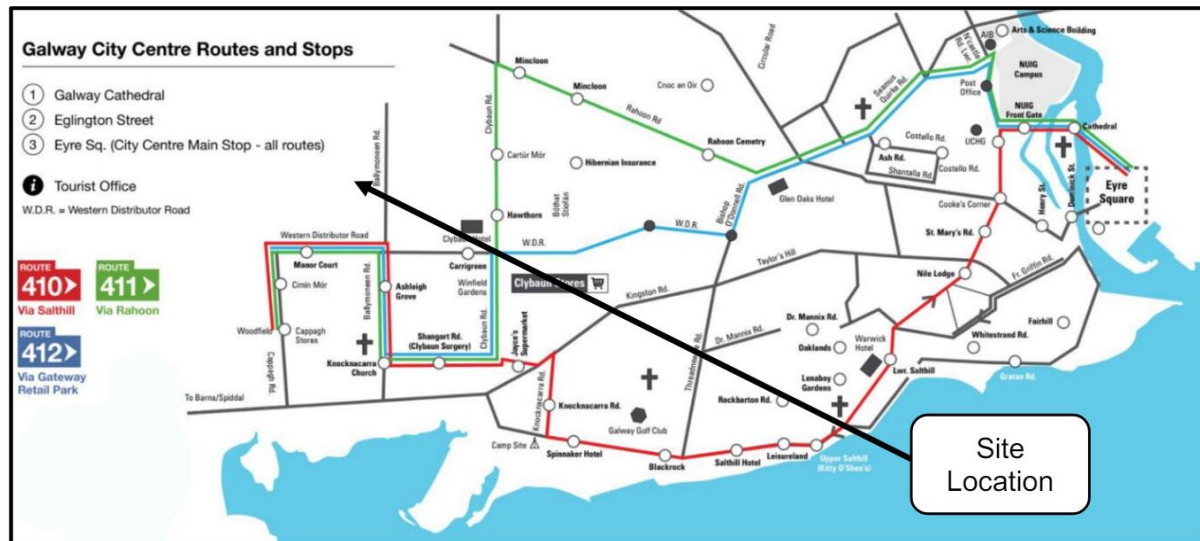
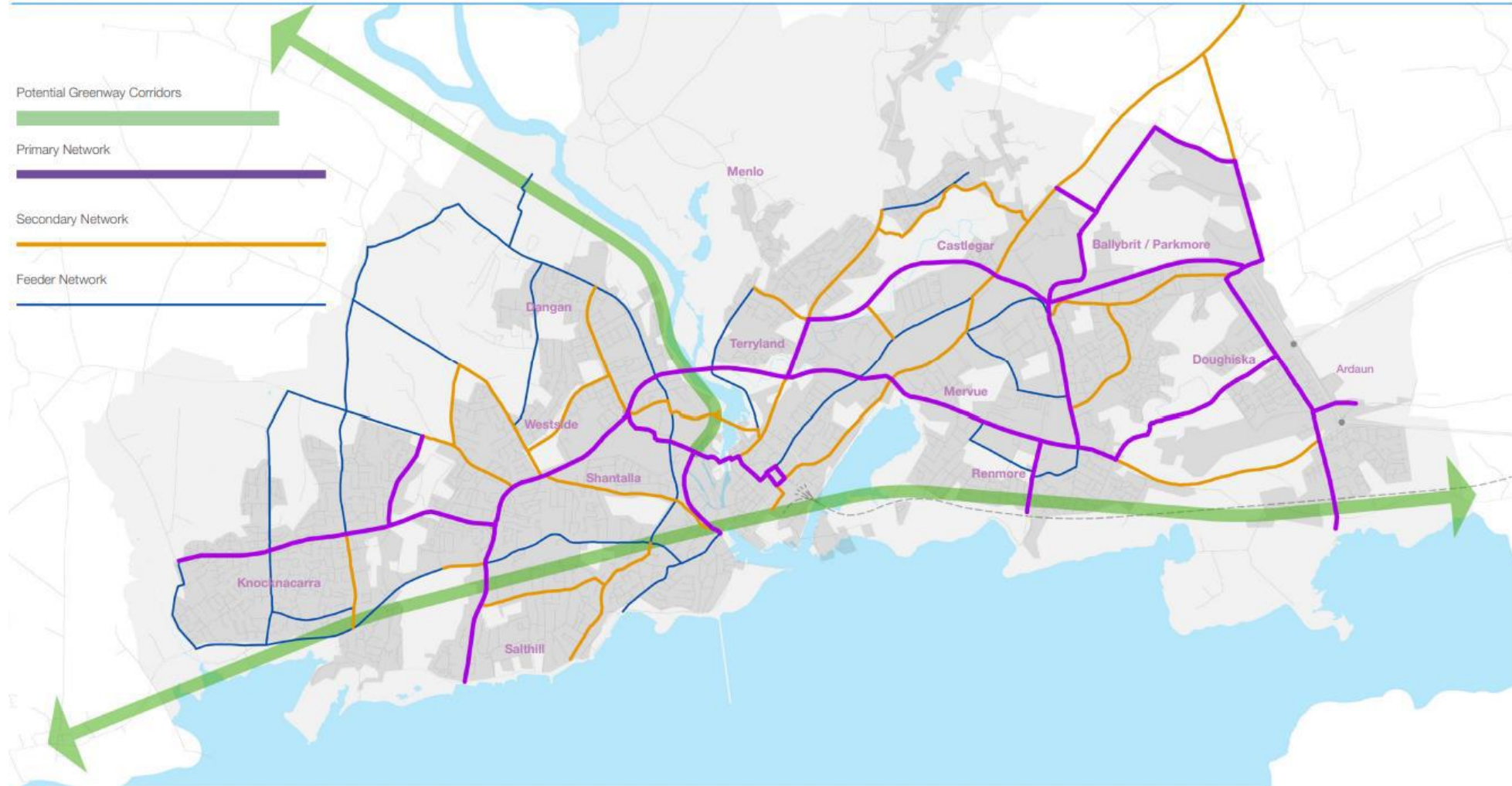



