



Built Form Assessment for Bearna 2006

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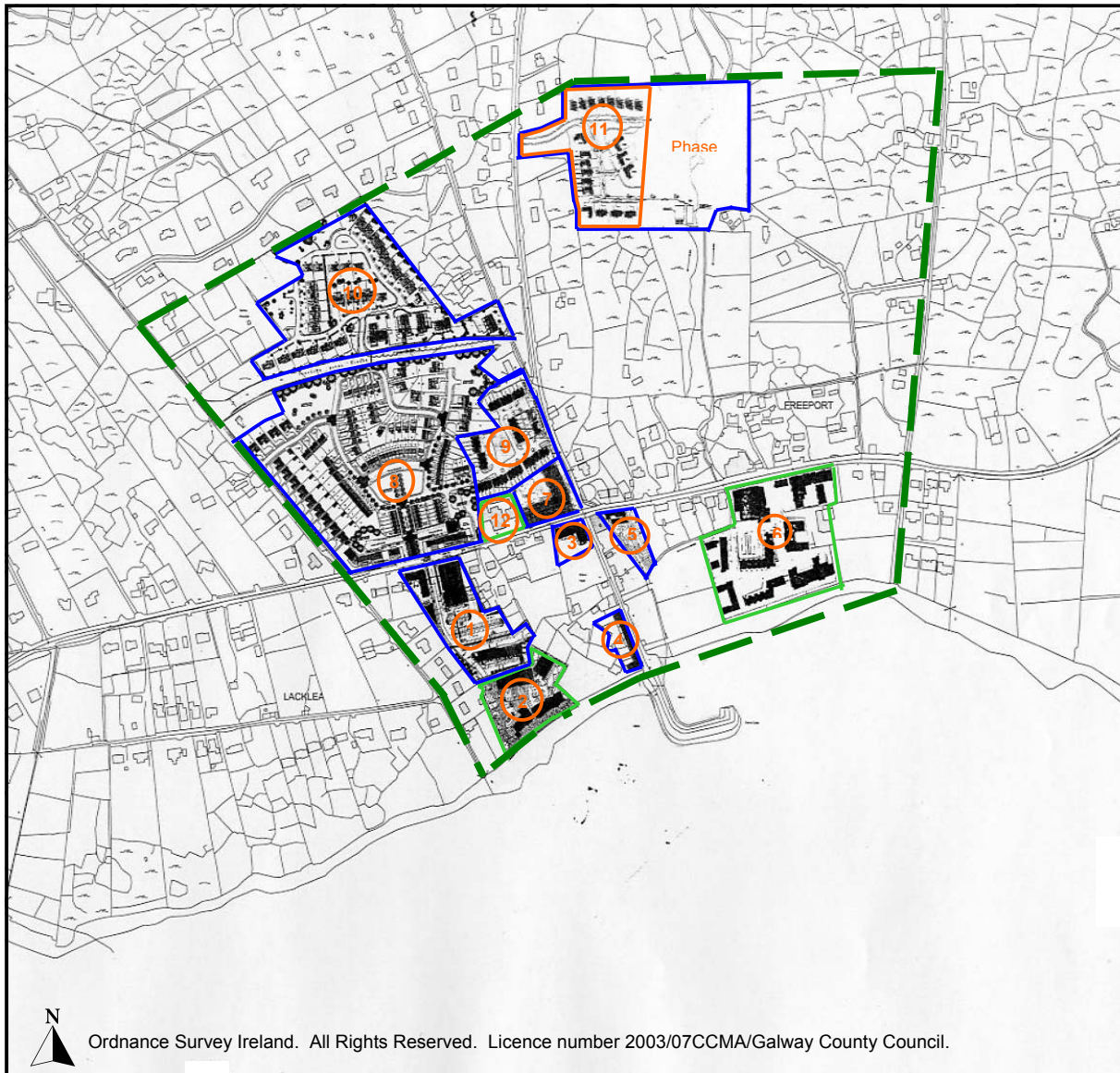
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Introduction

As part of the preparation of the *Bearna Local Area Plan 2007-2013* (LAP), a Built Form Assessment was undertaken to examine the design and densities of significant existing and recently constructed developments in the village centre of Bearna. This assessment provides the basis for developing density guidelines that are appropriate to the character, amenity, heritage and role of Bearna.

This document covers a number of different developments in Bearna, including the historical Pier Road terrace and large scale developments that were recently constructed, withdrawn or refused in the village centre. The aim of this review is to highlight the types of building patterns that have emerged in the village in recent years and how they compare to the more historical part of the village (i.e. Pier Road). This has involved an evaluation of commercial, residential and mixed use developments including a consideration of their design, layout, densities, materials used, site coverage and number of units. This assessment shows how the pattern of development in the village has evolved from a low density coastal village to a more consolidated village that provides a number of essential services for the surrounding area.

