



**Comhairle Cathrach
na Gaillimhe**
Galway City Council

CAPPAGH ROAD, KNOCKNACARA, GALWAY

Proposed Affordable and Social Housing Development

Architects Design Statement

12.03.2026



CAPPAGH ROAD, KNOCKNACARRA, GALWAY

DESIGN TEAM

Architect	Architectural Services, Galway City Council
Quantity Surveyors	TC Estimating
Structural & Civil Engineers	Tobin Consulting Engineers
M&E Engineers	CBS Consulting Engineers
Fire & Access Consultants	Ryan & Associates
PSDP	Tobin Consulting Engineers
AA Screening	CAAS Ltd.
Landscaping	Cunnane Stratton Reynolds
Topographical Survey	RK Surveys Ltd.



Fig.01 Computer generated Image of Site B

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1.1 Introduction

This Design Statement is part of the Part 8 Planning Public Consultation documents in respect of lands in the ownership of Galway City Council (GCC). The subject sites are located at Cappagh, Cappagh Road, Galway approximately 7.0 km west of Galway City Centre.



Fig.02 & 03 Aerial image showing the sites highlighted in red

1.1 Introduction

The site comprises of two green field plots which are closely linked which were sold to Galway City Council by the owner of the adjoining house between the two green fields. Sites A&B are separated by the large 2 story dwelling ‘Cave Canem’ and gardens and together the sites served as paddocks for the house.

To the east of Site A, Green open spaces serve as play spaces to the adjoining Knocknacarra Educate Together National school. ‘Dun Alaiinn’ duplex housing scheme is located to the west of Site A. Site B is bounded by the Sli Na Coille Housing Estate to the north. Green open spaces to the east of Site B serve as play spaces to the adjoining Knocknacarra Educate Together National school. To the west of both sites are the rear gardens of large single dwellings which face onto the Cappagh Road.



Fig.05 Aerial image showing the site highlighted in red

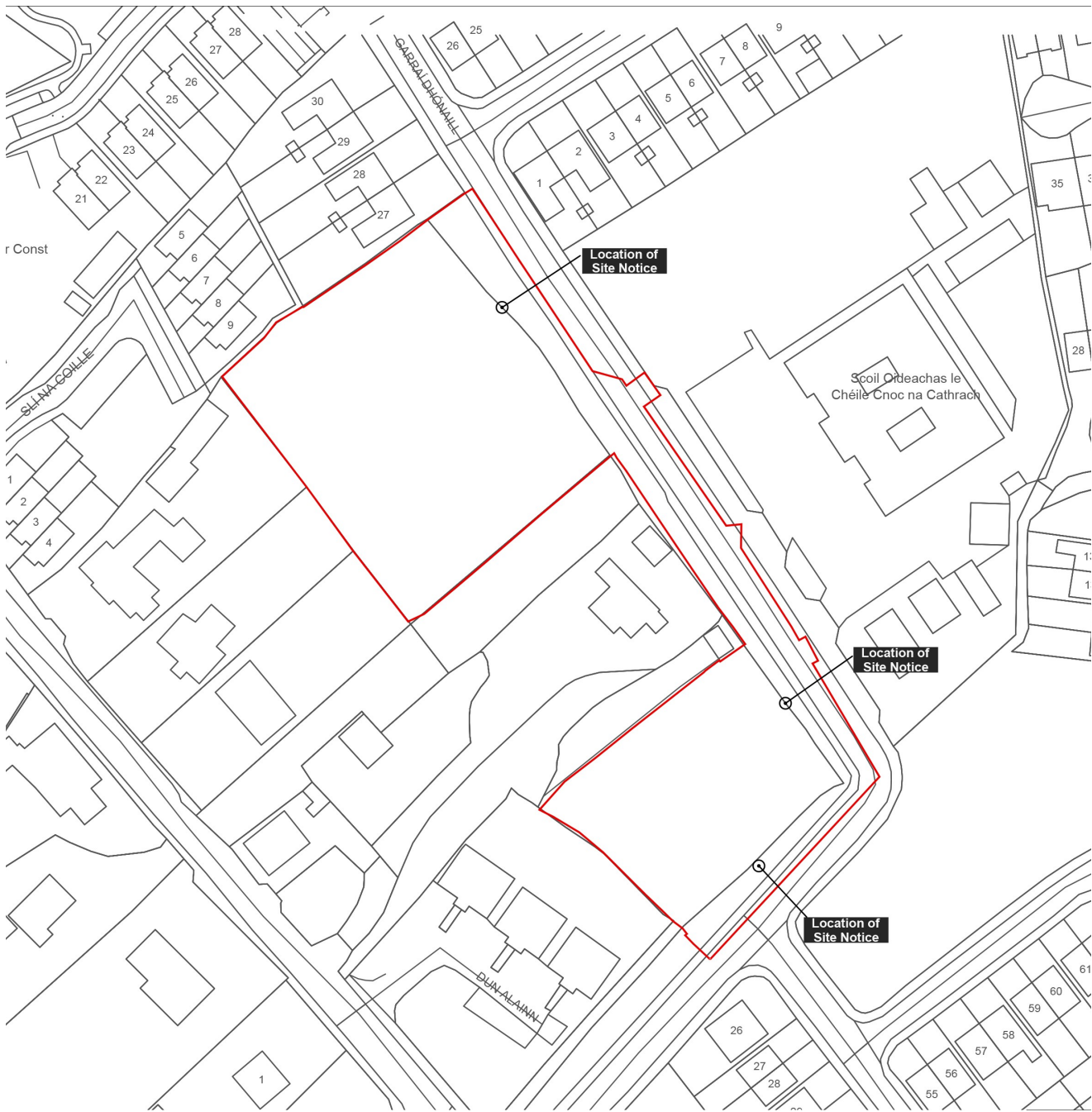


Fig 05 OSI Location Map extract

1.2 Context

1.2.1 Zoning & Density

The site is zoned residential in the current Galway City Development Plan 2023 – 2029.

The proposed site lies within the outer suburbs of the City. The Development Plan outlines the plot ratio for residential zoned lands in the Outer Suburbs as 0.46: 1 and this shall not normally be exceeded. In reference to the Sustainable Residential Development and Compact Settlements—Guidelines for Planning Authorities (DHLGH 2023) a site in this location is referred to as *City—Suburban/ Urban Extension*. On page 22 table 3.2 of the guidelines it is stated under these locations that ‘It is policy and objective of these guidelines that residential densities in the Range 35dph to 50dph (net) shall generally be appliedand that densities of up to 100dph (net) shall be open for considerations at ‘accessible’ suburban/ urban extension locations.

Table 3.2 - Area and Density Ranges Limerick, Galway and Waterford City and Suburbs

City - Suburban/Urban Extension	
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) development ⁹ . 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).	