Figure 3.9: Transportation in the Vicinity of the Site (Source: Citydirect.ie)

Galway Transport Strategy (GTS) – Cycle Network

Figure 7.1 Proposed Cycle Network



Traffic Analysis of Proposed Development




Stage 1 Road Safety Audit
Neighbourhood Centre & Social Housing Scheme,
Ballyburke, Knocknacarra, Galway
On behalf of Galway City Council

Prepared By:
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October 2023

Civil
Structural
Traffic



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2023
Proposed Social Housing Scheme,
Ballyburke Road, Co. Galway
Mobility and Management Plan



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2023
Proposed Social Housing Scheme,
Ballyburke Road, Co. Galway
Traffic and Transport Assessment

An Bord Pleanála Determination of AA

Our Case Number: ABP-317848-23

Houris



Galway City Council
c/o Emmet Humphreys
City Hall
College Road
Co. Galway
H91X4K8

Date:

Re: NIS screening determination for a neighbourhood centre and social housing scheme.
Ballyburke, Galway City.

Dear Sir / Madam,

An Order has been made by An Bord Pleanála determining the above-mentioned case. A copy of the Order is enclosed.

In accordance with section 146(3) of the Planning and Development Act, 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. In addition, the Board will also make available the Inspector's Report and the Board Direction on the decision on its website (www.pleanala.ie). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

Overleaf contains information in relation to challenges to the validity of a decision of An Bord Pleanála under the provisions of the Planning and Development Act, 2000, as amended.

If you have any queries in relation to the matter, please contact the undersigned officer of the Board at laps@pleanala.ie. Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,


Niamh Thornton
Executive Officer
Direct Line: 01-8737247

JN08



Board Order ABP-317848-23

it is considered reasonable to conclude that on the basis of the information available, which is considered adequate to issue a screening determination, that the proposed development, either individually and in-combination with other plans or projects, would not be likely to have a significant effect on Galway Bay Complex Special Area of Conservation (Site Code: 000268) or Inner Galway Bay Special Protection Area (Site Code: 004031), in view of the conservation objectives of these sites and that a Stage 2 Appropriate Assessment and the submission of a Natura Impact Statement for the proposed development is not therefore, required.

Thank You