The sections below provide a map showing the location of the developments, or proposed developments, a summary table showing the type and density of each development followed by more detailed sections on each of the developments identified.



Legend	
	Developments as Built
	Withdrawn/Refused
	T&J Cunningham, Seapoint (Phase 1, 2 & 3)
	T&J Cunningham, Seapoint (Refused Development)
	Duffy, Pier Road, Seapoint
	Pier Road Terrace, Seapoint
	CGM Holdings, Tigh Phuirseil, Freeport
	Bomac Properties, Caladh Saor, Freeport (Withdrawn)
	O'Connor, Twelve Pins Site, Ahaglugger
	O'Malleys, Creagán, Ahaglugger
	Fitzgerald, Ahaglugger
	McEvaddy, Ahaglugger
	C&T Developments, Trusky East
	Obenhemp, Ahaglugger (Refused Development)
	Built Form Assessment Area

Site Location Map	
Comhairle Chontae Na Gaillimhe Galway County Council	
Scale 1:5000	

Built Form Assessment Summary Table

	Site	Site Area	Floor Area	No. of Storeys	No. of Units	Average Du Size	No. of Car Spaces	POS	PAR	Du/ Ha	Du/ Acre	Site Coverage	Materials Used	
1	T & J Cunningham, Seapoint (Phase 1, 2 & 3)	1.7ha	4.1 acres	7 733m ²	2/3	30 Residential 2 Crèches 13 Commercial	221m ²	209 (surface)	0% (all surfaced)	0.85	27	11	30%	Granite stonework; painted napped plaster; painted/ varnished hardwood.
2	T & J Cunningham, Seapoint (Refused)	0.9ha	2.3 acres	3 592m ²	2	20 Residential 4 Commercial	149m ²	71 (surface)	15%	0.39	22	9	31%	Nap plaster; local stone; cladding; aluminium windows; glass balustrades.
3	Duffy, Pier Road, Seapoint	0.2ha	0.5 acres	1 466m ²	2/3	9 Residential 6 Retail/Office	147m ²	27 (surface)	10%	0.70	41	17	27%	Machine finished limestone; stone & painted nap plaster.
4	Pier Road Terrace, Seapoint	0.2ha	0.4 acres	1 390m ²	2	8 Residential 1 Bar/Restaurant	77m ²	Roadside	0% (all private)	0.87	50	21	43%	Local stone; painted nap plaster walls; slate roofs.
5	CGM Holdings, Tigh Phuirseil, Freeport	0.3ha	0.7 acres	648m ²	2	4 Retail 4 Commercial	81m ² (non-residential)	26 (surface)	15%	0.21	N/A	N/A	11%	Granite stone finish; wooden hand painted signs in Irish.
6	Bomac Properties, Caladh Saor, Freeport (Withdrawn)	2.4ha	5.9 acres	26 287m ²	2/3/4	152 Residential 27 Retail/Offices 1 Bar/Restaurant 66 Bed Hotel 1 Leisure Centre	92 m ²	660 (under-ground & surface)	13%	1.08	63	26	32%	Selected render; stone, timber & metal cladding.
7	O'Connor, Twelve Pins Site, Ahaglugger	0.5ha	1.3 acres	6 384m ²	2/3	26 Hotel Rooms 6 Commercial 1 Conference Room	111m ²	111 (under-ground & surface)	6%	1.25	51	21	39%	Limestone stonework; painted nap plaster.
8	O'Malley's, Creagán, Ahaglugger	7.3ha	18.0 acres	16 146m ²	1/2/3	148 Residential 6 Commercial 1 Crèche	103m ²	162 (surface)	18%	0.22	20	8	16%	Limestone stonework; painted napped plaster.
9	Fitzgerald, Ahaglugger	1.4ha	3.4 acres	6 582m ²	2.5	46 Residential	143m ²	70 (surface)	15%	0.47	33	13	33%	Granite stonework; painted napped plaster.
10	McEvaddy, Ahaglugger	4.0ha	10.0 acres	9 986m ²	2	63 Residential	161m ²	124 (surface)	14%	0.25	16	6	13%	Nap plaster; granite stonework.
11	C & T Developments, Trusky East	1.7ha	4.4 acres	5 378m ²	2	21 Residential	256m ²	42 (surface)	10%	0.32	12	5	14%	Painted napped plaster; granite stone; PVC windows.
12	Obenhemp, Ahaglugger (Refused)	0.2ha	0.5 acres	1 908m ²	3	8 Residential 3 Retail 4 Office	127m ²	41 (under-ground)	0% (all surfaced)	0.86	36	15	19%	Painted napped plaster; granite stone.