Subject Lands Location

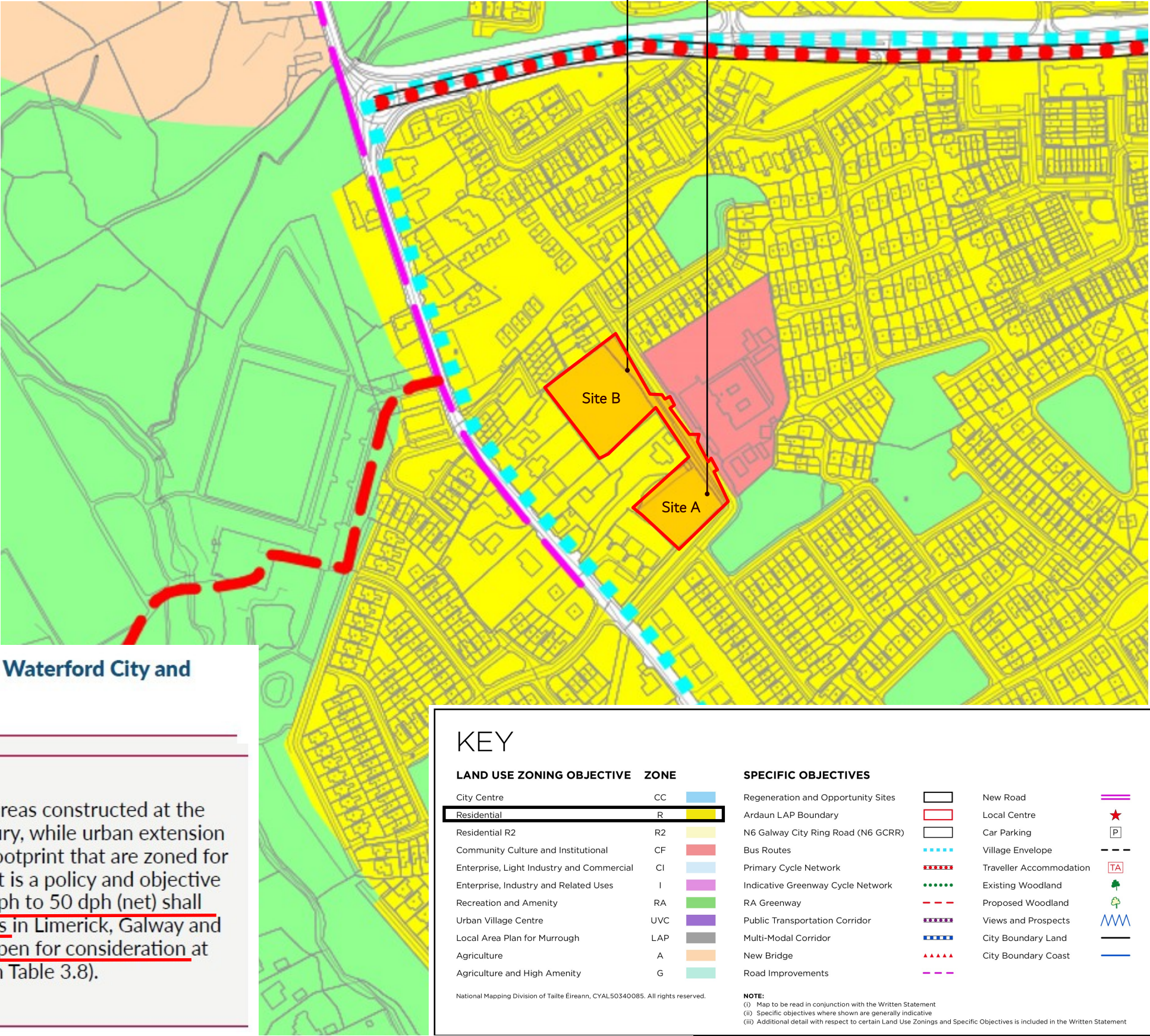


Fig 06 Sustainable and Compact Settlements Guidelines -Page 23

Fig 07 Extract from Galway Dev. Plan 2023-2029 zoning map

1.2 Context

1.2.2 Site Constraints & Site Abnormalities

Both sites have long boundaries onto the main access to An Climín Mór and Garraí Dhónaill estates. New vehicular and pedestrian accesses will be formed onto this access road. The access road, footpaths and grassed verges have been taken in charge by Galway City Council. Currently gates to the sites exist from the adjoining house who sold the lands.

As noted in the appendices the existing estate access roads bounding the sites have existing underground services and drainage to service a housing development. Upon agreement it is envisaged connections will be made to these services just outside each site.

An Arborist survey has been completed of the sites. It has noted that ash trees are across the site but unfortunately are showing signs of ‘Ash Dieback’ disease and are recommended for removal. The Ash trees are prevalent to the west and south hedgerows. The Arborist also discovered that a small patch of Japanese knotweed exists to the northwest of site B (shown as orange on the survey extract). Both the Ecologist and the Arborist noted that this small area can be removed and disposed of in the appropriate manner with minimum impact.



Fig 08 Aerial Photograph of subject sites indicating the trees to be removed

Trees to be removed / replaced shown in orange hatch

1.2 Context

1.2.3 Analysis of Housing Demand

A high level Social Housing Demand assessment for the West of Galway City is informed by a Quarterly Report publication from the Department of Housing Local Government and Heritage for Galway City Council. The Quarter 3 report for 2025 is referenced in this instance. Please see the graph below which indicates a strong demand for 1862 number 1 and 2 bed-room units. Overall housing demand for the West of the City is 1,055 units. It should be noted that Social housing demand is constantly changing.

Housing Waiting List as of 10/12/2025	No.
Applicants on Housing Waiting List (includes supported housing & transfers)	4154
Social Housing Support applications received in Q4	156
Additional households qualified for social housing support in Q4	121

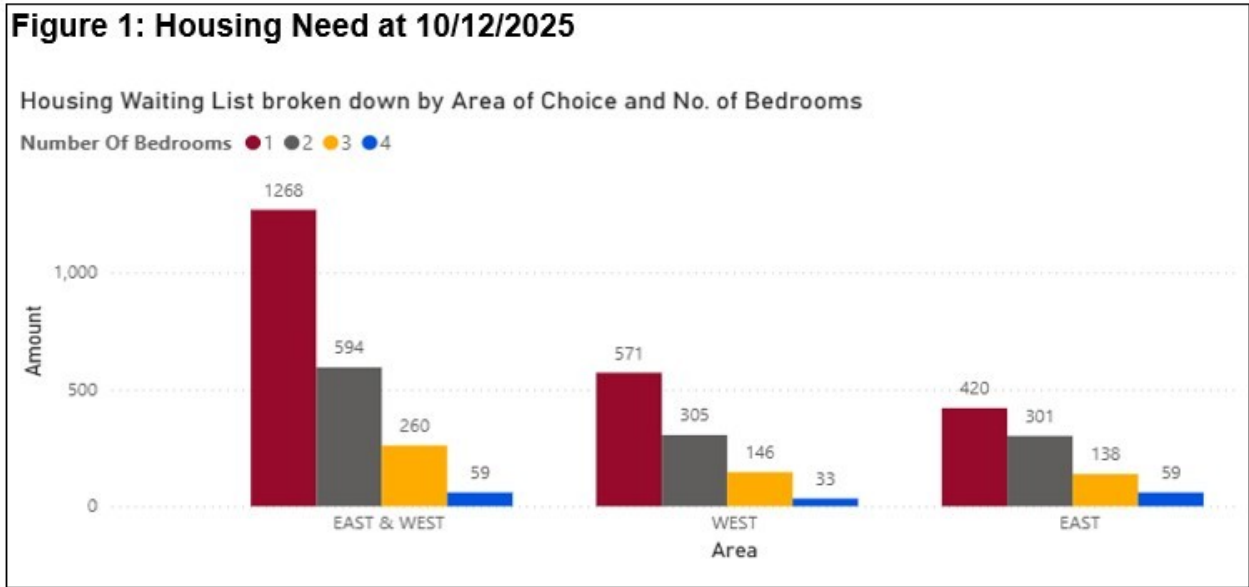


Fig 09 Extracts from Galway City Councils Quarter 4 2025 housing demand report.

Housing Waiting List: Housing Waiting List: 156 new Housing applications were received in Q3 2025. Figures on the Housing Waiting List below include those households also in receipt of Housing Assistance Payment (HAP), Rental Accommodation Scheme (RAS) or Long Term Leasing Scheme (LTL) and Transfers. 121 additional households qualified for housing support in Q3 2025 and were placed on the housing waiting list

Alternative Means of Meeting Need

Galway City Council launched an ambitious Galway City Housing Strategy and Housing Need & Demand Assessment 2023-2029 which will see 2440 social and affordable homes delivered across the city. Galway City Council provide quarterly housing need assessment reports which form the basis for tenure mix targets in new housing capital project.

Outside of the social housing demand, the National Planning framework sets out a targeted pattern of growth for Galway City and Suburbs to 2040 of between 40,000 to 45,000 people. The Metropolitan Area Strategic plan targets 35,000 of a population growth by 2031. Given the projected growth and housing demand in Galway City, the subject lands would provide a resource of mixed housing tenures and housing types in an already established suburb.

The proposed development is in response to a clearly established need for both affordable and social housing in Galway City. A mix of 58% affordable and 42% social will be provided in a mix of 1 bed, 2 bed and 3 bed units, suitable for standard housing, age friendly and people with disabilities, on an area of residentially zoned land available for immediate development. The scheme also recognises the need to provide a more adaptable housing stock which reflects the demographic make-up.

Market feedback carried out by Galway City Council noted that affordable 1 bedroom units that have come to market were difficult to sell. However, 1 Bedroom units are in high demand on Galway City Councils housing list. Therefore 1 Bedroom apartments are included as social housing units in this proposal. The market research also indicated a gap in supply for 2 bedroom units. Therefore the proposal includes affordable units as 2 and 3 bedroom units in terrace houses and own door apartment configurations.

1.3 Project Brief & Concept

A review of the Planning Register indicates that there are currently no extant planning permissions on the subject lands. The sites are well situated in existing suburban built housing and are essentially infill as the last remaining lands that are zoned Residential in the area. Given the location underground utilities & services are readily found in the adjacent roads and footpaths serving the adjacent houses.

This sketch demonstrates the early discussions and concepts for the site and the proposal for urban planning and block design. It is important to acknowledge the issues with past housing layouts and developments in this area of Galway (Knocknacarra and Cappagh Road). Housing estates have been built with little regard to the adjoining contexts or with no connectivity. The block layout for the proposed development aims to ensure future connections and accesses can develop into a connected and adherent block design. This would allow adjacent sites to avail of shared accesses, open spaces and achieve effective densities. It is also proposed that this approach makes coherent streets and public spaces with strong passive surveillance whilst providing dedicated private open spaces

When initially looking at unit types, it was noted the area is dominated by 2 storey 3 and predominantly 4 bedroom dwellings. There is a proliferation of these larger family units in the Galway housing market even though the census indicates reduced family sizes. Galway City Council carried out market research by consulting local auctioneers to discuss the Galway housing market and the demand for affordable 1 and 2 bedroom units such as duplexes and apartments. The outcome of this market research is that the Galway market was buoyant, but is very low on stock and smaller more affordable units have not been supplied into it for at least 10 years.

The proposal aims to rebalance the local tenure mix and respond to the demand for smaller homes by providing 1 bed, 2 beds and 3 bedroom units. The scheme is aimed at affordable units for younger first time buyers and older down sizers and fresh start applicants as well as providing similar size social housing units.

