



17-20 Merchants Road Lower

Planning History and Non-Technical Shadow Analysis

Rev	Date	Description
PL01	08.12.21	Part X Submission

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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

Hall McKnight have produced this report to accompany a planning application on behalf of Galway City Council (GCC) for the construction of a five-storey mixed use development at 17–20 Merchants Road Lower and the demolition of four number two-storey terraced dwelling houses currently on the site which are in poor condition and vacant.

The planning application is to be made to An Bord Pleanála under Section 177AE of the Planning and Development Act, 2000, as amended.

1.2 PURPOSE OF THIS DOCUMENT

In line with the requirements detailed in the document *Guidelines for Local Authorities - Applications for approval for Local Authority Developments made to An Bord Pleanála under 177AE of the Planning and Development Act, 2000, as amended (Appropriate Assessment)*, this report will outline the likely consequences for proper planning and sustainable development in the area in which it is proposed to situate the development scheme. This report will provide further information on the project and local planning context in the following areas;

- justification for the project;
- main Development Plan provisions relating to the subject site and surrounding area including any relevant Core Strategy provisions;
- relevant planning history relating to the subject site and the surrounding area;
- relevant national, regional and local policies; and
- description of use of adjoining, abutting or adjacent lands.
- non-technical shadow study of the scheme in context (as requested at the project pre-application meeting in January 2021)

This report should be read in conjunction with the Project Drawings and the Project Particulars submitted with the Part X Planning Application comprising;

- Project Drawings (Hall McKnight & MWP)
- Design Statement (Hall McKnight)
- Outline Construction & Environmental Management Plan CEMP (Hall McKnight)
- Archaeological,Architectural & Cultural Heritage Impact Assessment (Rubicon Heritage)
- Utility Planning Report (MWP)
- Flood Risk Assessment (MWP)
- Preliminary Traffic Management Plan (MWP)
- Screening for Environmental Impact Assessment (Ecofact)
- Screening for Appropriate Assessment (Enviroguide)
- Natura Impact Statement (Enviroguide)

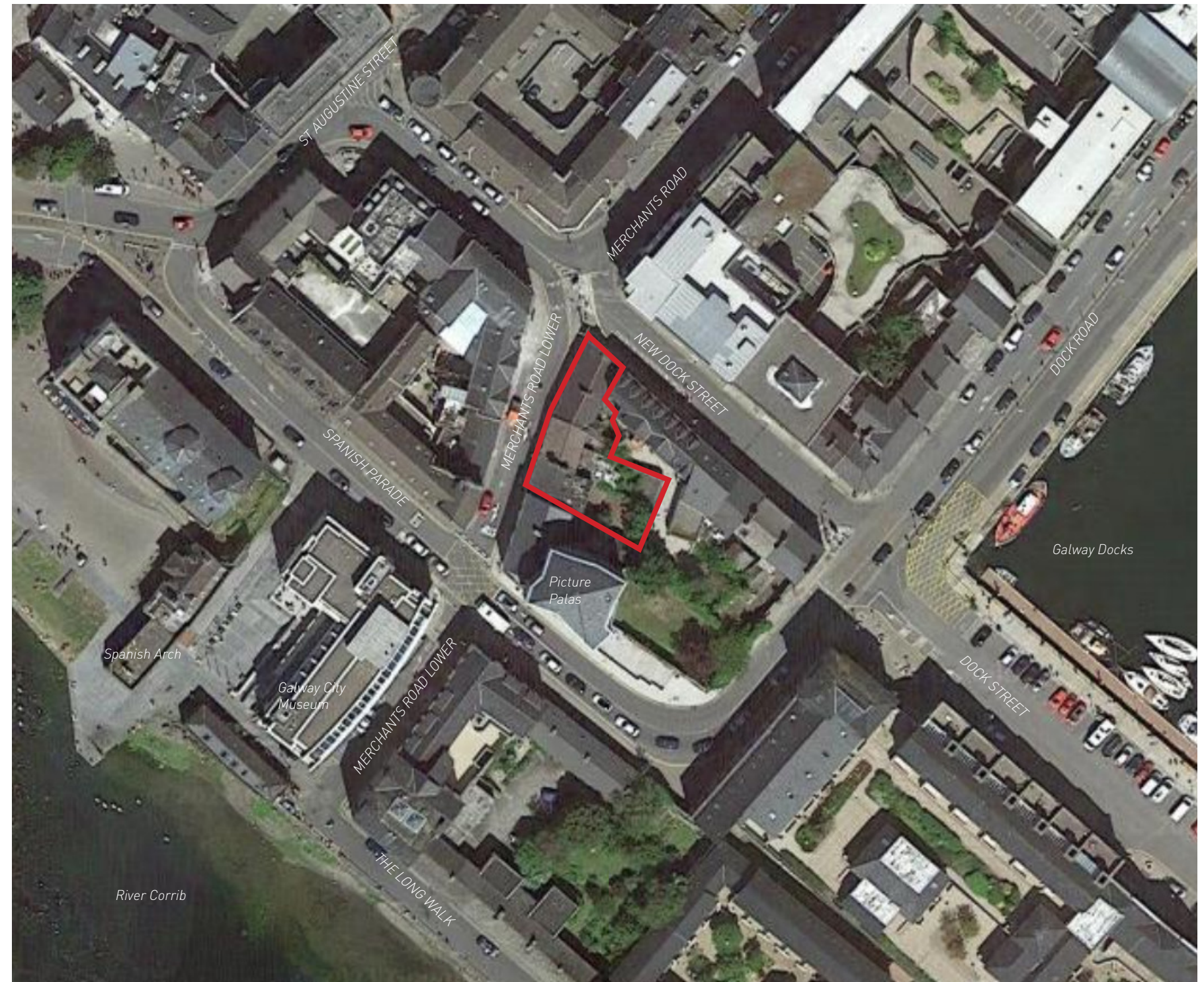
2.0 PROJECT DESCRIPTION

2.1 EXISTING SITE AND CONTEXT

The subject site is currently a brownfield site of approximately 0.048 hectares in area and is located within Galway City Centre. The site is currently occupied by a terrace of vacant 2 storey dwelling houses (No17-20 Merchants Road Lwr) with associated outbuildings and gardens. The existing site is not accessible to vehicles and there is no designated car parking within the boundary of the site. The site is;

- bounded to the north by New Dock Street
- bounded by an adjoining site to the west of No17 Merchants Road Lower, an existing residential dwelling (No.16)
- bounded to the Northeast of No. 20 Merchants Road Lwr by a residential complex of apartments (Glor na Mara)
- bounded to the southeast by a vacant site
- bounded to the west by Merchants Road Lower. The House Hotel is located opposite at the intersection of Lower Merchant's Road with New Dock Street

The site is zone within the Galway City Development Plan for 'City Centre' use. The entire site is in the possession of Galway City Council and there are no easements, rights of way or other restrictions to be taken account of in the design development.



Aerial View of Site

— Site Boundary

2.0 PROJECT DESCRIPTION

2.2 PROPOSED DEVELOPMENT

Galway City Council intend to carry out development that will consist of demolition of No17-20 Merchants Road Lower terraced dwelling houses and all ancillary outbuildings and boundary walls and the construction of a proposed 5-storey (with part 1-storey) mixed use development comprising; a café, cultural venue, 12no social housing apartment units and accessible roof terrace at 17-20 Merchants Road Lower, Galway City.

The 5-storey (with part 1-storey) mixed use development will consist of:

(a) Café, (b) Cultural Venue, (c) Covered Courtyard at ground floor, (d) 12 no. Social housing units comprising of: (i) 5no. one-bedroom apartments (ii) 7no two-bedroom apartments with (iii) accessible roof terrace; and (e) supporting development works including (i) access gate, (ii) signage, (iii) bin storage, (iv) plant equipment, (v) new site boundary treatment, and (vi) all other associated site development and ancillary works.

The proposed development is not accessible to vehicles and there is no car parking proposed within the boundary of the site. The proposed works are outlined in a series of architectural drawings prepared by Hall McKnight and engineering drawings prepared by MWP Consulting Engineers and Project Particulars supplied as part of the Part X Planning Application documentation.

This scheme is being undertaken for the purpose of delivering social housing units to address local need and the provision of new and improved arts and culture facilities within the city, in line with Galway City Council Development Plan 2017-2023 policies.

2.3 JUSTIFICATION FOR THE PROJECT

This scheme is being undertaken for the purpose of delivering social housing units to address local need and the provision of new and improved arts and culture facilities within the city, in line with Galway City Council Development Plan 2017-2023 policies.

The project has successfully passed through CWMF Stage 01 and 02 with strong support expressed by the Department for the social housing component of the scheme as well as the opportunities for city centre regenerating in the cultural aspect of the scheme.

“The Department appreciates the importance of this proposed scheme both in terms of delivery of social homes and as a valuable city centre development, including the wider plans for the rejuvenation and renewal of this area as a cultural space in the City. Accordingly we are supportive of the further advancement of the social housing scheme as a key element of the overall development, if it can be maintained as a viable proposition. (...)”

We are aware of the significance of this scheme for the Council, not only in delivering much need social homes in the City, but also the commercial and cultural aspect of the development..”

Excerpt from CWMF Stage 01 and 02 Approval Letter

There is a strong remit from Central Government for the construction of Local Authority social housing, as outlined in the Governments *Housing for All - A New Housing Plan for Ireland* published in September 2021. This documents outlines the Government’s intention to work with Local Authorities to increase the social housing programme so that an average of 9,500 new-build social homes are provided each year under Housing for All.

2.4 HOUSING NEED

Social housing supply is being led by the national Social Housing Strategy 2020. The proposed social housing programme will be will be delivered in the city through central government commitments under the 3 year Housing Capital Programme.

The Galway City Development Plan 2017-2023 identifies social housing need in the region, stating that;

“There are 4,047 households on the housing waiting list in Galway City, with 411 households in the County area expressing an interest in being housed in the city (30/06/15).(...)This equates to approximately 15% of all households in the city based on the CSO Census 2011. This is significantly higher than the national figure of 5.4%.”

Galway City Development Plan 2017-2023

3.0 PLANNING CONTEXT

3.1 CORE STRATEGY

The Core Strategy includes for Galway to continue to be the regional growth centre and to create the synergies for wider prosperity in the West Region. The strengthening of the Gateway is considered to be mutually beneficial to the region and providing for housing demands and employment opportunities will be a critical factor in achieving this role.

The Core Strategy includes for a development scenario that supports significant further development within the city. Such development will be required to complement the character, sensitive environment, cultural legacy and built form of the city. An overriding focus will be to consolidate the built imprint of the city and keep it as physically compact as possible in the interests of sustainability.

The proposal for the development of this inner city brownfield site at 12-20 Merchants Rd Lower is in keeping with the Core Strategy.

3.2 GALWAY CITY DEVELOPMENT PLAN (2017-23)

POLICY 2.2 HOUSING STRATEGY

Address the demand for additional social housing and social housing supports through a number of means including the construction of housing, direct acquisition of housing, delivery in conjunction with AHBs and the use of the RAS, HAPs, long term leasing and any other appropriate housing delivery initiative.

POLICY 2.8 RESIDENTIAL USE WITH THE CITY CENTRE

The site is zone within the Galway City Development Plan for 'City Centre' use . The Development Plan Policy 2.8 City Centre Residential Areas notes that new residential development in particular has contributed to the vibrancy of the city centre. A minimum residential content is stipulated as below;

"The Council will continue to encourage residential development by requiring a residential content of at least 20% of new development in the city centre." (p36)

The proposed development comprises 75% residential accommodation and 25% ground floor retail and cultural use.

POLICY 8.7 - URBAN DESIGN

Policy 8.7 Urban Design encourages encourage high quality urban design in all developments that contributes to successful urban regeneration in the city. The Galway City Development Plan defines principles of good urban design;

"Good architecture is essential in creating a good image of the city with a strong identity. The detailed design of a building and use of materials are important considerations. High quality architectural design is also important in the context of urban design having regard to the layout and intensity of blocks, plots and buildings. The density of development and the mix, type and location of uses are also key considerations.." (p123)

Please refer to the Design Statement by Hall McKnight for further information on how the project meets the requirements for high quality urban design.

POLICY 7.2 - CREATIVE CITY

Policy 7.2 Creative City encourages the provision of new and improved arts and culture facilities in the city and in district and neighbourhood centres where appropriate. There is a specific reference to the development of additional cultural facilities at Lower Merchants Road.

The wider project aims sees the Ground Floor Cultural Venue contribute to a 'Cultural Cluster' envisioned by GCC for this area of Galway City. Within the tight medieval street pattern, the corner of the site frames an urban node within the pedestrian's experience of the city. A cafe associated with the Cultural Venue is proposed at this prominent corner on ground floor. The cultural attractions in the area are highlighted on the map and numbered below;



Cultural Cluster Strategy

Key

- | | | | |
|----|--------------------------------|--------|-------------------------|
| 1. | Spanish Arch |> | Key Cultural Routes |
| 2. | Galway Museum | ☀ | Urban Node |
| 3. | Pálás Cinema |> | Pedestrian Desire Lines |
| 4. | Proposed Cultural Venue & Cafe | | |

3.0 PLANNING CONTEXT

3.3 NATIONAL POLICY - PROJECT IRELAND 2040

The nature of the project as a brownfield city centre site reflects national housing policy and support for compact development within Ireland’s cities. *Project Ireland 2040* is the government’s long-term overarching strategy that combines The National Development Plan and the National Planning Framework. It is a national document that will guide at a high-level strategic planning and development for the country over the next 20+ years. This document also sets the context for each of Ireland’s three regional assemblies to develop their Regional Spatial and Economic Strategies taking account of and co-ordinating local authority County and City Development Plans in a manner that will ensure national, regional and local plans align.