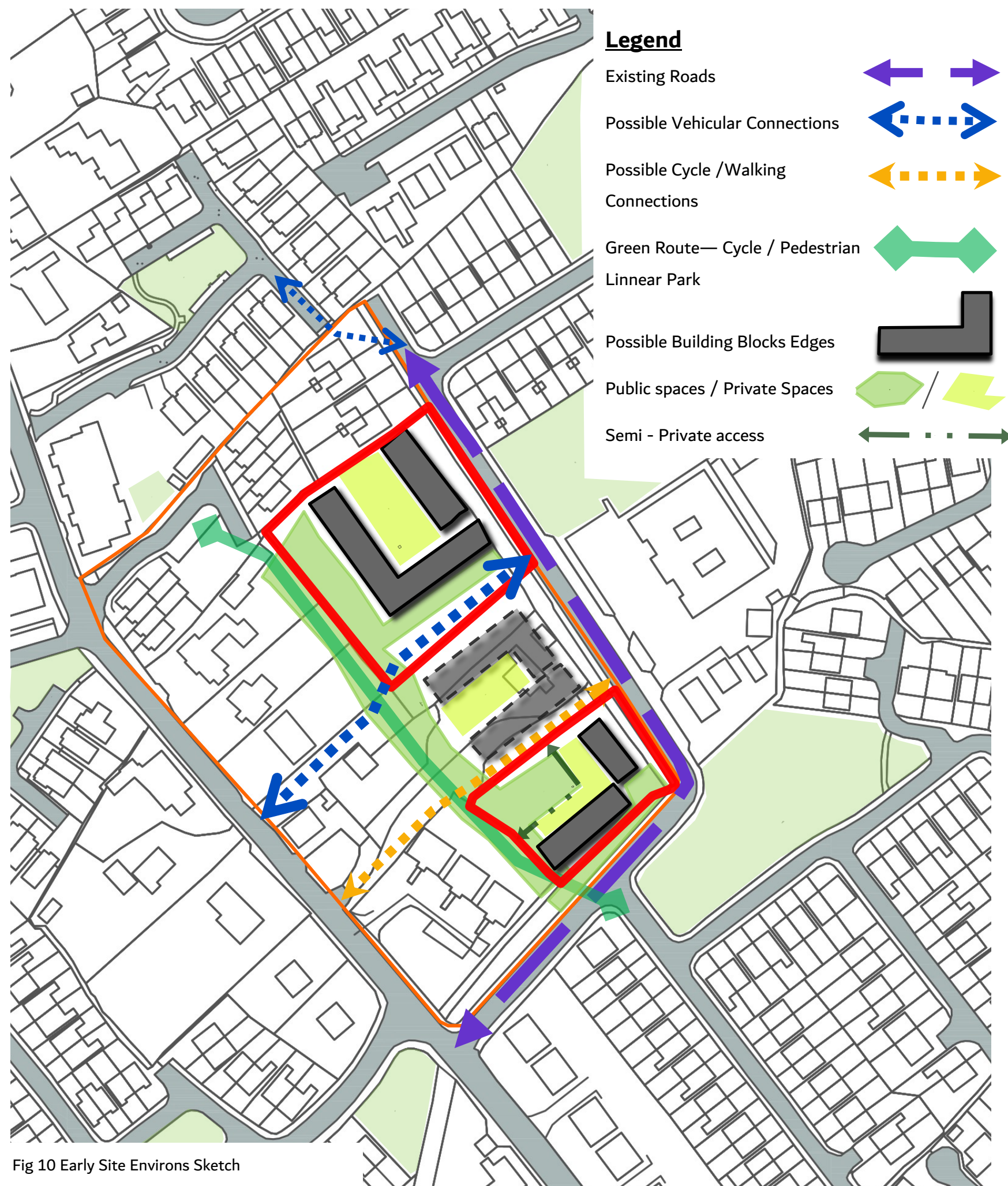


Fig 10 Early Site Environs Sketch

1.4 Site Layout

1.4.1 Building Layout

The site layout and the layout of each block incorporates communal spaces including gardens, courtyards and shared amenity spaces to foster community and well-being.

The use of light coloured materials and distinctive façades create joyful, warm environments which emphasise light, views, and access to outdoor spaces for the residents.

The massing and layout of the buildings uses simple forms with setback entrances and terraces to create an appealing, low-rise medium-density urban form.



Fig 11. Computer Generated Image of Site A



Fig 12. Computer Generated Image of Site A

1.4 Site Layout

1.4.2 Efficiency & Development Statistics

A density of 54 units / hectare and a plot ratio of 0.22 are proposed. The plot ratio of the proposed development is in accordance with good planning, the objectives of the Galway City Development Plan, and seeks in this context to optimise the return on the investment in the lands.

Number and Type of Dwellings

The housing is proposed in 2 and 3 storey blocks which is in keeping with the existing suburban context of 2 and 3 storey units. The 3 storey elements are proposed to the lower topography of the site to reduce the visual impact.

The proposed development is for 38 no. new residential units comprising of:

- 12 no. Terraced houses (6no. 2 bedroom houses & 6 no. 3 bedroom houses)
- 1 no. 2 bedroom townhouse
- 5 no. 2 bedroom 2 storey duplex units
- 4 no. 2 bedroom 4 person own door Apartments
- 11 no. 2 bedroom 3 person own door Apartments
- 5 no. 1 bedroom own door apartments

The development will include the construction of vehicular and pedestrian access points to the Proposals via the An Címín Mór/ Garrai Dhónaill access road and

- Renewable energy design measures for each unit and
- Supporting development works including:
- Access Roads
- Grouped Parking spaces
- Landscaping and boundary treatments
- Ground level alterations to accommodate the development
- Bicycle storage and bin storage
- Surface water management including SUDS measures
- Temporary construction signage
- Estate signage and
- All associated site works.

Gross Sites Area (total):	8050.30 sqm	0.8050 Hectares	1.9893 Acres
Site A Area (Dev. Net)	2553.40 sqm	0.2553 Hectares	0.6310 Acres
Site B Area (Dev. Net)	4417.30 sqm	0.4417 Hectares	1.0915 Acres
Minus Undevelopable:	1079.60 sqm	0.1080 Hectares	0.2668 Acres
Developable site Area:	6970.70 sqm	0.6971 Hectares	1.7225 Acres

Public Open Space	Assumed from ' Sustainable Residential Development & Compact Settlements' Obj 5.1			
Requirement:	697.07	sqm (min)	10 to 15	%
Proposed:	918.00	sqm	13.42	%
Density (Developable)		Units per		Units per
Overall:	54.51	Hectare	22.06	Acre
SITE A	69.87	Hectare	28.27	Acre
SITE B	48.33	Hectare	19.56	Acre
Plot Ratio:	Developable area		0.44	

SITE B - 0.4552 Ha (1.125 acre)	No of Units	Floor area sqm	Floor area sq/ft	Total Floor area sqm	Total Floor area sq/ft	% of Total units	
Proposed Housing Description							
House Type '3B' - 3 bedroom - Mid Terrace - 2 storey	4	106.40	1145.28	425.60	4581.12	10.53	Affordable
House Type '3A & C' - 3 bedroom - End of Terrace - 2 storey	2	106.40	1145.28	212.80	2290.56	5.26	Affordable
House Type '2A' - 2 bedroom - End of Terrace - 2 storey	2	81.60	878.33	163.20	1756.67	5.26	Social
House Type '2B' - 3 bedroom - Mid Terrace - 2 storey	4	81.60	878.33	326.40	3513.34	10.53	Social
Duplex Apt Type '1A' - 1 bedroom (2P) - GF Own Door Apt	1	49.80	536.04	49.80	536.04	2.63	Social
Duplex Apt Type '1C' - 1 bedroom - GF Own Door Apt	1	50.20	540.35	50.20	540.35	2.63	Social
Duplex Apt Type '1B' - 1 bedroom - GF Own Door Apt	3	49.90	537.12	149.70	1611.36	7.89	Social
Duplex Type '2D' - 2 bedroom - Duplex own door- 2 storey	1	78.50	844.97	78.50	844.97	2.63	Social
Duplex Type '2E' - 2 bedroom - Duplex own door- 2 storey	1	85.70	922.47	85.70	922.47	2.63	Social
Duplex Type '2F' - 2 bedroom - Duplex own door- 2 storey	3	78.50	844.97	235.50	2534.90	7.89	Social
Total Housing Units for Site B	22			1777.40	19131.76	57.9%	

SITE A - 0.229 Ha (0.566 acre)	No of Units	Floor area sqm	Floor area sq/ft	Total Floor area sq/ft	Total Floor area sq/ft	% of Total units	
Proposed Housing Description							
APT Type 'A' - 2 bedroom (4P)- Ground floor	4	85.20	917.08	340.80	3668.34	10.53	Affordable
APT Type 'B' - 2 bedroom(3P) - 1st & 2nd floor	8	76.10	819.13	608.80	6553.06	21.05	Affordable
APT Type 'C' - 2 bedroom (3P) - 1st & 2nd floor	3	76.10	819.13	228.30	2457.40	7.89	Affordable
APT Type 'D' - 2 bedroom(3P) - 1st & 2nd floor Town Hse	1	83.60	899.86	83.60	899.86	2.63	Affordable
Total Housing Units for Site A	16			1261.50	13578.66	42.1%	

Total Housing Units	38.00			3038.90	32710.42	100.0%	
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Housing Types	no.	%	Housing Mix	no.	%	
1 bedroom	5.00	13.16	Apartment	20.00	52.63	16 no. Social
2 bedroom	23.00	60.53	Duplex & T.hse	6.00	15.79	22 No. Afford.
3 bedroom	10.00	26.32	Terrace	12.00	31.58	
4 bedroom	0.00	0.00	Semi - D	0.00	0.00	
Total	38	100.00	Total	38	100.00	

Fig.13 Development statistics

1.5 Connectivity & Inclusivity

1.5.1 Connectivity

The location of the sites benefits greatly from the adjoining school, local shop and the extensive sports and recreational amenities in Cappagh Park. Cappagh Park further links with the Barna woods, Rusheen Bay and Silverstrand beach. The sites benefit from proximity to significant amenities with Cappagh park located only 350m from the sites,. Cappagh Park has a number of football and soccer pitches, dressing rooms, internal basketball court and dance studios, playgrounds and park lands.



Fig. 14. Map showing Proximity to Local Services & Amenities

1.5 Connectivity & Inclusivity

1.5.1 Connectivity

The sites are currently served by the no. 410, 411 and 412 buses with a bus stop 170m from the Site A. Additionally, this site represents an important part of the strategy to meet shared key outcomes of the National Planning Framework (NPF) and the National Development Plan (NDP) as it focuses on consolidating infill sites, which may not have been built on before, and the development of sites in locations that are serviced by existing facilities and public transport.

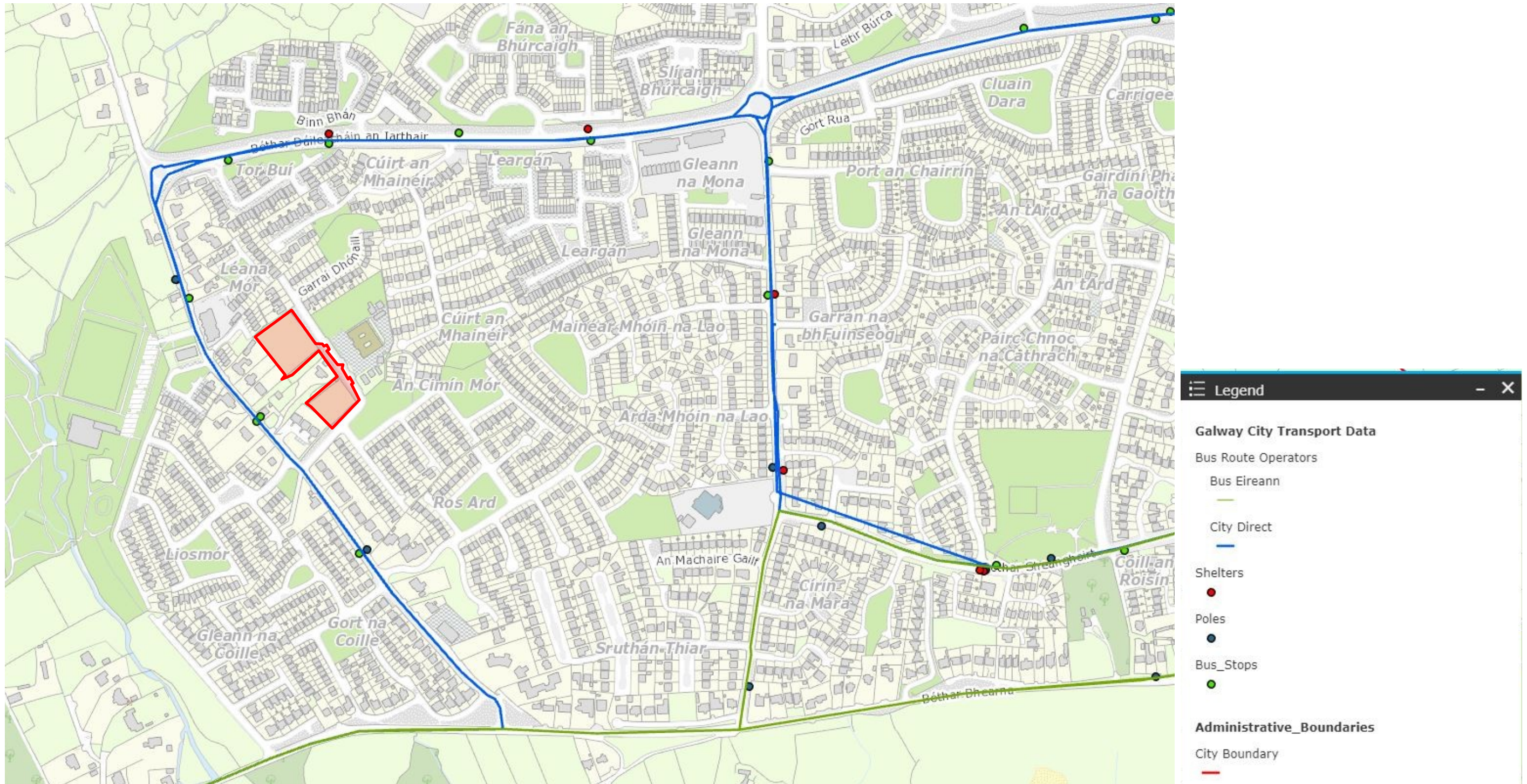


Fig.15 Map showing Proximity to Local Bus Routes

1.7 Detail Design



Fig.16. Block 01—Site A Elevation Study



Fig.17. Block 4 Elevation—Duplexes and apartments

1.7 Detail Design

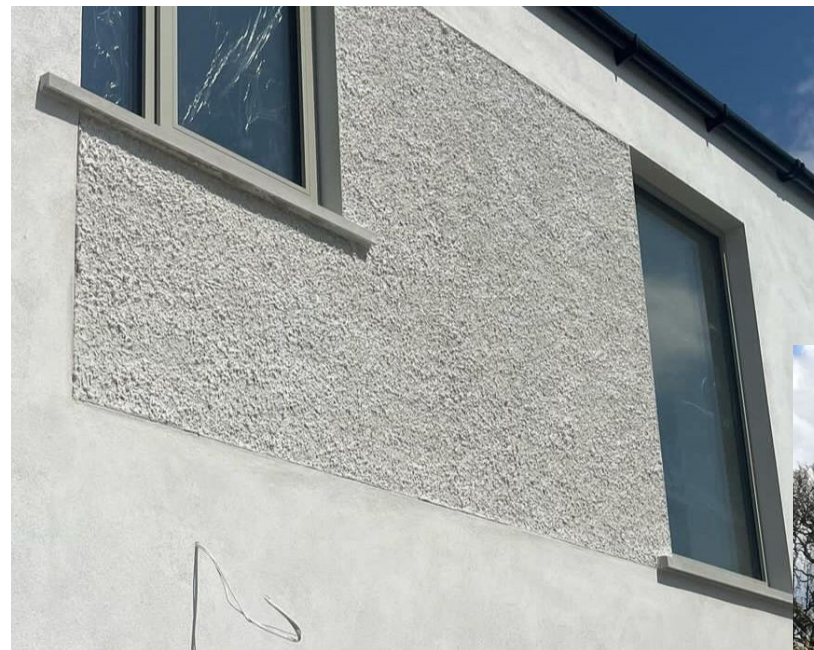
The building blocks are a combination of simple forms and voids which give articulation to the stairwells, entrances and balconies.

The material palette consists of painted metal railings with a vertical emphasis and walls finished in both smooth and roughcast sand and cement render. These are robust and easy to maintain. There is no differentiation in terms of the finishes between the Affordable Housing being offered for sale and the Social Housing units.

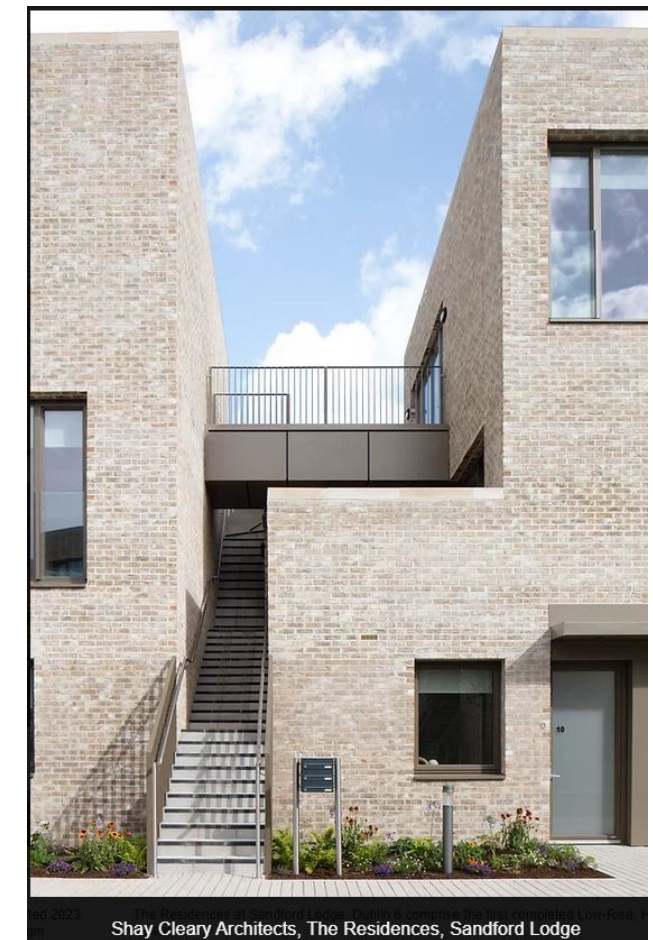
The landscape design for the public spaces and the parking areas has been carefully considered to enhance the amenity value for the residents—please refer to the Landscape drawings and reports for more information on this.