The National Strategic Outcomes within Project Ireland 2040 include an objective for compact growth, in particular “*compact development that focuses on reusing previously developed, ‘brownfield’ land, building up infill sites*” (p28)

“*Carefully managing the sustainable growth of compact cities, towns and villages will add value and create more attractive places in which people can live and work. All our urban settlements contain many potential development areas, centrally located and frequently publicly owned, that are suitable and capable of re-use to provide housing, jobs, amenities and service..... Activating these strategic areas and achieving effective density and consolidation, rather than more sprawl of urban development, is a top priority.*” (p14)

A key future growth enabler for Galway within Project Ireland 2040 is “*Identifying infill and regeneration opportunities to intensify housing and employment development throughout inner suburban areas*” (p43)

The Regional Assembly also plays an active role in the development of the NPF. In it’s submission to the NPF, the Northern and Western Regional Assembly Regional Policy Objective 3.6.2 that;

“*The Assembly supports the proposition that 50% of new homes for the population targets will be constructed within the existing city development envelop, 40% of these shall be located on infill and/or brownfield sites.*”

3.4 BUILDING HEIGHT

The Urban Development and Building Height Guidelines for Planning Authorities (2018) issued by the Minister for Housing, Planning and Local Government sets out national planning policy that expand on the requirements of the National Planning Framework. These guidelines are set out for considering increased building height in various locations but principally (a) urban and city-centre locations which apply to the proposed site.

The proposed development is sited at a corner within the urban environment and a case is made in the below text for taller buildings to be located at important street junctions to assist in placemaking, and also the role they place in bringing forward additional housing.

“*Furthermore, while taller buildings will bring much needed additional housing and economic development to well-located urban areas, they can also assist in reinforcing and contributing to a sense of place within a city or town centre, such as indicating the main centres of activity, important street junctions, public spaces and transport interchanges. In this manner, increased building height is a key factor in assisting modern placemaking and improving the overall quality of our urban environments.*”(p8)

“*...for consolidation and densification in meeting our accommodation needs into the future must also be applied in relation to locations that development plans and local area plans would regard as city and town centre areas; for example, within the canal ring in Dublin and analogous areas in Cork, Limerick, Galway and Waterford ...in such areas, it would be appropriate to support the consideration of building heights of at least 6 storeys at street level as the default objective...where there are particular concentrations of enabling infrastructure to cater for such development, e.g. very significant public transport capacity and connectivity, and the architectural, urban design and public realm outcomes would be of very high quality.* ” (p3)

Based on the above statements, the proposed development of five storeys is in keeping with *The Urban Development and Building Height Guidelines 2018* and represents sustainable development in this area of Galway City.

3.5 CULTURAL SUSTAINABILITY STRATEGY 2016-25

The Cultural Sustainability Strategy 2016-2025 highlights the uniqueness of Galway culture and its richness and diversity and its importance to the future of the City and County enhancing the lives of those living and working in Galway and the surrounding region. This document highlights the connection between culture and local sustainable development.

Under the heading of Cultural Infrastructure, this document highlights an increase physical arts, heritage and culture infrastructure in the city of Galway, specifically “*Acoustic Music & performance space..flexible cultural hub performance space*” (p24)

3.6 GUIDANCE DOCUMENTS

As per best practice, the proposed development has been designed and considered in relation to the below documents;

- Sustainable Urban Housing: Design Standards for New Apartments (2020);
- Best practice guidelines Quality Housing for Sustainable Communities (2007);
- Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009);
- Quality Apartments and Urban Housing; Housing Agency (2018)
- Design Manual for Urban Roads and Streets or ‘DMURS’ (2013); and
- Urban Design Manual (2009)
- Development Standards within Galway City Development Plan (2017-2023)

Please refer to the Design Statement by Hall McKnight for further information on how the project meets these requirements.

4.0 BUILT CONTEXT

4.1 DESCRIPTION OF USES OF SURROUNDING SITES

The site is currently occupied by a terrace of 2 storey buildings which are due for demolition as part of the application. The Neighbouring Properties and Uses are outlined below;

01.

Commerce House

3 Storey mixed-use block

Galway Chamber of Commerce office use on ground floor.

Two floors of residential accommodation above
02.

Merchants Square

5 Storey mixed-use block

Ground floor, upper ground floor, first and second floors office use

Three residential units on the third floor

NOTE: Permission granted for an additional floor containing four no. apartments and conversion of third floor to office use.
03.

Seville House

Four storey mixed use block

Office use and residential use - split
04.

Glor na Mara

Three storey residential block with dormer roof abuts the site
05.

16 Merchant Road Lower

Private residence rebuilt as part of Picture Palas redevelopment
06.

Picture Palas

Art house cinema with bar and cafe use.
07.

Caiseal Eala

Four storey residential block with units on the Ground Floor.
08.

3 Merchants Road Lower

Pottery studio, residential use assumed on upper floor
09.

2 Merchants Road Lower

Vacant property
10.

The House Hotel

Four storey hotel
11.

4 Dock Street

Retail use on Ground Floor, use unclear on upper floors assumed residential

KEY

01

Commerce House

02

Merchants Square

03

Seville House

04

Glor na Mara

05

16 Merchant Rd Lower

06

Picture Palas

07

Caiseal Eala

08

3 Merchant Rd Lower

09

2 Merchant Rd Lower

10

The House Hotel

11

3 Dock Street

Site Boundary

Non-Residential Use

Residential

Partial Residential Use

Vacant Building

Hotel Use

The map illustrates the built context of the site, which is outlined in red. The site is located at the intersection of Merchants Road and Merchants Road Lower. Surrounding properties are numbered 01 through 11 and color-coded according to their use: Non-Residential Use (blue), Residential (yellow), Partial Residential Use (yellow with diagonal lines), Vacant Building (green), and Hotel Use (purple). The map also shows the site boundary, surrounding streets (Merchants Road, Merchants Road Lower, New Dock Street, and Spanish Road), and a north arrow.

Neighbouring Properties and Uses

8

4.0 BUILT CONTEXT

4.2 BUILDING HEIGHT AND PLOT RATIO

The 17-20 Merchants Road site is zoned as a City Centre use within the Galway City Council Development Plan (GCCDP) 2017-2023. In relation to development permitted in the City Centre Zone, the GCCDP states that a plot ratio of 2.0 : 1 should not normally be exceeded.

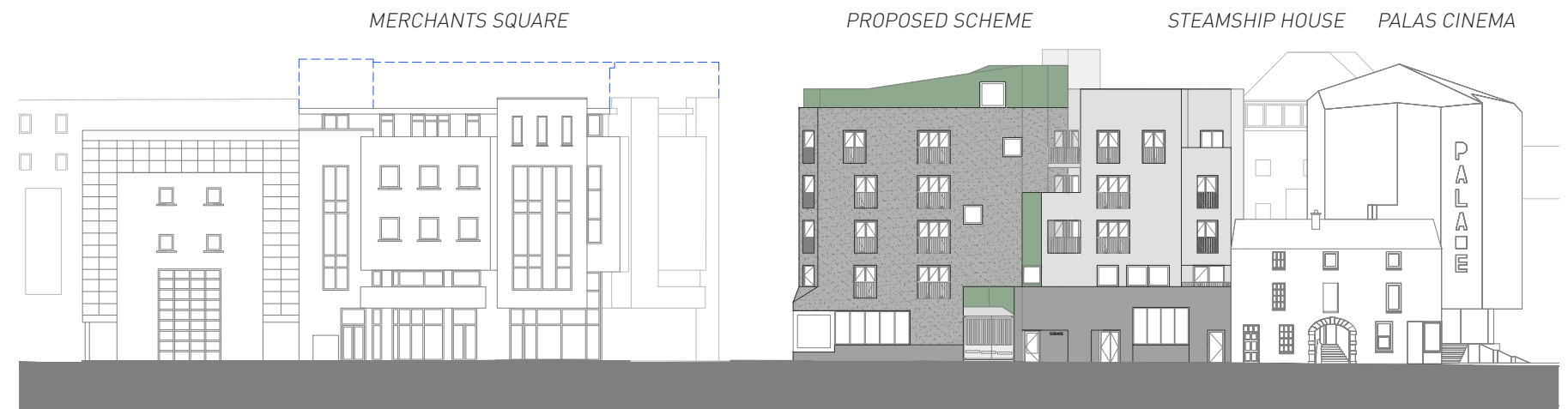
The height of the development was judged in relation to the city centre location and the historic and current development context of this area of the city. The area is characterised by large warehouse buildings and there are now a number of higher rise commercial/residential/cultural buildings in the vicinity, as demonstrated in the proposed drawings adjacent.

The plot ratio for the proposed development is 2.66 : 1. This exceeds the plot ratio within the GCCDP for the City Centre Zone as noted above, however, the proposed development occupies a corner site within the urban fabric across from a substantial hotel development of four storeys, an arthouse cinema Pálás Cinema and the Merchants Square development. Pálás Cinema has a plot ratio of 2.9 : 1 and the Merchant's Square development as built is 2.7 : 1 (a rooftop extension scheme with a plot ratio of 3.3 : 1 has received planning permission). Therefore, there is a precedent on Merchants Road Lower and mitigating factors for a plot ratio higher than 2.0 : 1. The viability of the development is dependent on the provision of 12no social housing units and as such there is no scope for reduction. The massing of the scheme to the rear has been carefully tuned to reduce overshadowing impacts using a pitched roof element on L04.

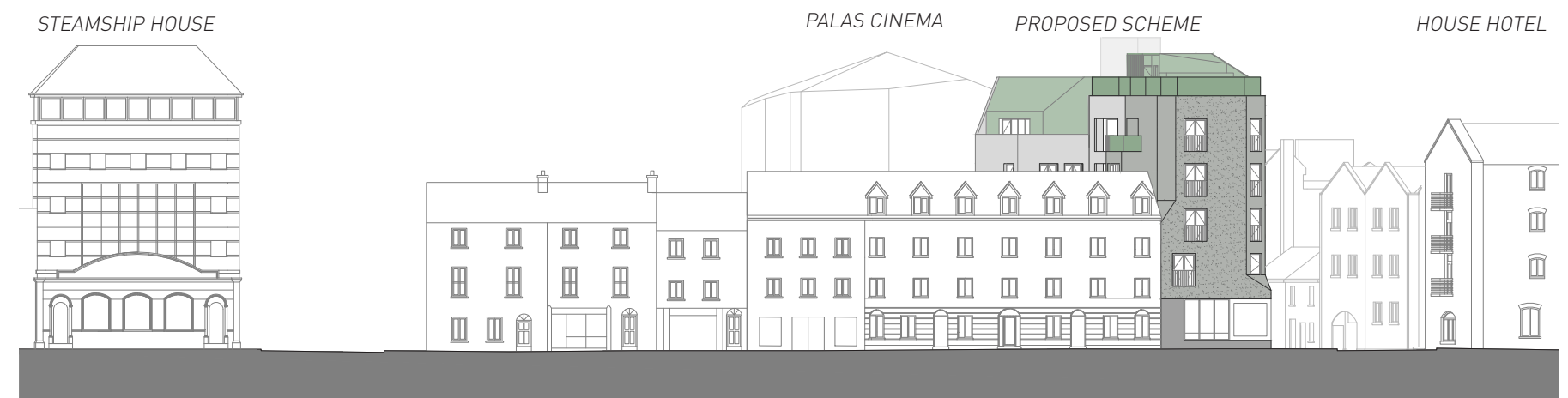
Furthermore, a higher plot ratio within the city centre region of Galway is supported in principle within the GCCDP 2017-2023 with reference to the below extracts;

"In the CC zone increased plot ratio will only be acceptable where it can be demonstrated that the proposed development would make a significant architectural contribution to the character of the city." p148

"In the case of infill development in an existing terrace or street, it may be necessary to have a higher plot ratio in order to maintain a uniform fenestration and parapet alignment or to obtain greater height for important urban design reasons. In such circumstances, an increased plot ratio may be permitted." p190



A. Merchants Road Lower Proposed Contiguous Elevation



A. Merchants Road Lower Proposed Contiguous Elevation



5.0 PLANNING HISTORY

5.1 EXISTING SITE

This Part X Planning Submission represents the first planning application for redevelopment on this site. Historic planning applications for change of use applications are listed below;

Planning History		Decision
Planning Authority Ref. 93475	19 Merchants Road Lower Permission for change of use of domestic garage to shop and change of front elevation. Submitted 1993	Refused
Planning Authority Ref. 3616	20 Merchants Road Lower Permission for construction of retail unit to ground floor and relocate access to 1st Floor. Submitted 1993	Refused

5.2 MERCHANTS SQUARE, 44 MERCHANTS RD LWR

There have been a number of planning applications and planning appeals related to the Merchants Square development, sited opposite the proposed development on New Dock Street. These applications are listed below. The Merchants Square development has granted planning permission for a rooftop extension to the current building - this is represented on drawings as a dashed line. The Merchant’s Square development as built is a Plot Ratio of 2.7 : 1 - the rooftop extension with planning permission scheme is a plot ratio of 3.3 : 1.