Reference Image 01.



Reference Image 02.



Reference Image 03.



Reference Image 04.

1.8 Internal Consultation

As part of the internal consultation process the Architectural Services Department in Galway City Council consulted the Planning Department, the Transport Department, the Recreation and Amenity Department and the Housing Services And Integration Department. The design was updated to take on board the comments arising from this consultation process. There were some comments which, by their nature, are required to be implemented either as part of the detail design stage or during the construction and handover stages of the development on-site.

Galway City Council undertake to ensure the following measures are implemented either prior to construction commencing on-site or as part of the construction and handover stages of the development:-

1. A Stage 1 Storm Water Audit will be required for the proposed stormwater drainage proposals based on the drawings submitted for planning approval. A Stage 2 audit is required post grant/prior to construction. A Stage 3 audit is required post construction. Further information in relation to the Storm Water Audit Procedure can be requested from GCC. The Engineer/Auditor must be independent of the development design team.
Stage 1 & Stage 2 will be carried out prior to construction commencing.
2. CCTV survey of the project area, and the condition of the surface water network required. Particular attention to the condition of the manhole “Ex SMH 01” outfall manhole is required.
This will be carried out prior to construction commencing.
3. Ensure no surface water discharges off the site onto existing public road i.e. from Access Rd 1 onto Garraí Dhónaill.
This will be reviewed and incorporated into the surface water design prior to construction commencing.
4. Any tree protection fencing around the root protection zone (including trees in the neighbouring site that may be underground within the development site) shall be installed prior to commencement of work on site.
5. Tree inspection reports prepared by a qualified arborist will be submitted to Recreation & Amenity throughout the construction phase, one prior to commencement certifying the protection measure are in place, and 3 more over the course of the construction phase to ensure the protection of the trees and a final report on completion. This is for compliance purposes.
6. Weed control method statement to be issued to GCC Biodiversity Officer
7. Amenity provision (play, active & passive recreation) - Certificates of compliance for the installation of all play / sport equipment and safety surfaces, railings, gates, seating and signage must be completed by a qualified landscape professional and submitted to the Parks Department upon completion for at compliance purposes.
8. Schedules of planting densities and sizes for all planted areas including rainwater gardens and swales to be submitted to GCC Recreation & Amenity Dept.
9. A landscape maintenance regime specifying management of the landscape scheme without the use of herbicides is to be submitted to GCC Recreation & Amenity Dept.
10. Services will be relocated where necessary to remove detrimental effects on trees.

1.8 Internal Consultation (contd)

11. In the interest of residential amenity and the proper planning and sustainable development Galway City Council shall ensure that all construction activity within this site shall comply with the following:

(i) All construction activity shall be restricted to the following;

- between 0800 hours and 1800 hours Monday to Friday;
- between 0900 hours and 1300 hours Saturday, unless otherwise agreed in writing with the Planning Authority;
- No works shall take place on Sundays, Bank Holidays or Public Holidays;
- The site may be opened 30 minutes prior to the above outlined times in order to facilitate the arrival of workers, however no activity shall take place during this time.
- Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

(ii) Prior to the commencement of development, the developer shall prepare a newsletter which shall include an outline of the length of construction period, the construction hours, method of delivery of materials/goods and any other items which may arise relating to construction, this shall be sent to the nearby residential estates and business, and an update shall issue at least every 4 months during construction, a copy shall be submitted to the Planning Authority.

(iii) The applicant shall apply for and be issued with a road opening licence from Galway City Council prior to the commencement any works on the public footpath.

(iv) Prior to the commencement of development the developer shall agree in writing with the Planning Authority the times of deliveries of all construction materials to the site, generally off peak, this is in order to ensure the free flow of traffic along the public roadway and nearby junctions, particularly during peak travel times.

(v) Prior to the commencement of development a detailed construction management plan shall be submitted for written agreement. This plan shall include details of intended construction practice for the development, including noise management measures, traffic management measures and off-site disposal of construction and demolition waste.

(vi) In the event that rock breaking is required on the site, a schedule of works including mitigating measures and the hours and days of operations shall be submitted for the agreement of the Planning Authority in writing.

(vii) The developer shall be responsible for installing and maintaining to a satisfactory standard a vehicular wheel washing facility on site during all of the construction phases of this development so as to prevent any dirt being transferred to the public roadways.

1.9 Summary

The proposed development is fully consistent with the policies and objectives of the Galway City Development Plan 2023- 2029. The overall form and layout responds to the existing nature and context of the site and satisfactorily integrates into its urban landscape. Furthermore the density proposed is appropriate for this '*City—Suburban/ Urban Extension*' location and has regard to the pattern of permitted and adjoining development. The proposal provides a suitable mix of housing in accordance with the provisions of the statutory Development Plan.

Additionally, this proposal seeks to address and meet some of the critical need for social and affordable housing in the Galway City area. In order to meet this demand, it is necessary to bring development on stream on all zoned sites in Local Authority ownership, where this is feasible in the context of any constraints that may exist. This site represents an important part of the strategy to meet those obligations. The overall context is that there is not an extensive developable land bank. The proposed design is infill in an existing housing context with new build social housing.

There is a particular need to provide a more adaptable housing stock which reflects the demographic make-up. This proposal seeks to address that need. Accordingly, it is a strong recommendation that approval be given to the development proposed in this submission.



Appendices

Appendix 01 — Development Statistics

Appendix 02 — Housing Quality Assessment

Appendix 03 — Existing Bus Routes Locally

Appendix 04 — Existing Water Mains

Appendix 05 — Existing Telecoms Network

Appendix 06 — Existing Foul Drainage Network

Appendix 07 — Existing Surface Water Drainage Network

Appendix 08 — Proposed Site Layout Plan

Appendix 09 — Proposed Site Layout Plan—Site A

Appendix 10 — Proposed Site Layout Plan—Site B

Architectural Services Dept.

Sites at Cappagh Park :- DRAFT Development Statistics

 Comhairle Cathrach na Gaillimhe
Galway City Council

Gross Sites Area (total):	8050.30 sqm	0.8050 Hectares	1.9893 Acres
Site A Area (Dev. Net)	2553.40 sqm	0.2553 Hectares	0.6310 Acres
Site B Area (Dev. Net)	4417.30 sqm	0.4417 Hectares	1.0915 Acres
Minus Undevelopable:	1079.60 sqm	0.1080 Hectares	0.2668 Acres
Developable site Area:	6970.70 sqm	0.6971 Hectares	1.7225 Acres

Public Open Space Assumed from 'Sustainable Residential Development & Compact Settlements' Obj 5.1

Requirement:	697.07	sqm (min)	10 to 15	%
Proposed:	918.00	sqm	1342	%

Density (Developable)

Density (Developable)	Units per	Units per
Overall:	54.51	Hectare
SITE A	69.87	Hectare
SITE B	48.33	Hectare
	22.06	Acre
	28.27	Acre
	19.56	Acre

Plot Ratio: Developable area0.44

SITE B - 0.4552 Ha (1.125 acre)						
Proposed Housing Description						
House Type '3B' - 3 bedroom - Mid Terrace - 2 storey	No of Units	Floor area sqm	Floor area sq/ft	Total Floor area sqm	Total Floor area sq/ft	% of Total units
	4	106.40	1145.28	425.60	4581.12	10.53
House Type '3A & C' - 3 bedroom - End of Terrace - 2 storey	2	106.40	1145.28	212.80	2290.56	5.26
House Type '2A' - 2 bedroom - End of Terrace - 2 storey	2	81.60	878.33	163.20	1756.67	5.26
House Type '2B' - 3 bedroom - Mid Terrace - 2 storey	4	81.60	878.33	326.40	3513.34	10.53
Duplex Apt Type '1A' - 1 bedroom (2P) - GF Own Door Apt	1	49.80	536.04	49.80	536.04	2.63
Duplex Apt Type '1C' - 1 bedroom - GF Own Door Apt	1	50.20	540.35	50.20	540.35	2.63
Duplex Apt Type '1B' - 1 bedroom - GF Own Door Apt	3	49.90	537.12	149.70	1611.36	7.89
Duplex Type '2D' - 2 bedroom - Duplex own door- 2 storey	1	78.50	844.97	78.50	844.97	2.63
Duplex Type '2E' - 2 bedroom - Duplex own door- 2 storey	1	85.70	922.47	85.70	922.47	2.63
Duplex Type '2F' - 2 bedroom - Duplex own door- 2 storey	3	78.50	844.97	235.50	2534.90	7.89
Total Housing Units for Site B		22		1777.40	19131.76	57.9%

SITE A - 0.229 Ha (0.566 acre)						
Proposed Housing Description						
APT Type 'A' - 2 bedroom (4P) - Ground floor	No of Units	Floor area sqm	Floor area sq/ft	Total Floor area sq/ft	Total Floor area sq/ft	% of Total units
APT Type 'B' - 2 bedroom(3P) - 1st & 2nd floor	4	85.20	917.08	340.80	3668.34	10.53
APT Type 'C' - 2 bedroom (3P) - 1st & 2nd floor	8	76.10	819.13	608.80	6553.06	21.05
APT Type 'D' - 2 bedroom(3P) - 1st & 2nd floor Town Hse	3	76.10	819.13	228.30	2457.40	7.89
	1	83.60	899.86	83.60	899.86	2.63
Total Housing Units for Site A						
	16			1261.50	13578.66	42.1%
Total Housing Units		38.00	3038.90		32710.42	100.0%

Housing Types	no.	%	Housing Mix	no.	%
1 bedroom	5.00	13.16	Apartment	20.00	52.63
2 bedroom	23.00	60.53	Duplex & T.hse	6.00	15.79
3 bedroom	10.00	26.32	Terrace	12.00	31.58
4 bedroom	0.00	0.00	Semi - D	0.00	0.00
Total	38	100.00	Total	38	100.00

16 no. Social
22 No. Afford.

Appendix 02 — Housing Quality Assessment

APPENDIX 02 / HOUSING QUALITY ASSESSMENT BY UNIT TYPE

Proposed Residential Development

Cappagh Road, Knocknacarra, Co.Galway

12.03.2026

Developable Site Area:	0.697 Hectares	1.72 Acres			Social Units		Affordable Units								
House Types	No. of Units	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Total Bed Spaces	Agg. Living Area (sqm)	Living space Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space (sqm)	Aspect	Attic Extension Possible
SITE A															
Apartment Type 'A' - 2 Bed - 4 Person - 00	4	85.2	1	4	16	34.9	3.6	13.2	12.2	-	25.4	6.2	26.7	Dual	No
Apartment Type 'B' - 2 Bed - 3 Person - 01&02	8	76.1	1	3	24	34.3	3.6	13.1	9	-	22.1	4.5	8.2	Varies	No
Apartment Type 'C' - 2 Bed - 3 Person - 01,02&03	3	76.1	1	2	6	34.9	3.6	13	9.1	-	22.1	4.7	13.2	Triple	No
Apartment Type 'D' - 2 Bed - 4 Person - 01,02	1	83.6	2	4	4	27.7	3.5	13	12.9	-	25.9	4.5	7	Triple	No
SITE B															
Apartment Type '1A' - 1 Bed - 2 Person - 00	1	49.8	1	2	2	23	3.45	11.6	-	-	11.6	3	TBC	Triple	No
Apartment Type '1B' - 1 Bed - 2 Person - 00	3	49.9	1	2	6	23	4	11.6	-	-	11.6	3	Varies	Dual	No
Apartment Type '1C' - 1 Bed - 2 Person - 00	1	50.2	1	2	2	27.1	3.3	11.4	-	-	11.4	2.7	TBC	Triple	No
Duplex-Apartment Type '2D' - 2 Bed - 3 Person - 01&02	1	78.5	2	3	3	28	4	13.2	9.5	-	22.7	5	6.2	Triple	No
Duplex-Apartment Type '2E' - 2 Bed - 4 Person - 01&02	1	85.7	2	4	4	33.2	5.4	11.4	13.8	-	25.2	6.5	6.2	Triple	No
Duplex-Apartment Type '2F' - 2 Bed - 3 Person - 01&02	3	78.5	2	3	9	28	4	13.2	9.5	-	22.7	5	6.2	Dual	No
House Type '2A&2B' - 2 Bed Terrace - 00&01	6	81.6	2	4	24	30.06	4	11.4	13.2	-	24.6	4.81	Varies	Dual	Yes
House Type '3A,3B&3C' - 3 Bed Terrace - 00&01	6	106.4	2	5	30	39.1	4.5	11.8	13.3	7.5	32.6	5.23	Varies	Dual	Yes
TOTAL	38				130										

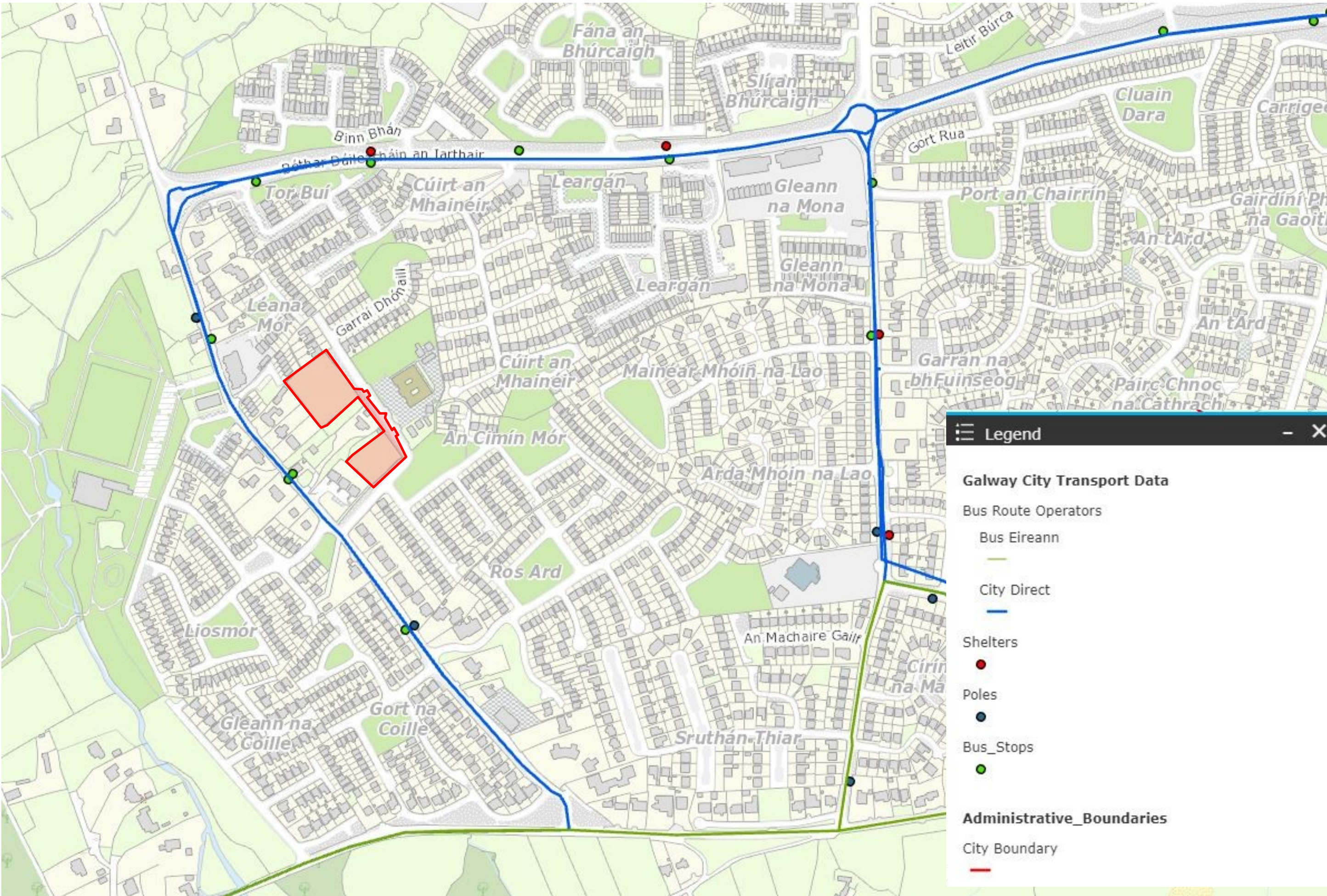
Department of the Enviroment, Community & Local Goverment Standard - Sustainable Urban Housing: Design standards for new apartments guidelines for planning Authorities (2023)

Apartment Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces		Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)		Private open Space (sqm)
1 Bed/ 2 person unit	45	n/a	2		23	3.3	11.4	0	0	0	11.4	3		5
2 Bed/ 3 person unit	63	n/a	3		28	3.6	13	7.1	0	0	20.1	5		6
2 Bed/ 4 person unit	73	n/a	4		30	3.6	11.4	13	0	0	24.4	6		7
3 Bed/5 person unit	90	n/a	5		34	3.8	11.4	13	7.1	0	31.5	9		9