Planning History		Decision
Planning Authority Ref. 606/99	Permission was refused to demolish an existing building and to construct an office block and four penthouse apartments and basement car park.	Refused
Planning Authority Ref. 731/01	Permission was granted for the demolition of 43A, 43B and 44 Merchants Road and the construction of a service basement, ground floor bar/restaurant, first floor night club, and 3 no. apartments at second floor level.	Granted Appealed to An Bord Pleanala (Granted with Revised Conditions; removal of nightclub use)
Planning Authority Ref. 06/240	Permission was granted for demolition of existing commercial units and the construction of a five storey building of mixed development accommodating retail at ground floor level, offices at first, second and third floor levels and three residential units at penthouse level.	Granted Appealed to An Bord Pleanala (Withdrawn by Appellant)
Planning Authority Ref. 07/104	Permission was refused for the addition of an upper ground floor level of office space. This development was subsequently permitted on appeal to An Bord Pleanala where the proposed additional floor was permitted.	Refused Appealed to An Bord Pleanala (Granted with Conditions)
Planning Authority Ref. 07/797	Permission was refused for construction of additional floor of office accommodation (255.6m2) at 3rd floor level (b) Revised residential accommodation at 4th floor level (revised from 1 x 1 bed and 2 x 2 bed apartments to 1 x 3 bed and 1 x2 bed apartments). This decision was appealed to An Bord Pleanala where it was also refused.	Refused Appealed to An Bord Pleanala (Refused)
Planning Authority Ref. 18373	Permission granted for (a) extension to and change of use from three no. apartments to office use and associated elevation alterations at third floor and (b) an additional floor containing four no. apartments. This decision was appealed by a Third Party to An Bord Pleanala by Residents of the Merchants Dock Development.	Granted Appealed to An Bord Pleanala (Granted with revised conditions)
Planning Authority Ref. 10166	Permission granted for new high level glazing to rear of existing ground floor office/ retail unit	Granted
Planning Authority Ref. 09353	Permission granted for revisions to previously granted mixed use development (pl. ref. 06/240, 07/104, and An Bord Pleanala pl.61.223184) as follows: a) change of use at ground floor from retail to office, b) retention of minor revisions to internal circulation including provision of additional fire escape stair and associated elevational changes	Granted
Planning Authority Ref. 03332	Permission granted for the use of first floor as Theatre/Events Venue to comply with condition no. 2 of previously granted permission ref. No. 731/01 and Bord Pleanala Ref No 61.129220	Granted

5.0 PLANNING HISTORY

5.3 PÁLÁS CINEMA

Pálás is a state-of-the-art cinema on the site of a Georgian merchant’s house and garden at 15 Merchants Road Lower, in close proximity to the site. Consisting of three screens, a bar and restaurant, the building links the medieval Centre with the docks to expand the cultural infrastructure of the city.

A Part VIII planning application was lodged in 2008 for the Pálás Cinema and required the zoning of the site to be varied by the Council in line with Policy 6.8 to ‘Facilitate and encourage the provision of new and improved arts and facilities in the City...’

The Council agreed to vary the Development Plan in respect to the site, to include the specific objective as follows;

“The Council will consider redevelopment of the lands zoned Residential at 15 Lower Merchants Rd for an Art House Cinema. The design of such a building shall have particular reference to the existing scale, form and pattern of the streetscape and shall ensure the retention of an adequate standard of footpath and bus/bike parking along Spanish Parade. Facade treatment shall reflect both the Galway City vernacular and the civic/public function of the building”

“The Development plan also seeks to “Ensure that high quality urban design contributes to the creation of urban regeneration in the City” and to Encourage innovation in architecture”

. It is considered that the development would not seriously injure the amenities of the area, be visually obstructs or be otherwise contrary to the proper planning and sustainable development of the area.

- Planning Report

The Pálás Cinema scheme has a plot ratio of 2.9 : 1.

Planning History		Decision
Part VIII Ref. LA 2/2008	Art Cinema with ancillary facilities. including external signage. Demolition of the existing house and construction in its place or a building comprising three cinemas ;a cafe/bar area; a bookshop/display/archive area; and ancillary offices and storage space. The building will have accommodation on five levels (including below ground and part mezzanine).	Granted

5.4 NO.16 MERCHANTS ROAD LOWER

As part of the Pálás Cinema construction, Planning Permission for development at No.16 Merchants Road Lower was also sought and granted in 2011 This site adjoins the proposed development site.

This application consisted of the demolition of an existing single family dwelling and shed and the construction of a new single family dwelling in its place, consisting of 5 No. bedrooms, 3 No. bathrooms, living areas and shed. Construction was completed on this project.

A gable window was incorporated into the Northern gable wall of no16 on the line of the party wall. The proposed development steps back in it’s massing so as not to obscure this existing window.

Planning History		Decision
Planning Authority Ref. 18373	Demolition of an existing single family dwelling and shed and the construction of a new single family dwelling in its place, consisting of 5 No. bedrooms, 3 No. bathrooms, living areas and shed.	Granted



Pálás with reconstructed No.16 Merchants Road Lower in foreground

5.5 ATLANTIC MUSEUM GALWAY (CITY MUSEUM)

A Part VIII application was approved in January 2021 for proposed alterations to the existing Galway City Museum at Spanish Parade, Galway City in close proximity to the site. The development will consist of:

- (a) Remodelling of the N/E façade to include a new exit door, new access steps and Part M lift, remodelled service access doors and new display window wrapping around the corner onto the N/W façade to Spanish Parade.
- b) Construction of a new ESB substation and switch room to the N/W façade on Spanish Parade.
- c) New bin enclosure.
- d) Relocation of Existing Gas Meter

This project represents a sizeable investment in the cultural infrastructure in the area and further supports the ‘Cultural Cluster’ strategy and the location of a cultural venue on the ground floor of the 17-20 Merchants Road Lower Development.

Planning History		Decision
Part VIII Ref: Not known	Proposed alterations to the existing Galway City Museum at Spanish Parade, Galway City in close proximity to the site.	Granted

6.0 NON TECHNICAL SHADOW STUDY

6.1 INTRODUCTION

Hall McKnight have produced this non-technical shadow analysis in response to a request made during the pre-application meeting held on 22nd January 2021 for the proposed development at 17-20 Merchants Road, Galway.

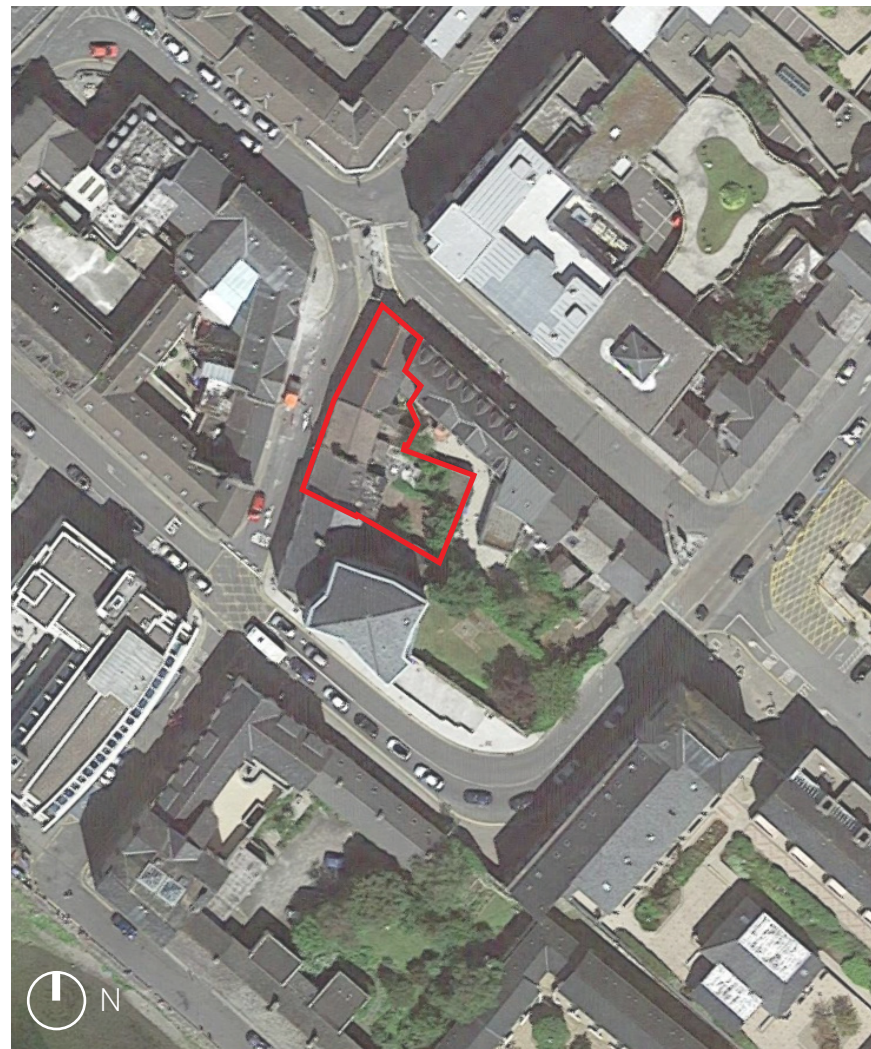


Figure 1. Site Boundary overlaid on Aerial Photograph

6.2 METHODOLOGY

This non-technical shadow analysis document provides a visual representation of the current overshadowing on the site as existing and as proposed with the new development. A 3D geometric model of the site was generated using 2D survey information and oriented to match the site plan for the proposed development shown in Fig 1. This 3D information was used to generate shadow study diagrams that account for the angle and position of the sun throughout the year.

The diagrams shown in Section 2.0 and 2.1 are organised to facilitate the easy comparison between the existing and proposed conditions;

- Existing shadow baseline: these diagrams run sequentially along the top row. They show the shadows cast by the existing surrounding buildings and the existing buildings on the site. The shadows cast are shown in a dark grey tone.
- Proposed shadow environment: these diagrams run on the lower row and show the shadows cast by the surrounding buildings together with the shadows cast by the proposed development (once the terraced houses on the site has been demolished.) The shadows cast are again shown in a dark grey tone.

The shadow diagrams shown in Section 2.0 and 2.1 show the existing and proposed conditions at approximately 9am, 12pm, 3pm and 6pm on the following days throughout the year;

- 21 March (Spring Equinox)
- 21 June (Summer Solstice)
- 21 September (Autumn Equinox)
- 21 December (Winter Solstice)

Met Eireann statistics indicate that the sunniest months in Ireland are May and June. Due to the low angle of the sun in mid winter, the long shadows in urban areas are generally dense throughout winter. Therefore, any impacts caused by overshadowing are generally most noticeable during the summer months and least noticeable during the winter months.

6.3 CHARACTERISTICS OF PROPOSAL

The proposed development will comprise construction of a 5 storey mix used proposal. Social housing units will be accommodated on the upper four levels with a cafe and cultural centre provided on the ground floor. Private amenity spaces will be provided throughout with a communal amenity and play space proposed for the roof terrace.

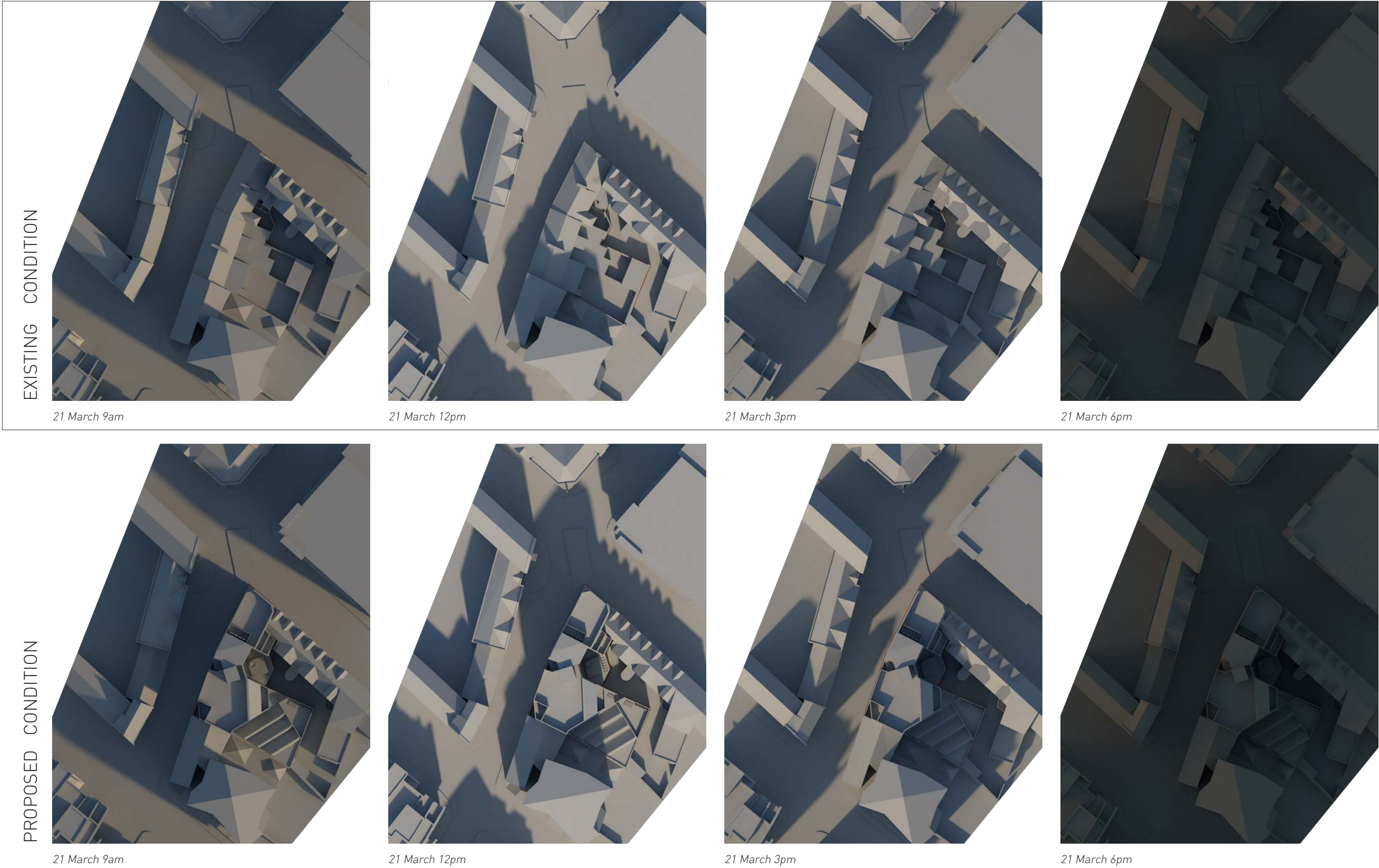
The massing of the scheme has been considered carefully in relation to the neighbouring properties and development has been focused on the North West of the site adjoining Merchant's Road Lower while a single storey block extends to the East to house the cultural centre. The fourth floor massing has been adjusted to a pitched form to minimise the impact of the development. These combined strategy reduce the overshadowing of Glor na Mara development and allows sunlight to reach Glor na Mara for longer periods of the day in order to mitigate the potential impact of the development on this residential scheme.



Figure 2. Massing of Proposed Development (shown in peach tone)

6.4 SHADOW DIAGRAMS - PLAN

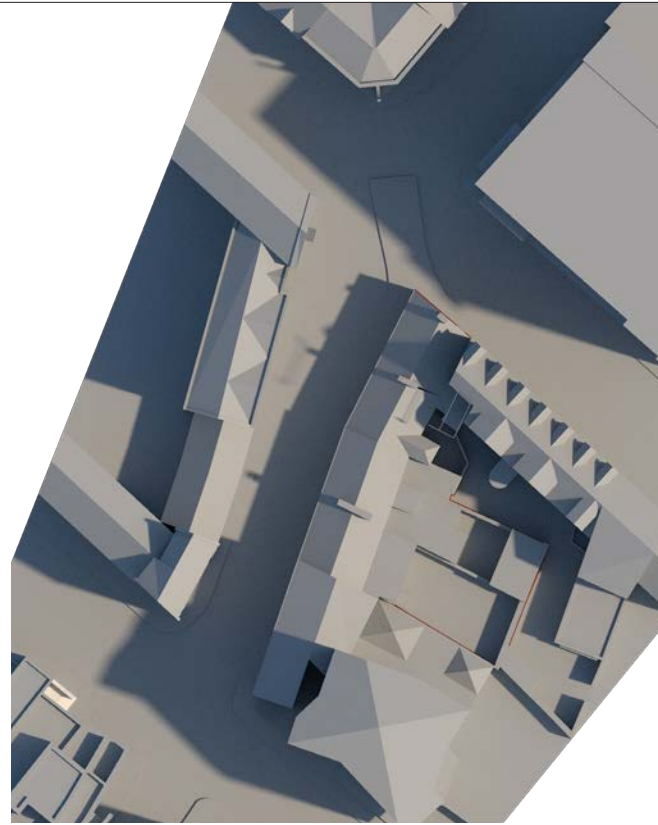
21 MARCH SPRING EQUINOX



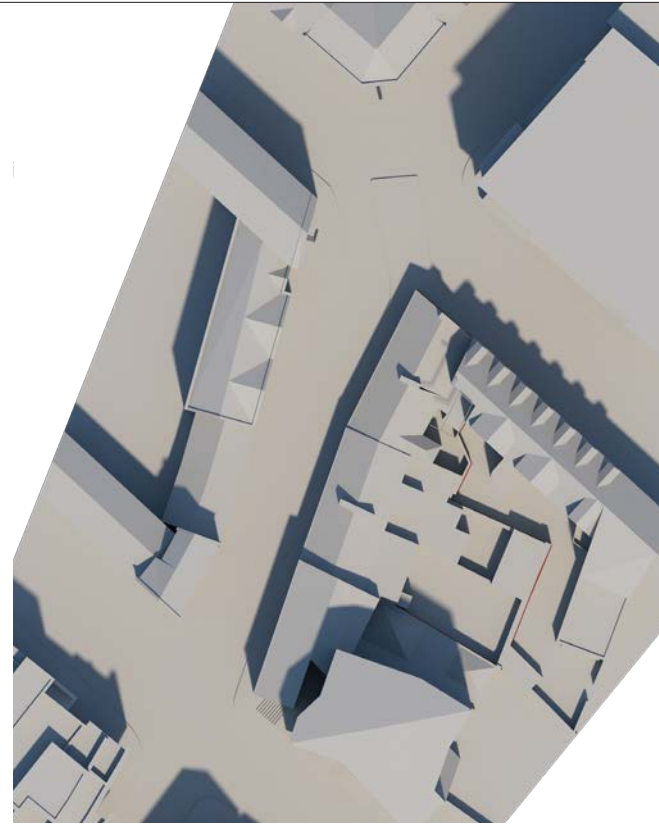
6.4 SHADOW DIAGRAMS - PLAN

21 JUNE SUMMER SOLSTICE

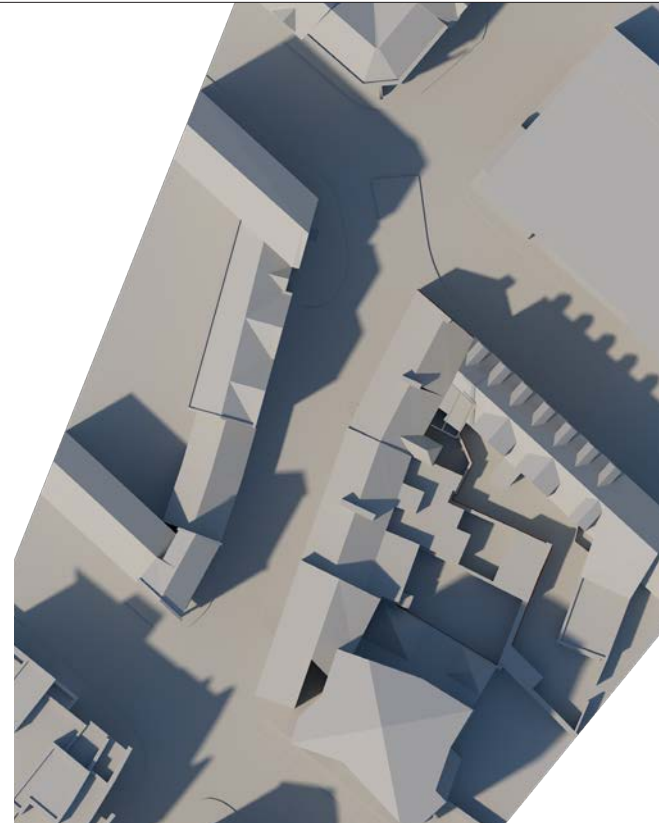
EXISTING CONDITION



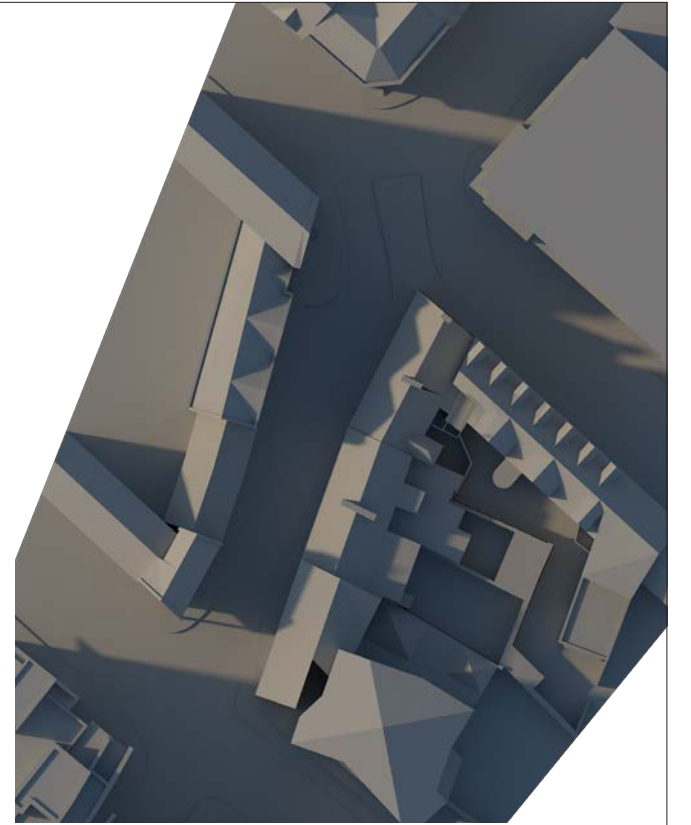
21 June 9am



21 June 12pm

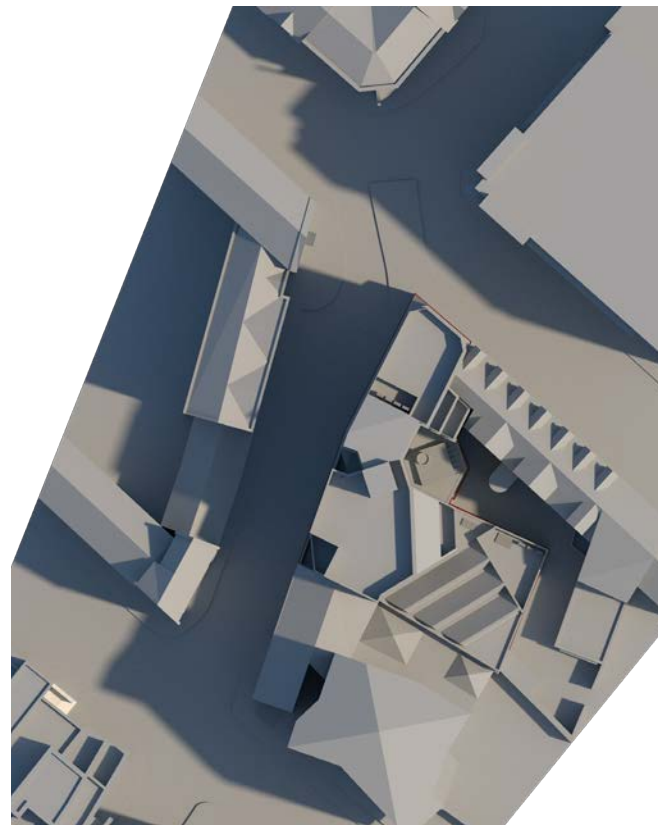


21 June 3pm

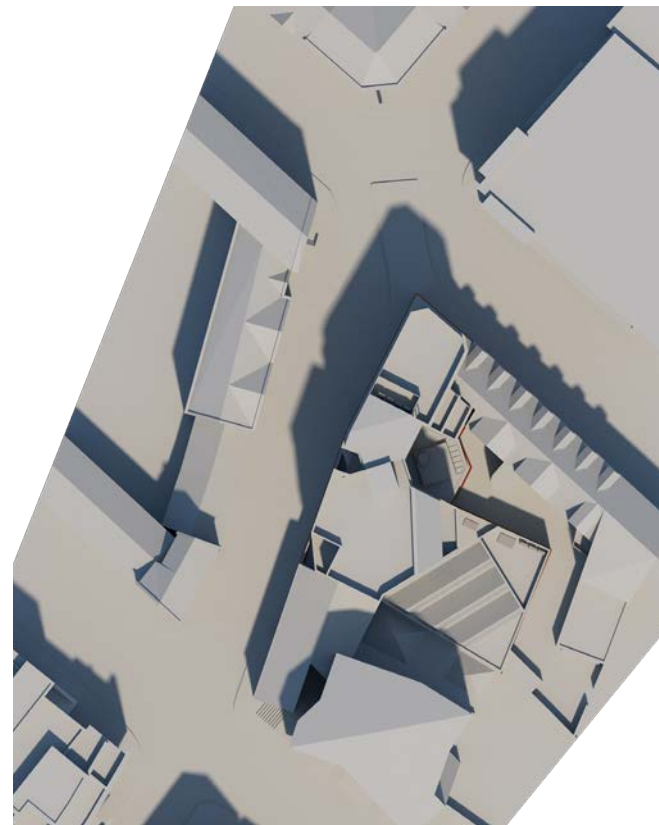


21 June 6pm

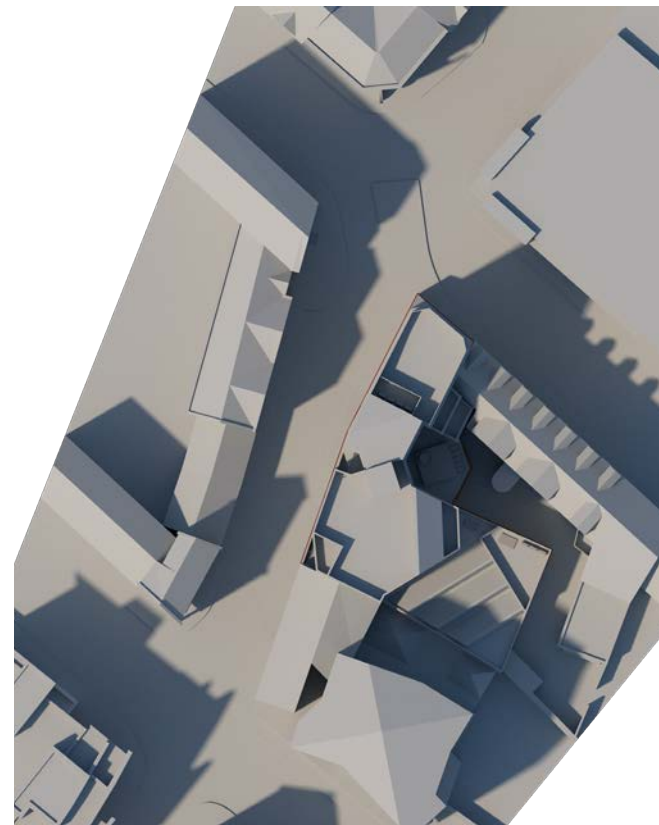
PROPOSED CONDITION



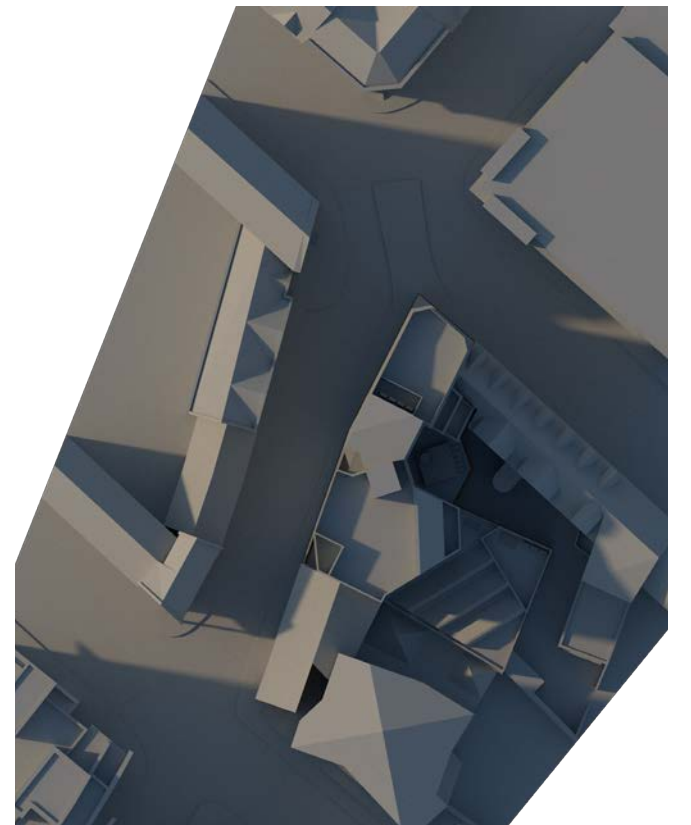
21 June 9am



21 June 12pm



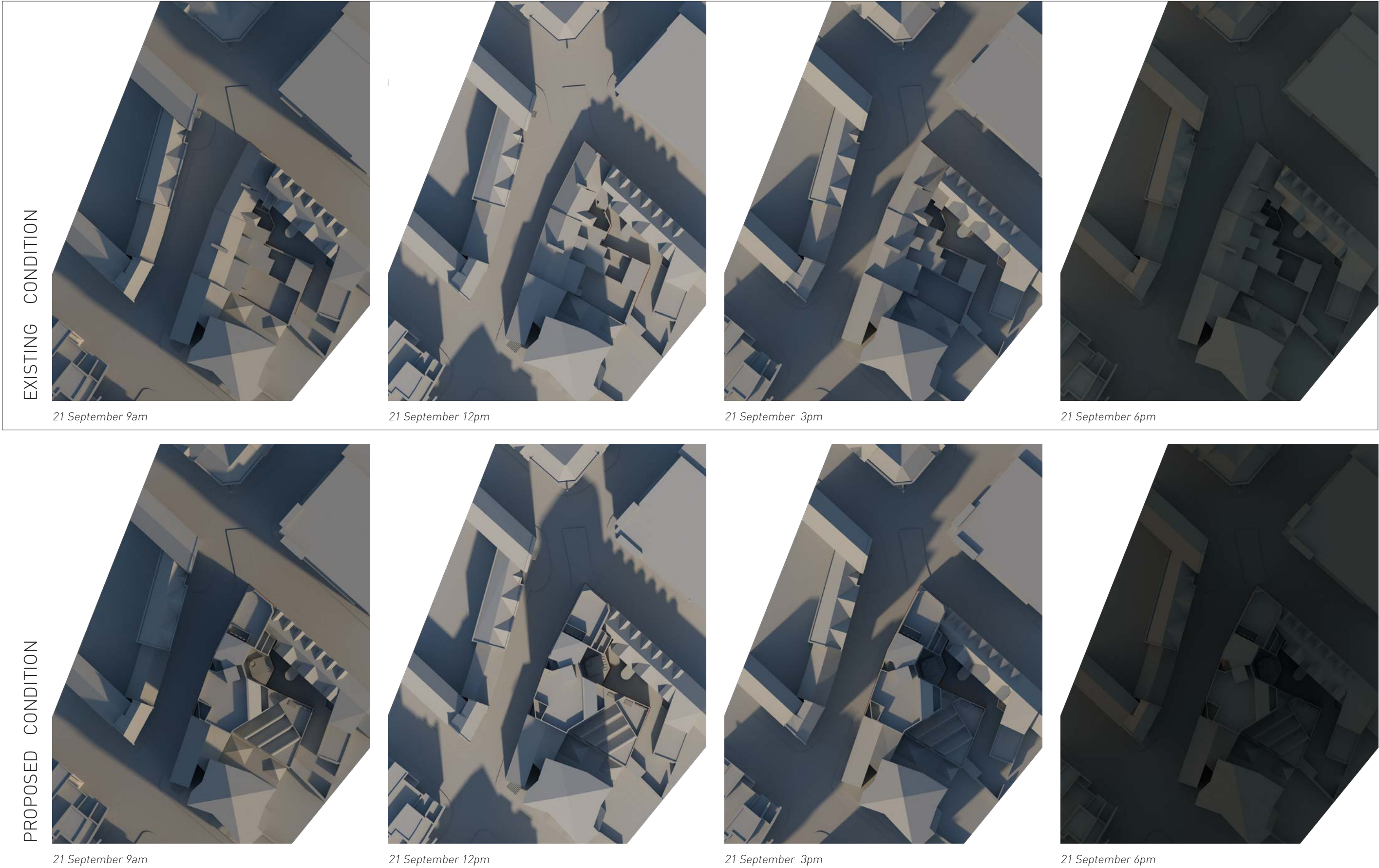
21 June 3pm



21 June 6pm

6.4 SHADOW DIAGRAMS - PLAN

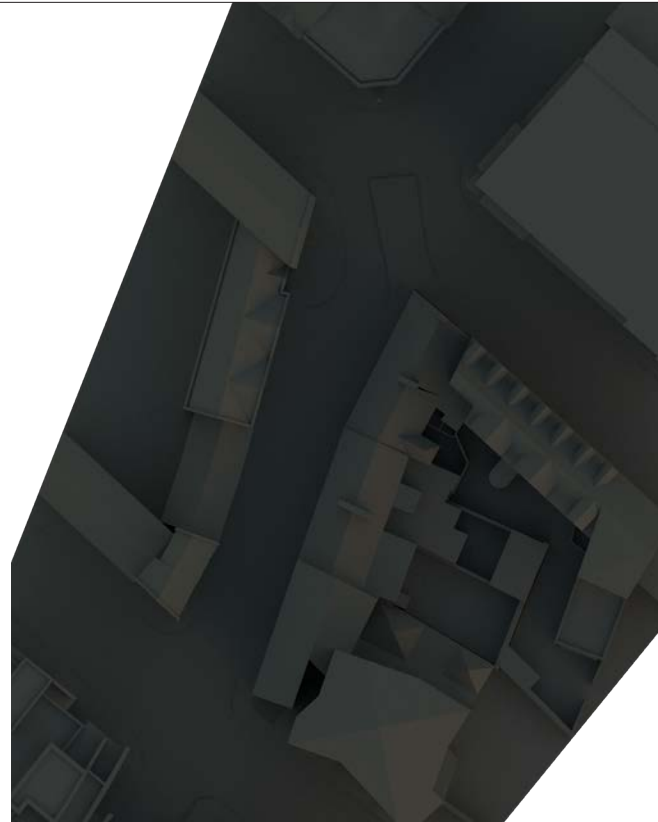
21 SEPTEMBER AUTUMN EQUINOX



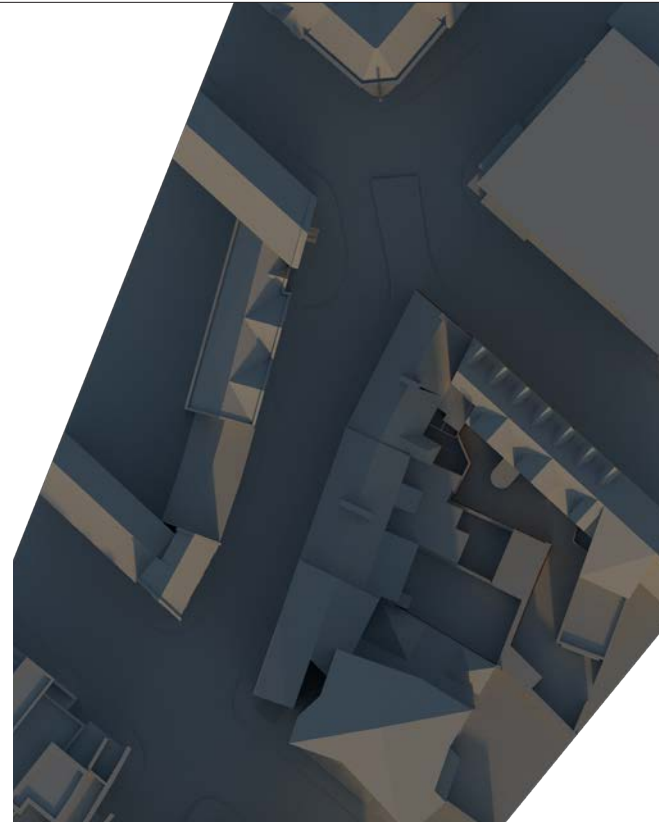
6.4 SHADOW DIAGRAMS - PLAN

21 DECEMBER WINTER SOLSTICE