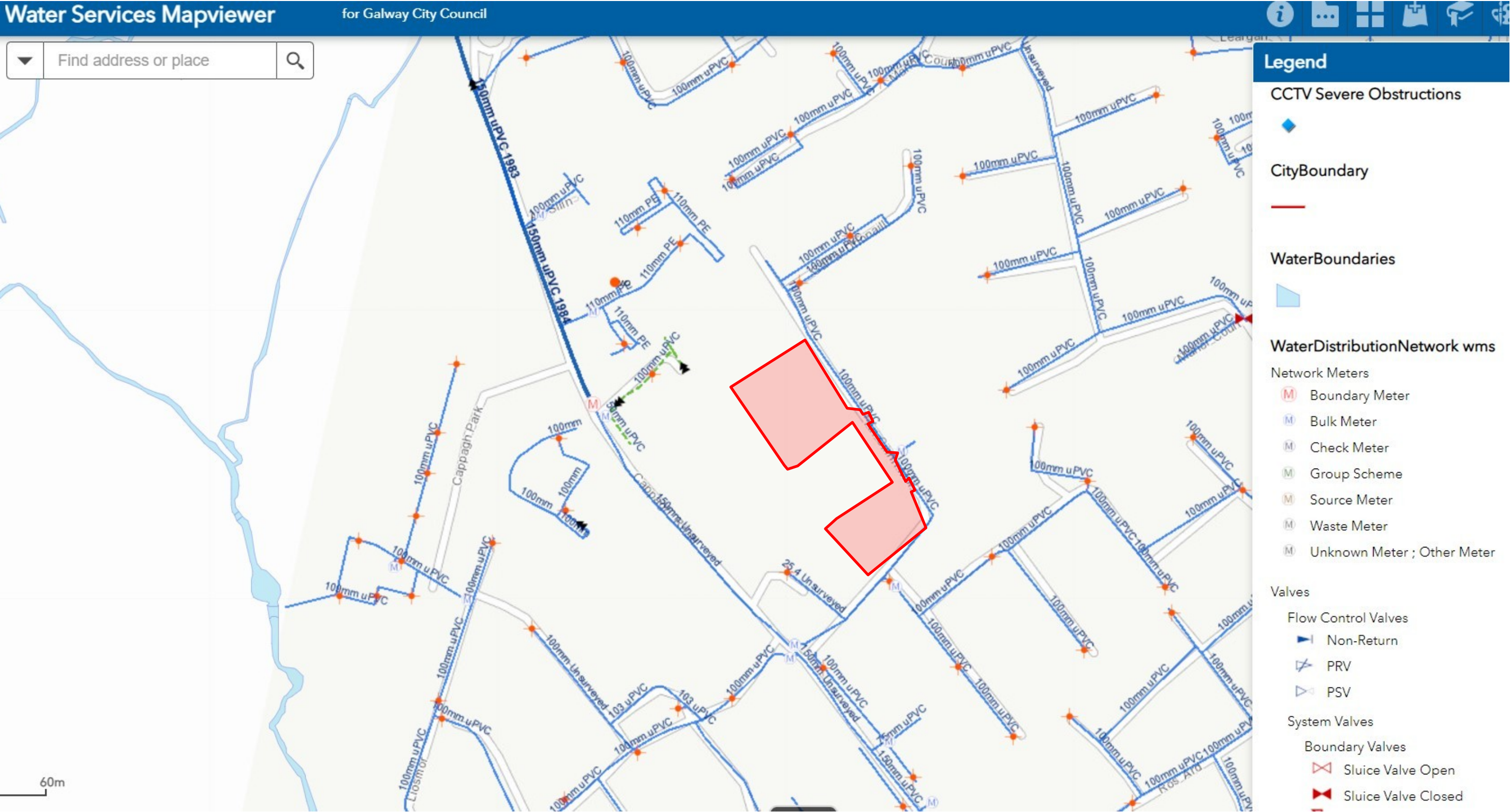
Department of the Enviroment, Community & Local Goverment Standard - Quality Housing for Sustainable Communities (2020)

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Main living Area (sqm)	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Bed 5 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)
2 Bed / 4 person dwelling (2 Storey)	80	2	4	13	30	3.6	13	11.4	0	0	0	25	4
3 Bed / 5 person dwelling (2 Storey)	92	2	5	13	34	3.8	13	11.4	7.1	0	0	32	5
4 Bed / 7 person dwelling (3 Storey)	120	3	7	15	40	3.8	13	11.4	11.4	7.1	0	43	6

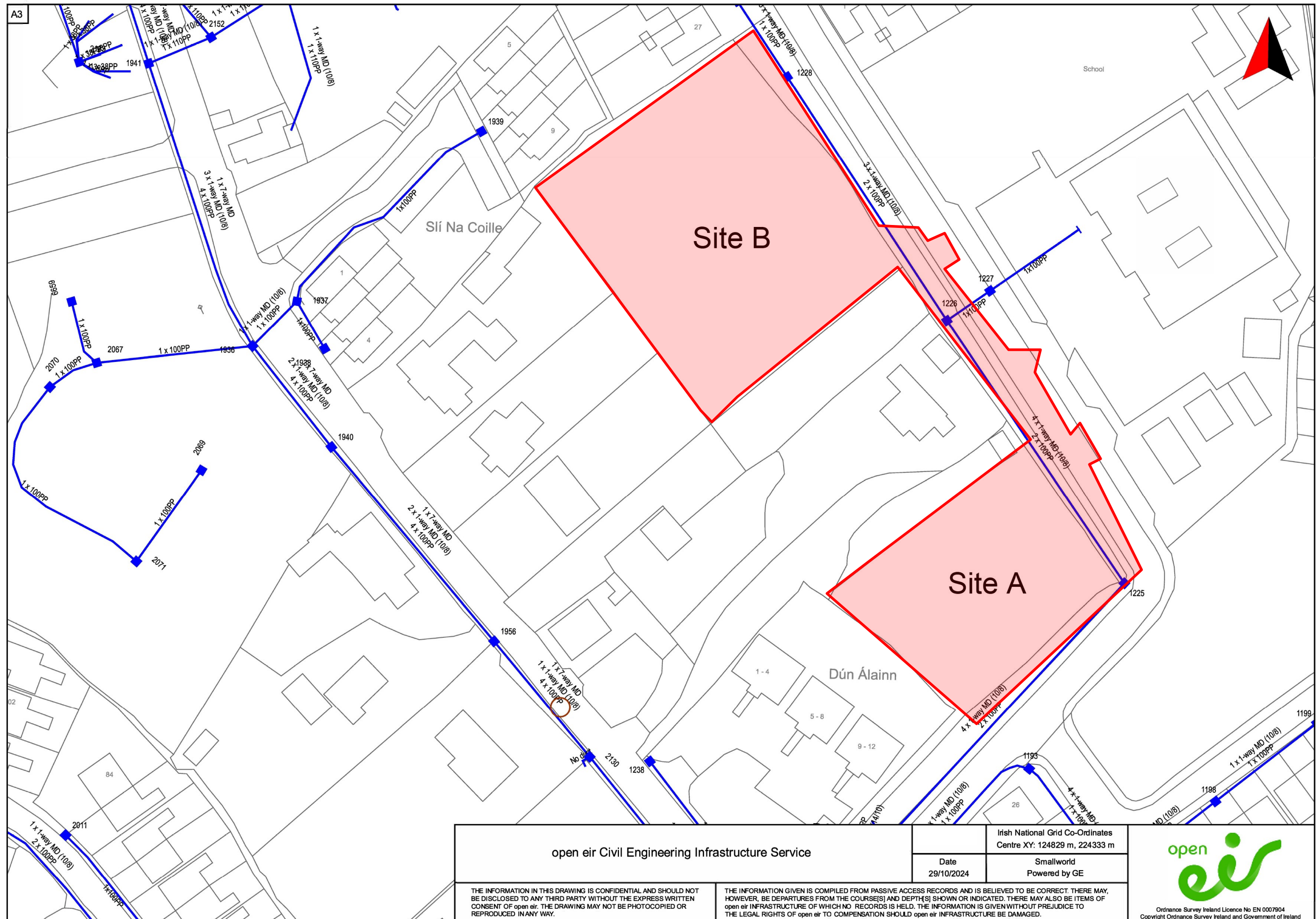
Appendix 03 — Adjacent Bus Network N.T.S.



Appendix 04 — Existing Water mains N.T.S.