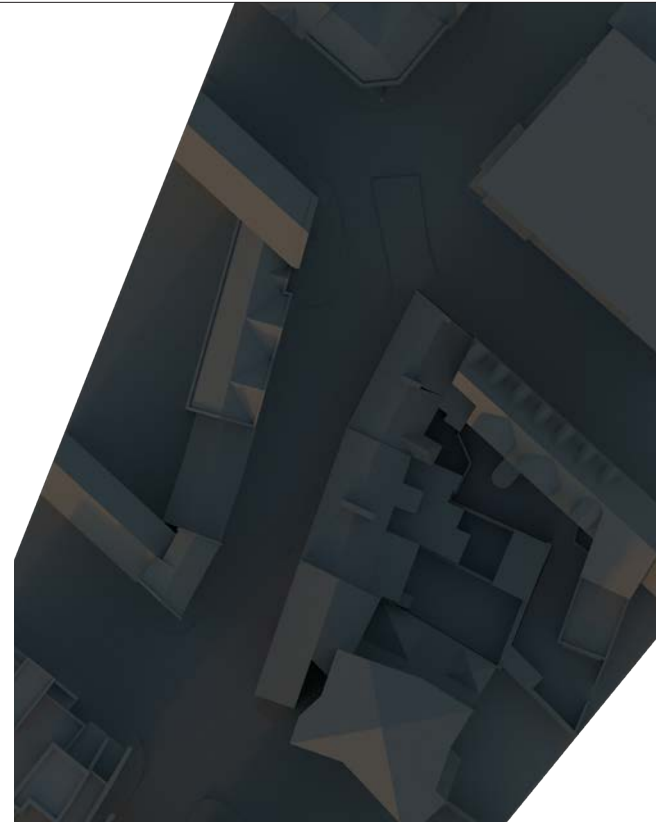
EXISTING CONDITION



21 December 9am



21 December 12pm



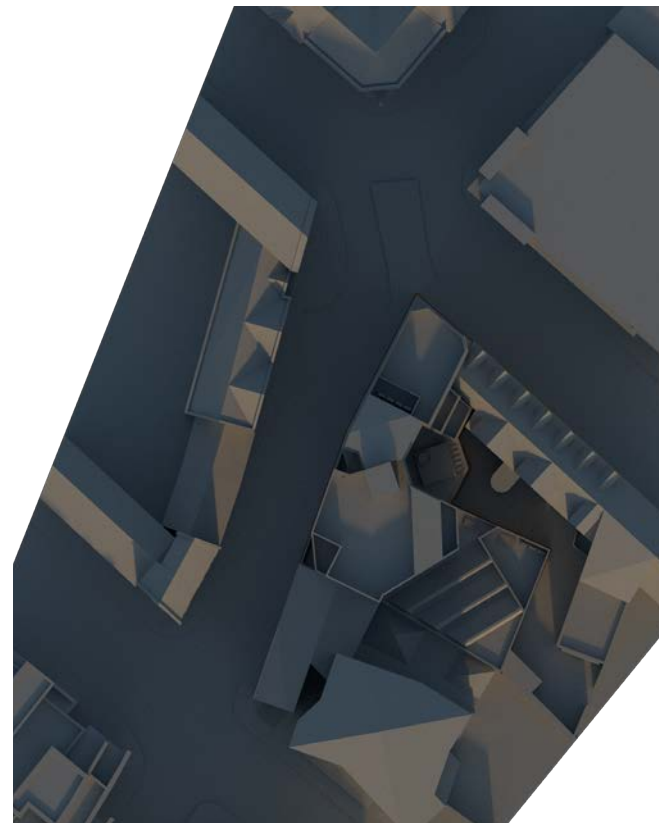
21 December 3pm

NOTE: Sun sets at 4pm on this date

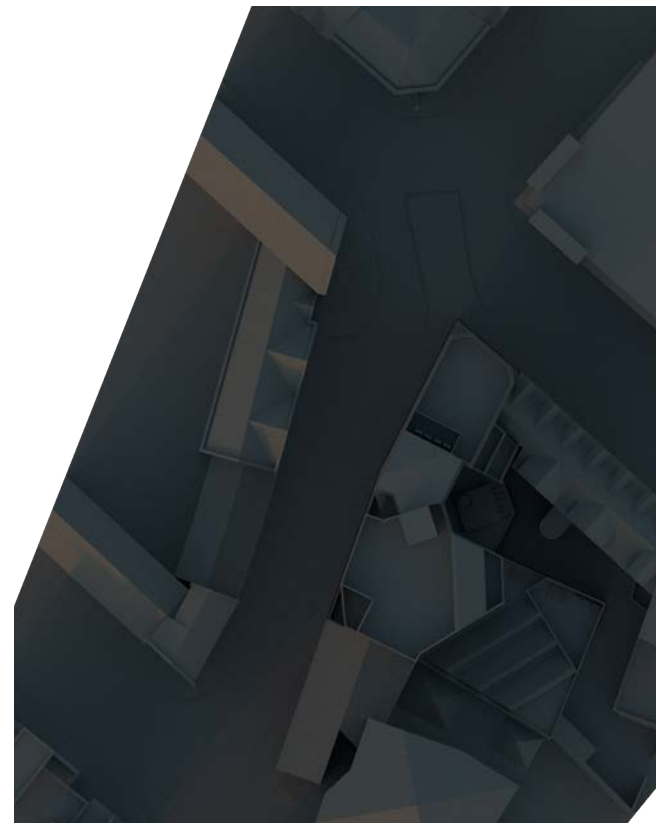
PROPOSED CONDITION



21 December 9am



21 December 12pm



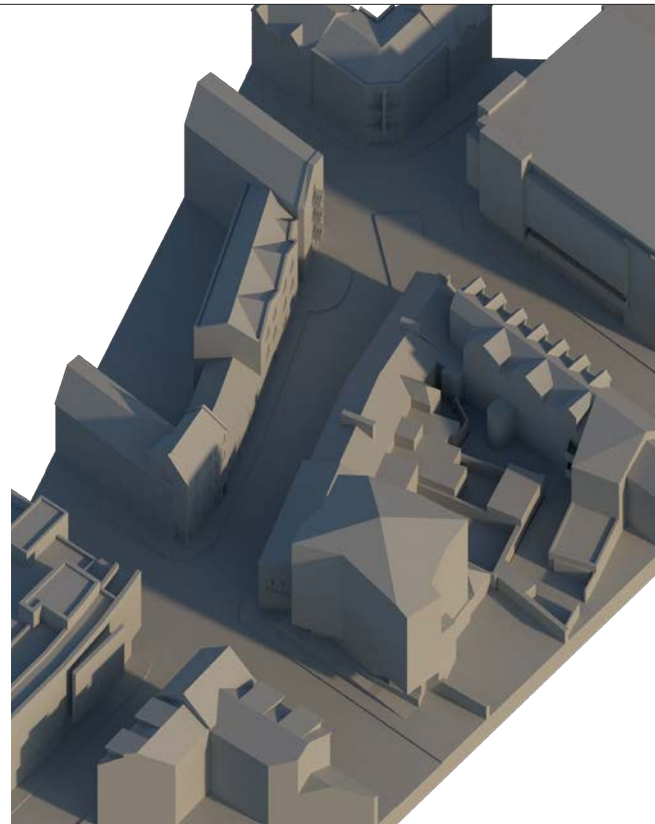
21 December 3pm

NOTE: Sun sets at 4pm on this date

6.5 SHADOW DIAGRAMS - 3D VIEWS

21 MARCH SPRING EQUINOX

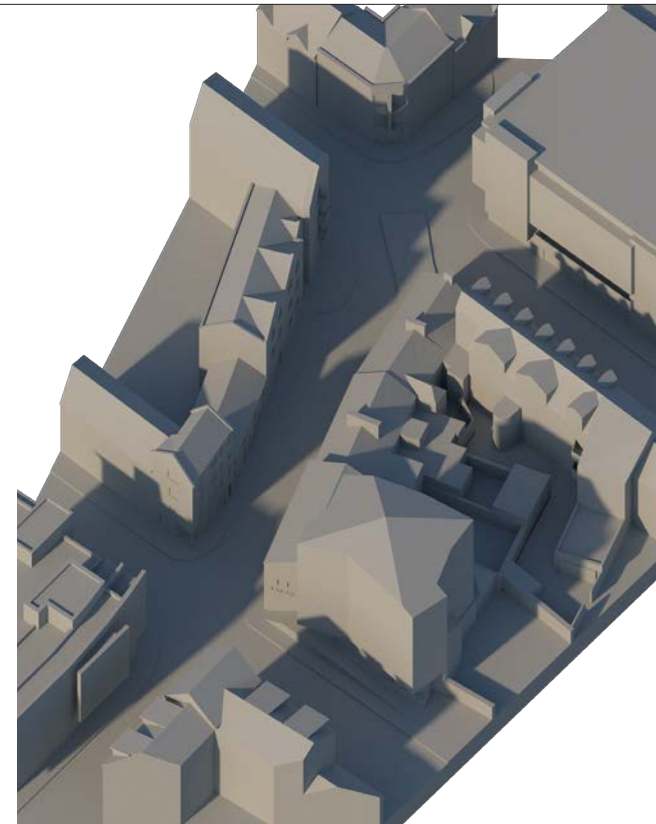
EXISTING CONDITION



21 March 9am



21 March 12pm

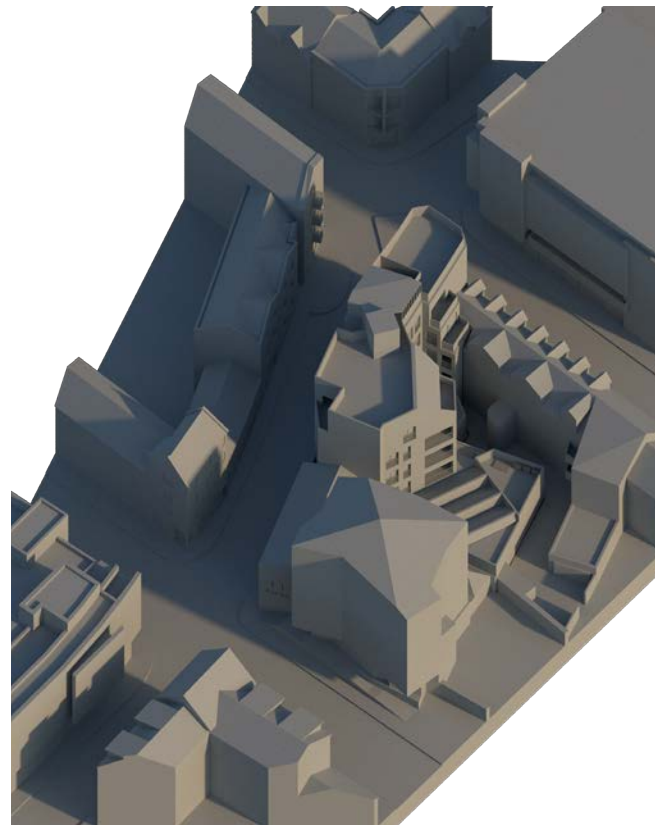


21 March 3pm



21 March 6pm

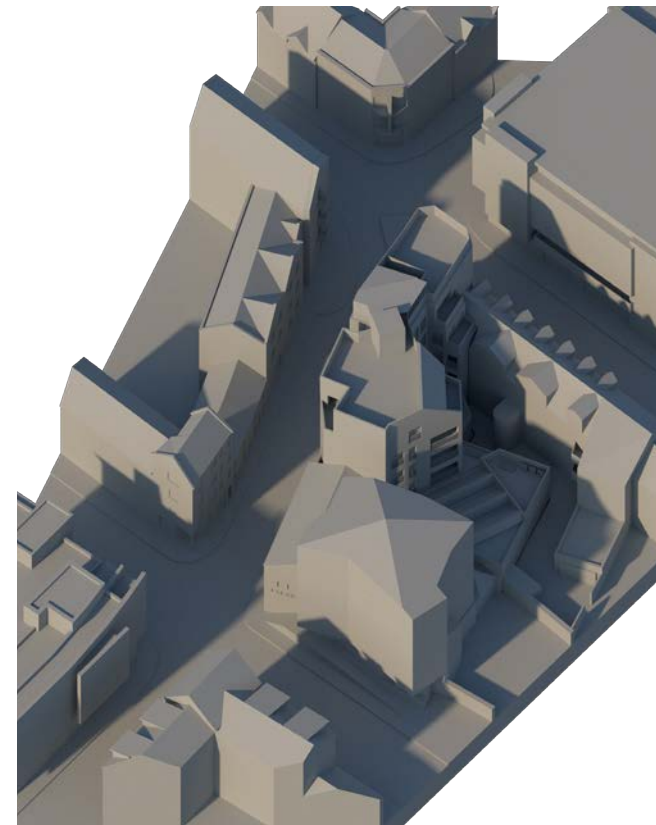
PROPOSED CONDITION



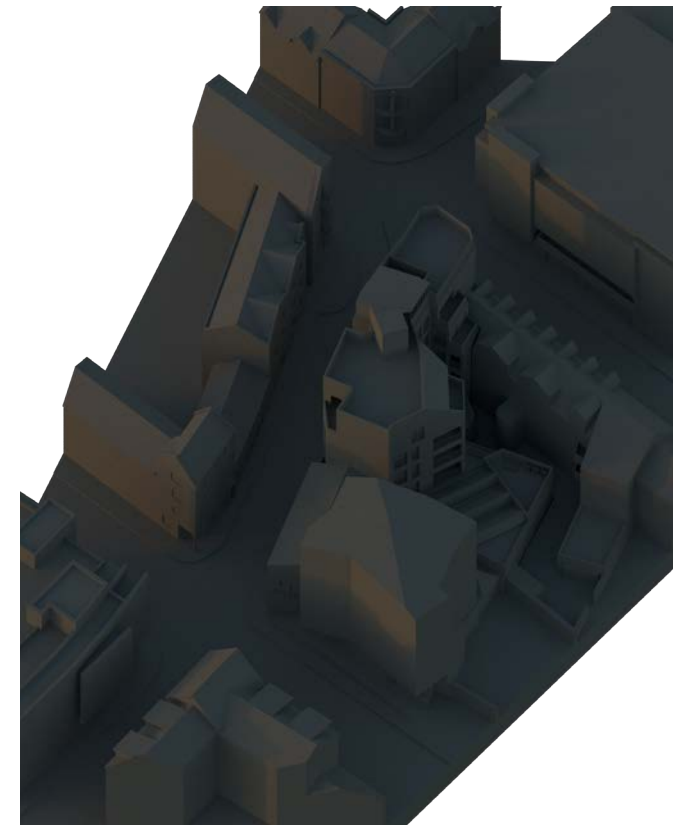
21 March 9am



21 March 12pm



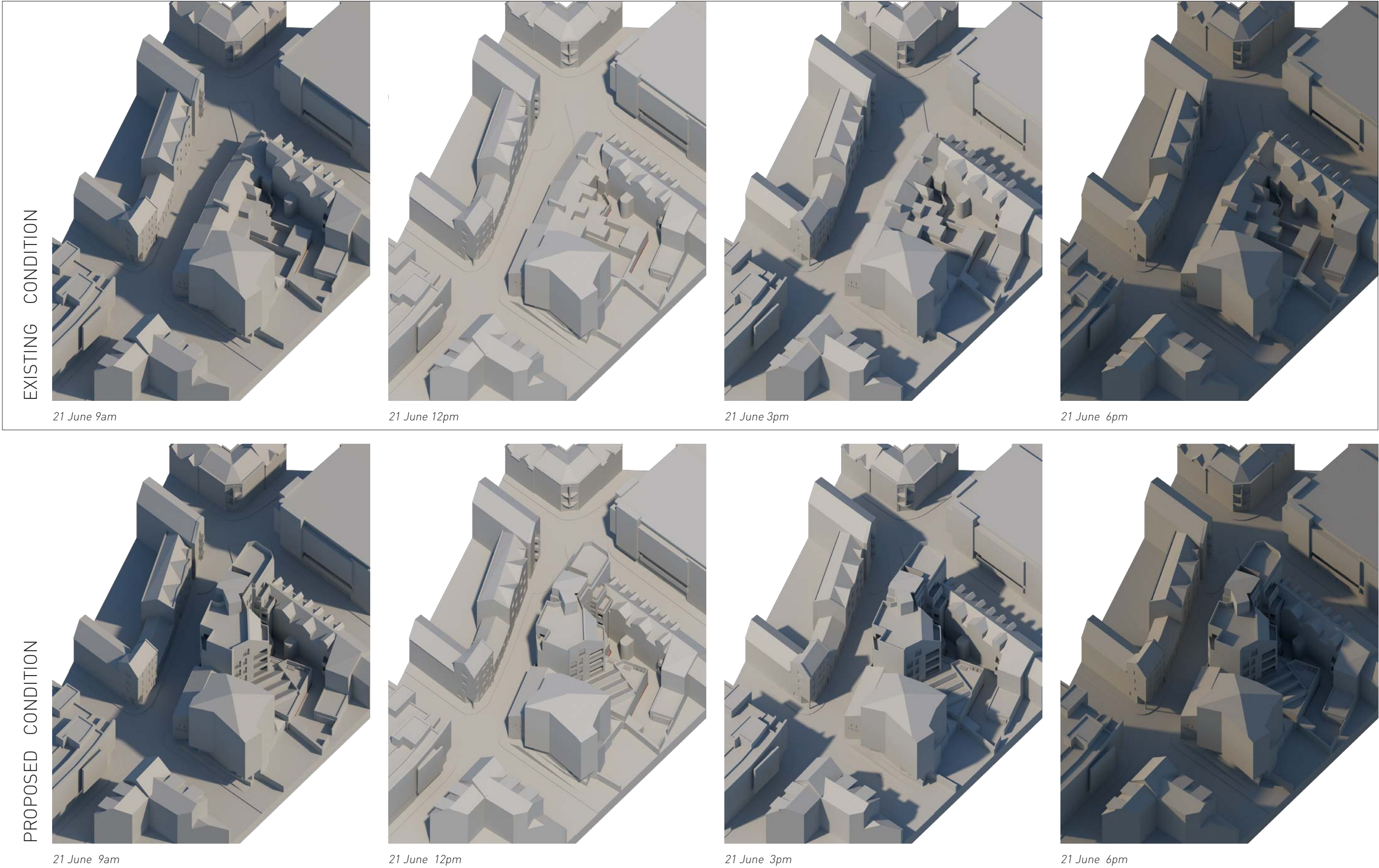
21 March 3pm



21 March 6pm

6.5 SHADOW DIAGRAMS - 3D VIEWS

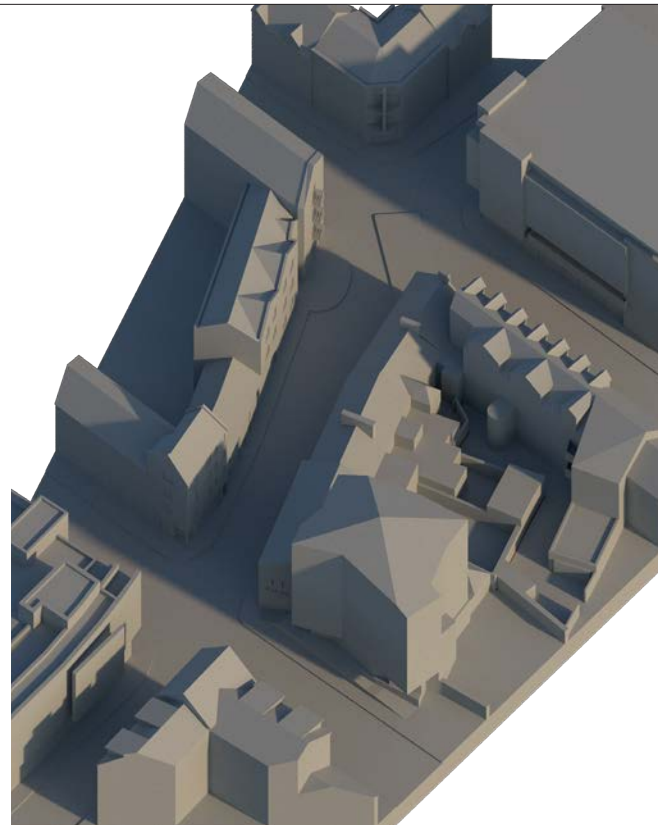
21 JUNE SUMMER SOLSTICE



6.5 SHADOW DIAGRAMS - 3D VIEWS

21 SEPTEMBER AUTUMN EQUINOX

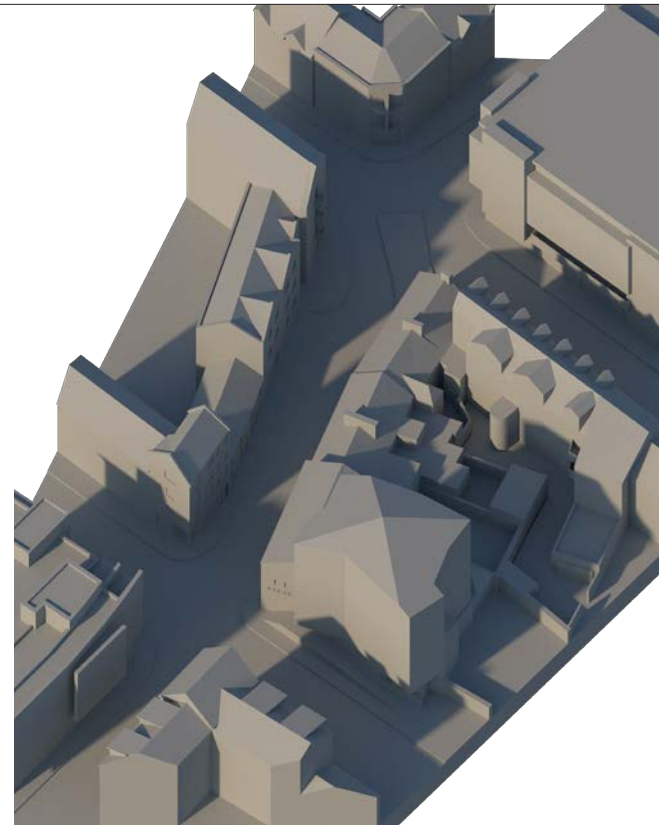
EXISTING CONDITION



21 September 9am



21 September 12pm

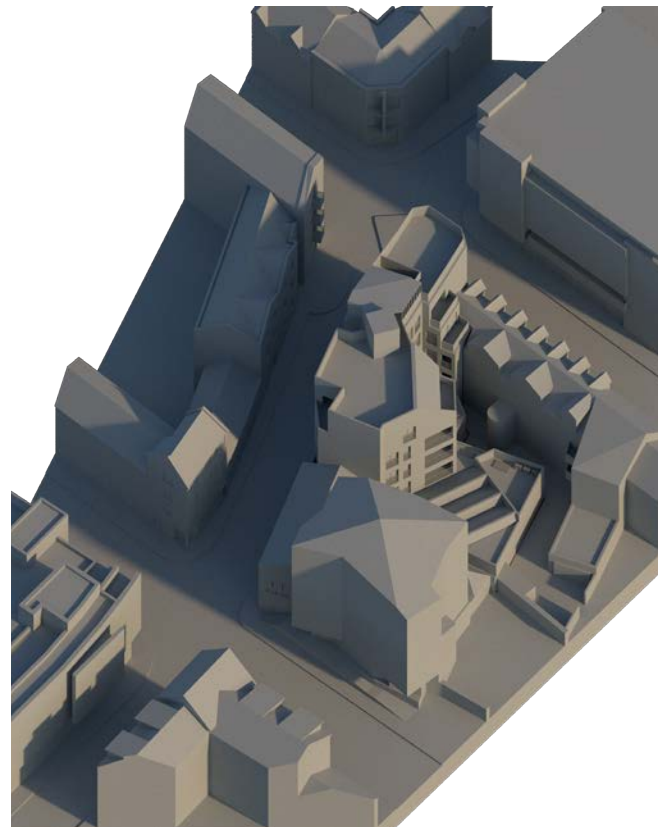


21 September 3pm

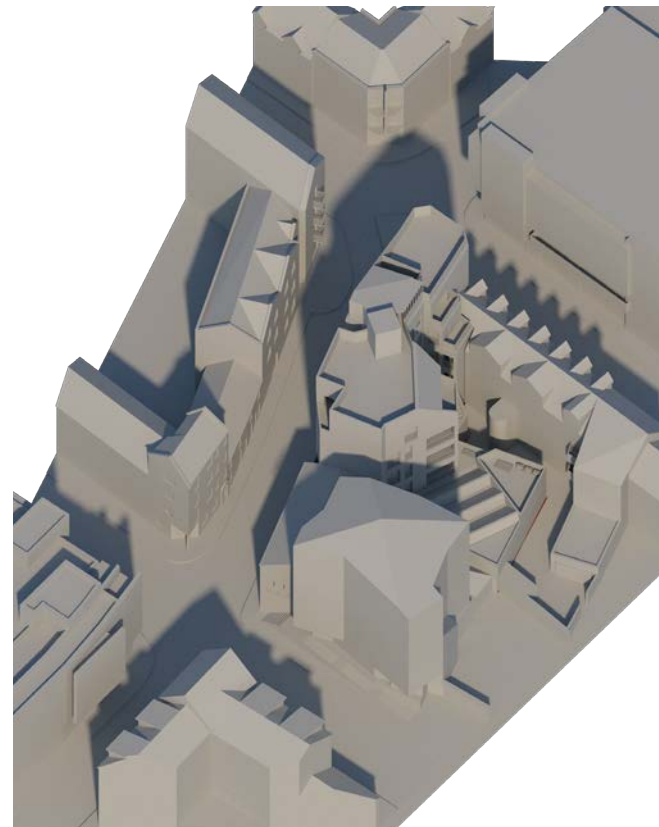


21 September 6pm

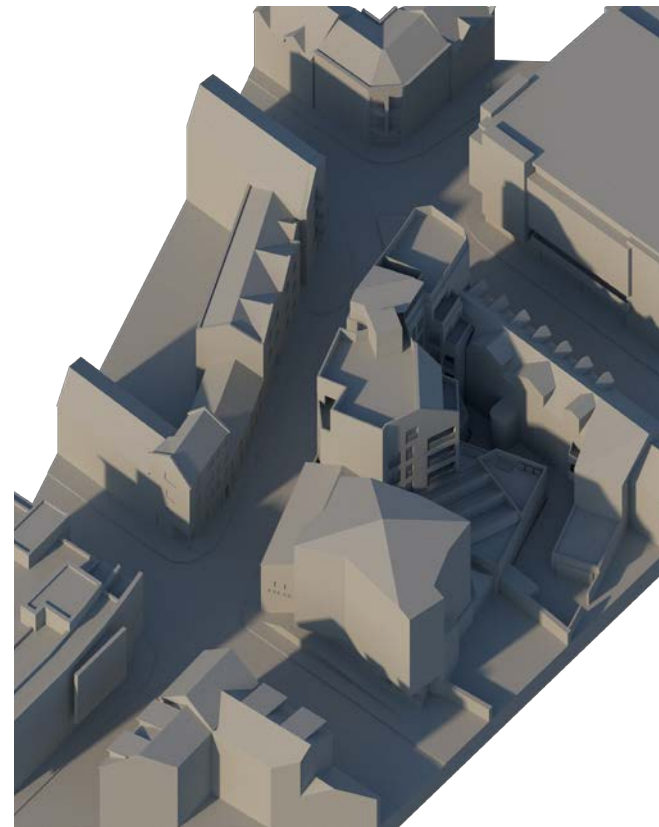
PROPOSED CONDITION



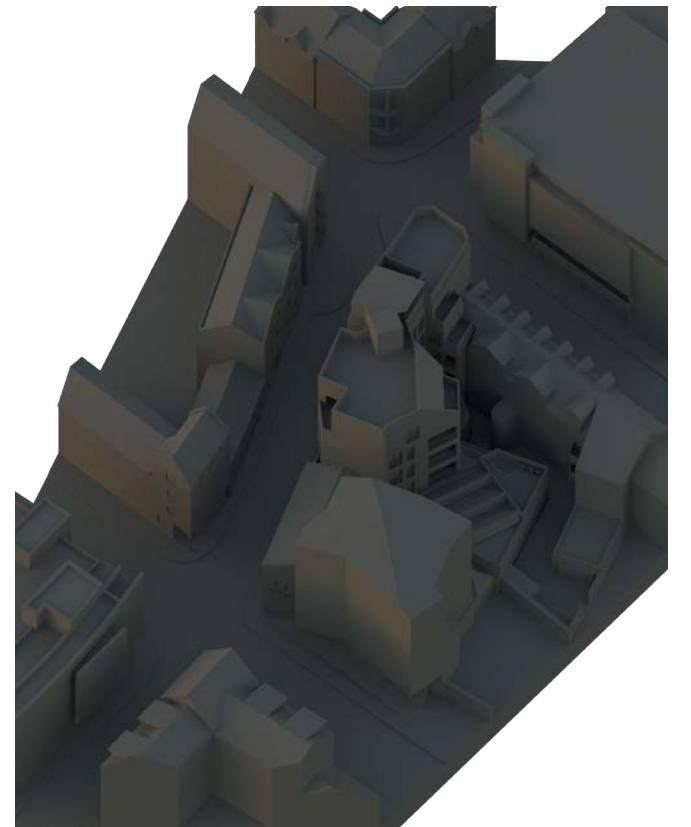
21 September 9am



21 September 12pm



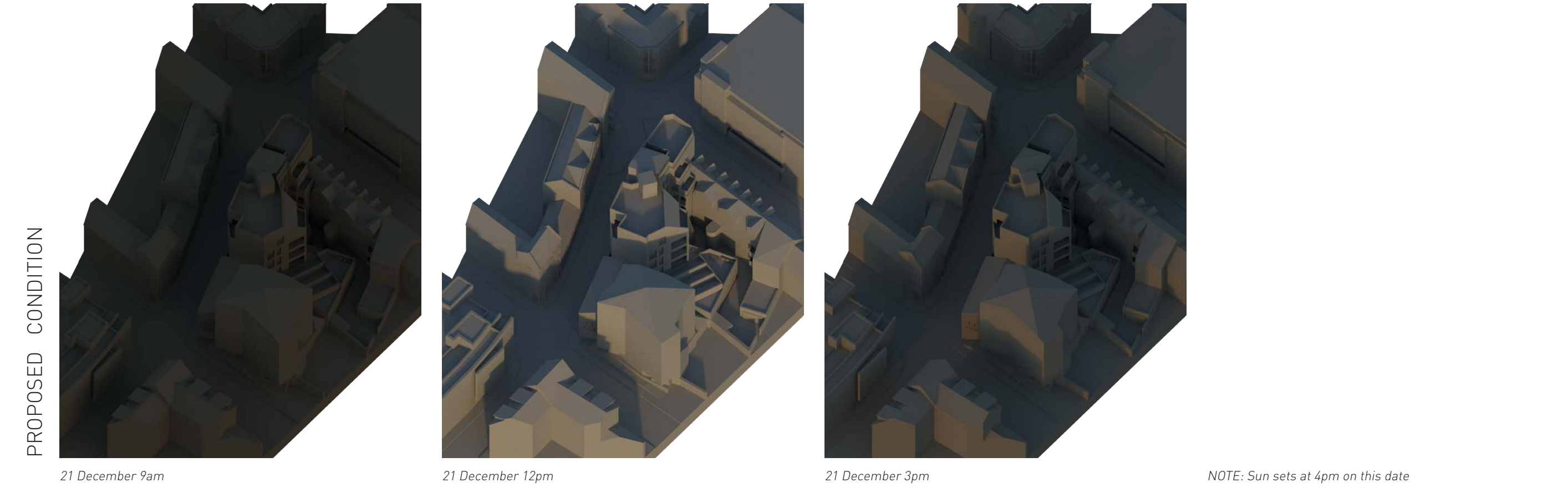
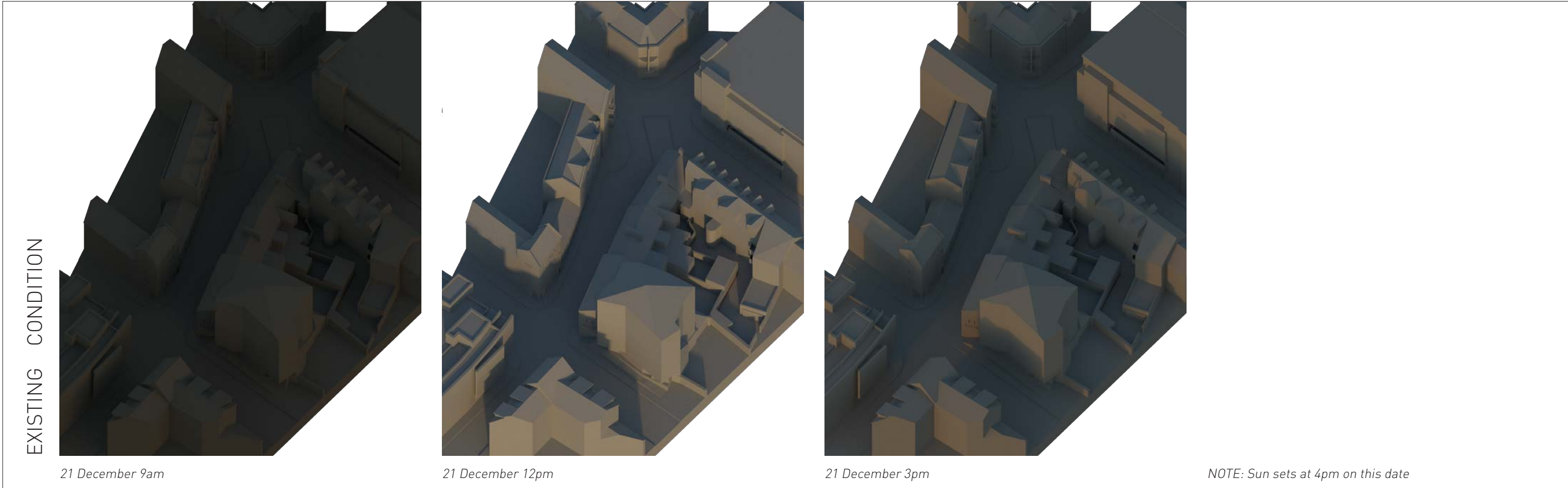
21 September 3pm



21 September 6pm

6.5 SHADOW DIAGRAMS - 3D VIEWS

21 DECEMBER WINTER SOLSTICE

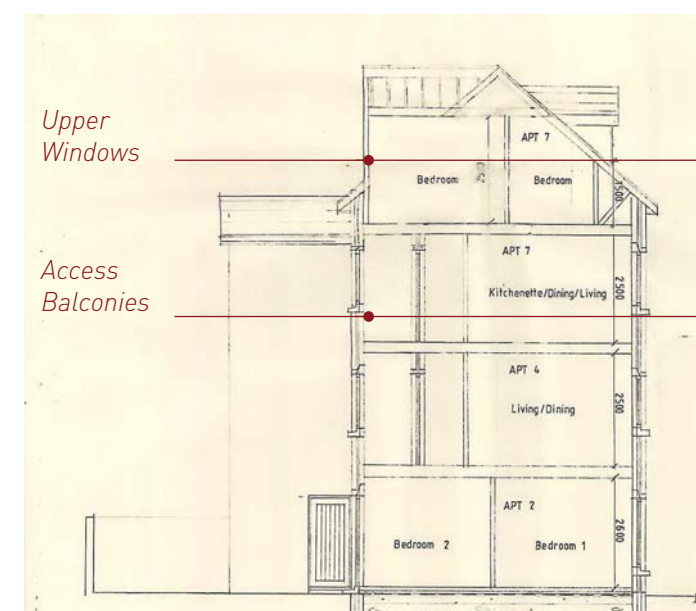


6.6 NON-TECHNICAL ANALYSIS

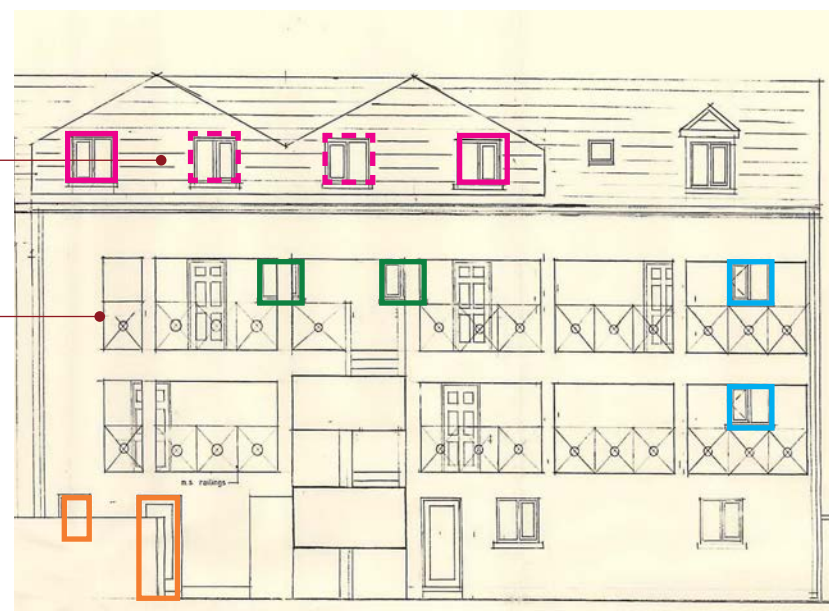
GLOR NA MARA COMMENTARY

From the analysis undertaken, the proposed development is deemed to have the most effect on the Glór na Mara residential development which bounds the site to the North East. Further research was undertaken into the plan arrangement of this residential development. A summary is provided below;