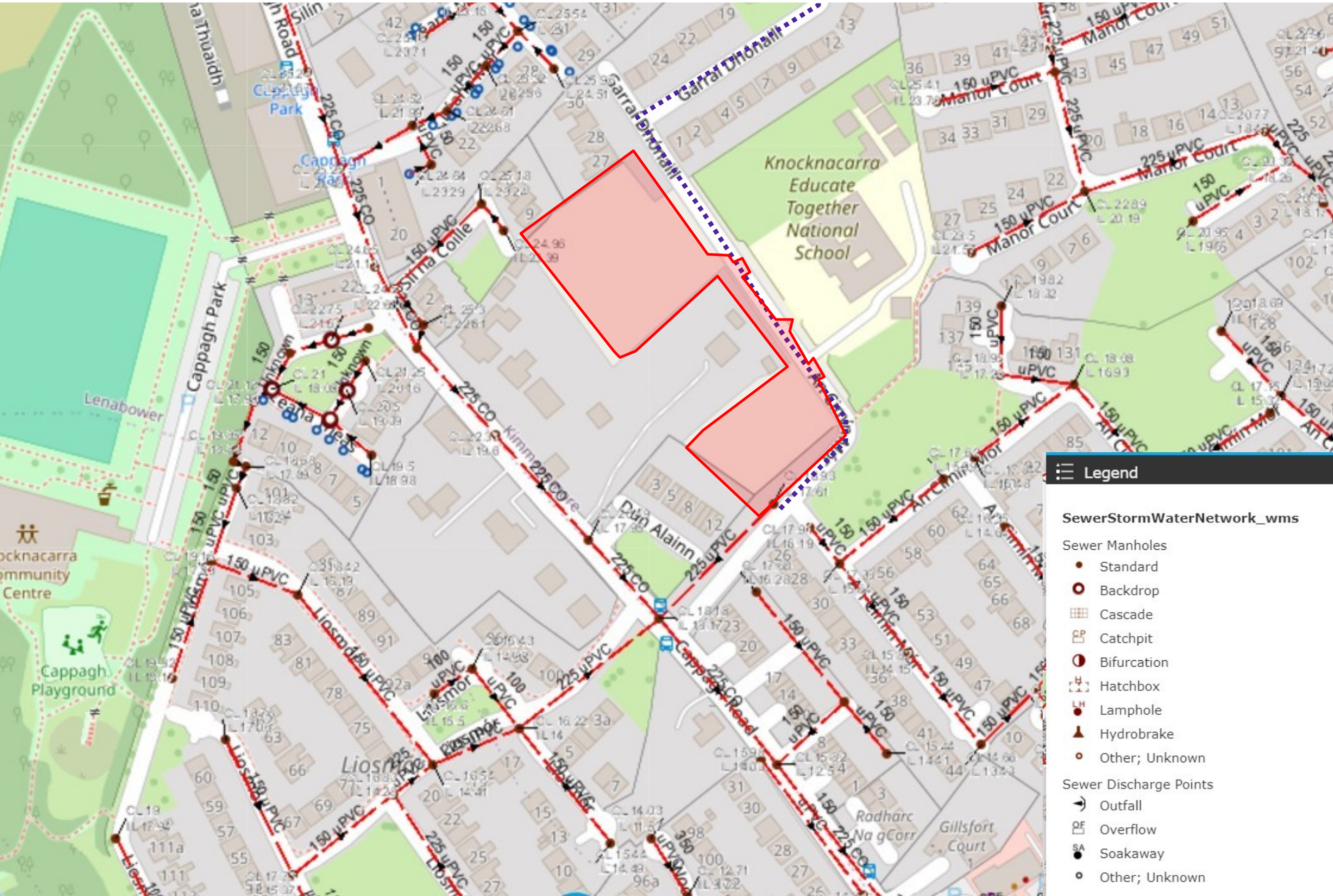


Appendix 05 — Existing Telecoms Network N.T.S.



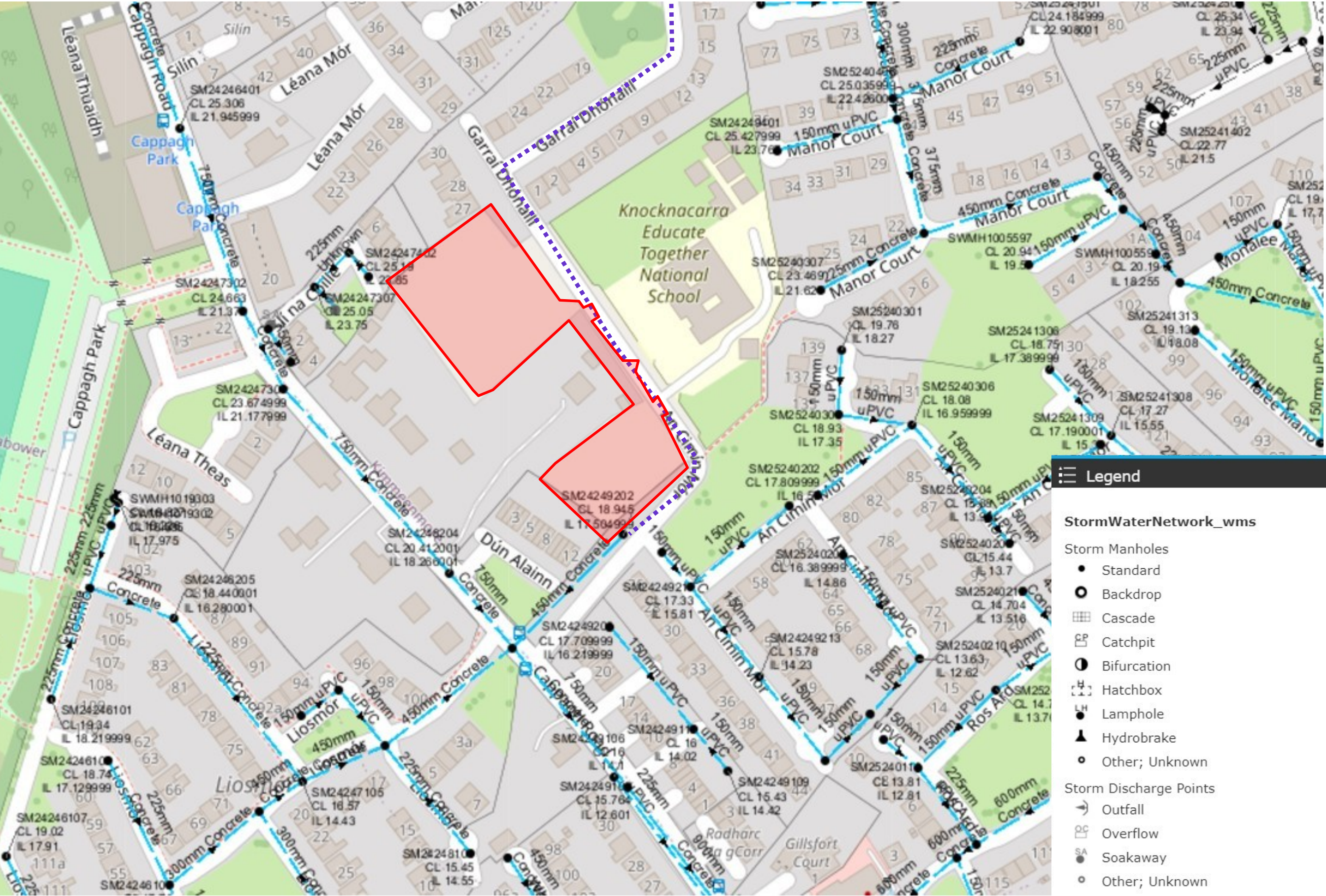
Appendix 06 — Existing Foul Drainage Network N.T.S.

Note: Dotted purple line indicates sewer network existing as indicated on Topographical survey



Appendix 07 — Existing Surface Water Drainage Network N.T.S.

Note: Dotted purple line indicates storm network existing as indicated on Topographical survey



Appendix 08 — Proposed Site Layout Plan



 G A L W A Y C I T Y A R C H I T E C T S Galway City Council City Hall College Road Galway Phone: (091) 536 400 Fax: (091) 538 150 Email: architects@galwaycity.ie					NOTE: This drawing is for information purposes only. Information shown addresses current planning acts. This drawing is not intended to demonstrate compliance with the current building regulations nor is it intended for construction purposes. Do not scale from this drawing. Work only from figured dimensions. All errors and omissions to be reported to the architect.	PROJECT: Cappagh Road Social & Affordable Development SITE: Cappagh Galway CLIENT: Galway City Council	DRAWING: Planning Application Site Layout Plan - Overall SCALE: 1:1000 @ A3 DRAWN BY: S.O.R APPROVED: E.H.	JOB NO. A-2401 DWG REF. GCC-XX-DR-A-S3-2003 DATE: March 2026 REV.: G WORK STAGE: Stage 1																						
<table><tr><th>DESCRIPTION</th><th>CHK</th><th>STA</th><th>DATE</th><th>REV</th></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>	DESCRIPTION	CHK	STA	DATE	REV																									
DESCRIPTION	CHK	STA	DATE	REV																										

Appendix 09 — Proposed Site Layout Plan—Site A



 G A L W A Y C I T Y A R C H I T E C T S Galway City Council City Hall College Road Galway Phone: (091) 536 400 Fax: (091) 538 150 Email: architects@galwaycity.ie						NOTE: This drawing is for information purposes only. Information shown addresses current planning acts. This drawing is not intended to demonstrate compliance with the current building regulations nor is it intended for construction purposes. Do not scale from this drawing. Work only from figured dimensions. All errors and omissions to be reported to the architect.	PROJECT: Cappagh Road Social & Affordable Development SITE: Cappagh Galway CLIENT: Galway City Council		DRAWING: Planning Application Site Layout Plan - Site A SCALE: 1:500 @ A3 DRAWN BY: S.O.R APPROVED: E.H.		JOB NO. A-2401 DWG REF. GCC-XX-DR-A-S3-2004 DATE: March 2026 REV.: G WORK STAGE: Stage 2	

Appendix 10 — Proposed Site Layout Plan—Site B



 G A L W A Y C I T Y A R C H I T E C T S Galway City Council City Hall College Road Galway Phone: (091) 536 400 Fax: (091) 538 150 Email: architects@galwaycity.ie						NOTE: This drawing is for information purposes only. Information shown addresses current planning acts. This drawing is not intended to demonstrate compliance with the current building regulations nor is it intended for construction purposes. Do not scale from this drawing. Work only from figured dimensions. All errors and omissions to be reported to the architect.	PROJECT: Cappagh Road Social & Affordable Development SITE: Cappagh Galway CLIENT: Galway City Council	DRAWING: Planning Application Site Layout Plan - Site B SCALE: 1:500 @ A3 DRAWN BY: S.O.R APPROVED: E.H.		JOB NO. A-2401 DWG REF. GCC-XX-DR-A-S3-2005 DATE: March 2026 REV.: G WORK STAGE: Stage 1	
	-										
DESCRIPTION	CHK	STA	DATE	REV							