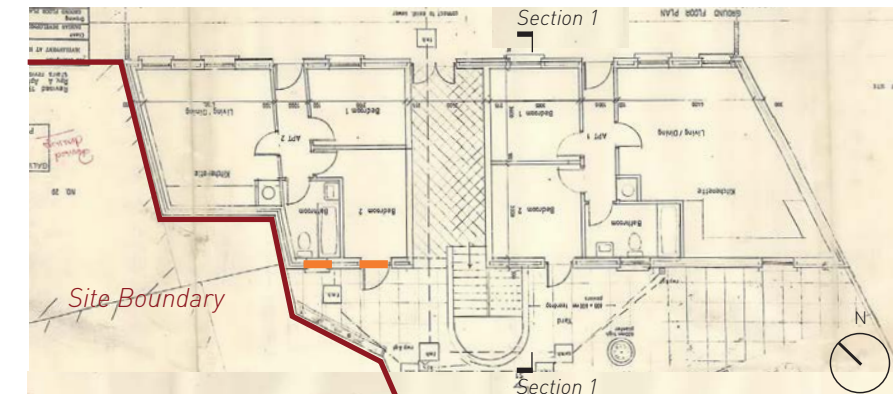
- The Ground Floor is predominantly impacted in the North Western corner adjacent to the site boundary. The 2 openings most effected are highlighted in orange on the below elevation drawing. Corresponding to the plan, the window serves a small bathroom (non-habitable) and the door serves a bedroom.
- Level 01 and Level 02 - The circulation strategy for the scheme relies on a stair tower to the rear of the block which links to a covered deck access area on Level 01 and Level 02. The covered deck area as an existing feature inhibits access to sunlight before the proposed development is considered. The windows which face this shared circulation space serve small bathrooms (shown in green) or kitchen dining rooms to the East (shown in blue). These windows into habitable living and dining rooms are also served by windows in the North Facade.
- Level 03 - The arrangement on the top floor is also impacted by the proposed development. The North-western most dormer profile is impacted during the afternoon around 3pm. The window most severely effected serves a small bathroom (non-habitable) shown in pink. A dashed pink line below indicates a bedroom window which is also effected.



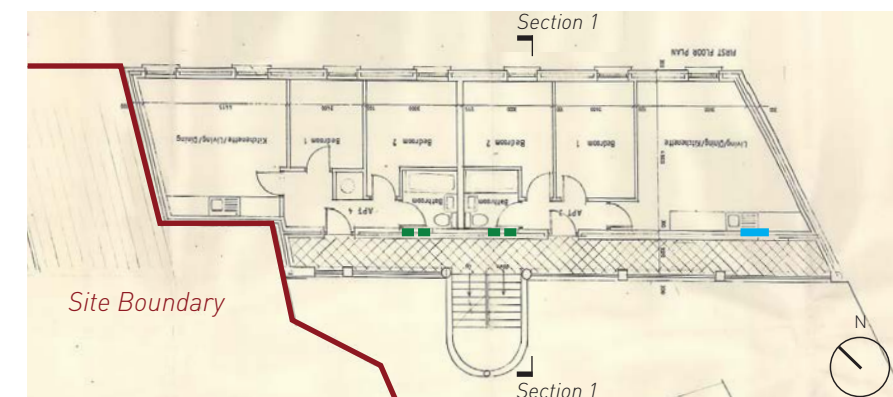
Glór Na Mara Apartment Building - Section 1



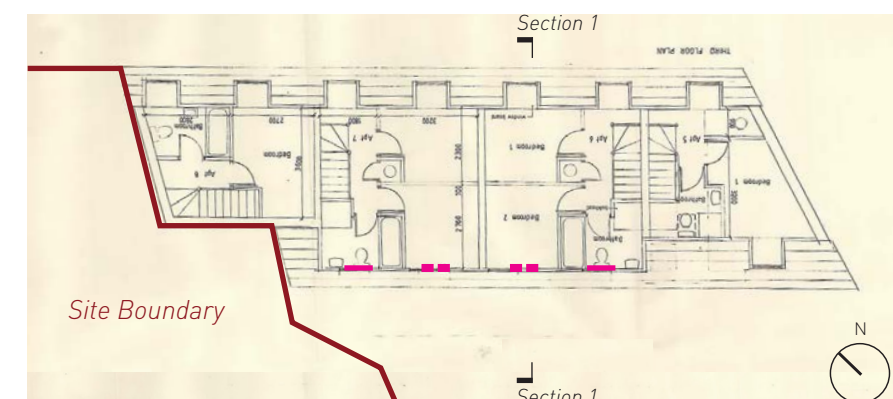
Glór Na Mara Apartment Building - Rear Elevation



Glór Na Mara Apartment Building - Ground Floor Plan



Glór Na Mara Apartment Building - First Floor Plan



Glór Na Mara Apartment Building - Third Floor Plan

HALL McKNIGHT

MWP

 **TC ESTIMATING SERVICES**
CHARTERED QUANTITY SURVEYORS

 **Comhairle Cathrach na Gaillimhe**
Galway City Council