Note:

1. The sites numbers listed above correspond to the site numbers shown on the map.
2. 'POS' refers to 'Public Open Space', 'PAR' refers to 'Plot Area Ratio', 'Du' refers to 'dwelling unit' and 'ha' refers to 'hectare'.
3. Site No. 8 subsequently reduced from 7.3ha to 6.9ha and Site No. 10 from 4ha to 3.8ha in area in area to accommodate a segment of the Bearna Relief Road.

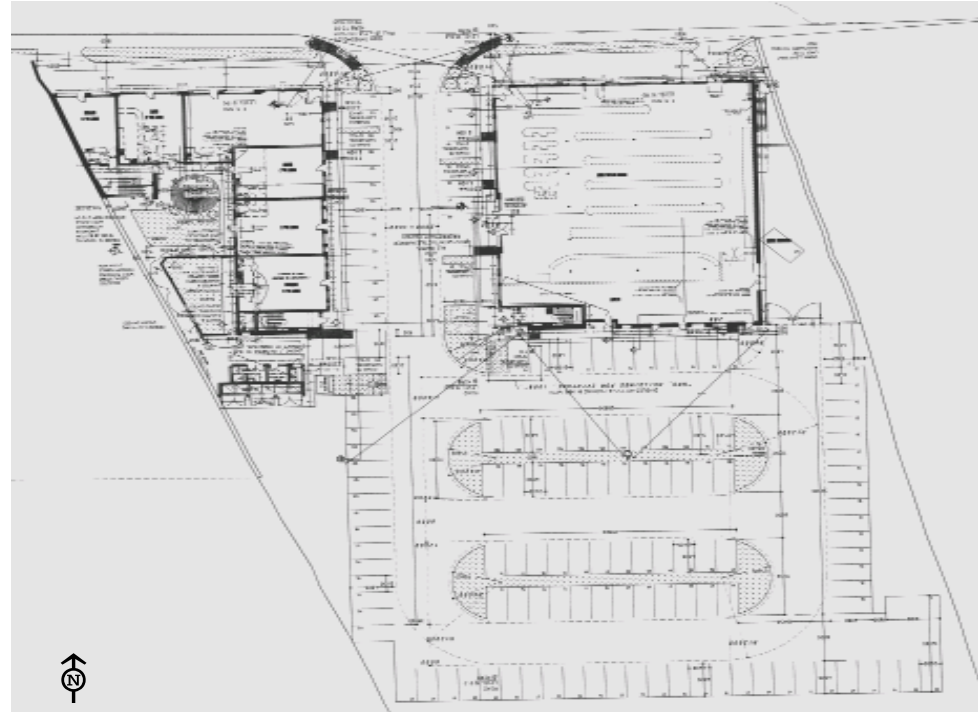
Development 1
T&J Cunningham, Seapoint (Phase 1)

Development 1 is located in the townland of Seapoint, to the west of the original village centre on the southern, or coastal, side of the R336 Regional Road. This development, along with the new development on the northern side of the R336, has created a new commercial core and focal point in the village centre.

The development is Phase 1 of an overall development by T&J Cunningham in Seapoint with a total of 4 phases (three of which have been constructed and the fourth that was refused by An Bord Pleanála). Phase 1 consists of two blocks of residential, commercial and retail space as well as a large surface car park to accommodate residents, workers and consumers. This incorporates a large retail unit that is now Clarke's SuperValu in Block A and various retail units and a crèche in Block B. The shop fronts used are sympathetic to the traditional shop front styles in the area.

The original application (under Planning Reference No. 01/2601) has been altered several times to include more residential and retail units on the site, which shows a continuing demand in the village centre for these types of development. The application also highlighted the intention to use materials local to Bearna and the Gaeltacht in order to adhere to the local vernacular. The use of a mix of local stone and painted napped plaster in this development reflects the vernacular of existing dwellings.

The drawing opposite shows the plans for both Block A and Block B for Phase 1 of the Cunningham development at Seapoint. The drawing shows the large extent of the site that is taken up by surface car parking.



Site Layout Plan

0.6ha	1.5 acres	5 089m ²	2/3 Storeys	16 Residential 7 Commercial	221m ²	120 (surface level)	0.85	27	11	Granite stonework Painted napped plaster Varnished hardwood
Site Area	Site Area	Total Floor Area	Building Heights	No. of Units	Average Unit Size	Car Parking	Plot Area Ratio	Dwelling/Ha	Dwelling/Acre	Materials Used



Block A



Block B

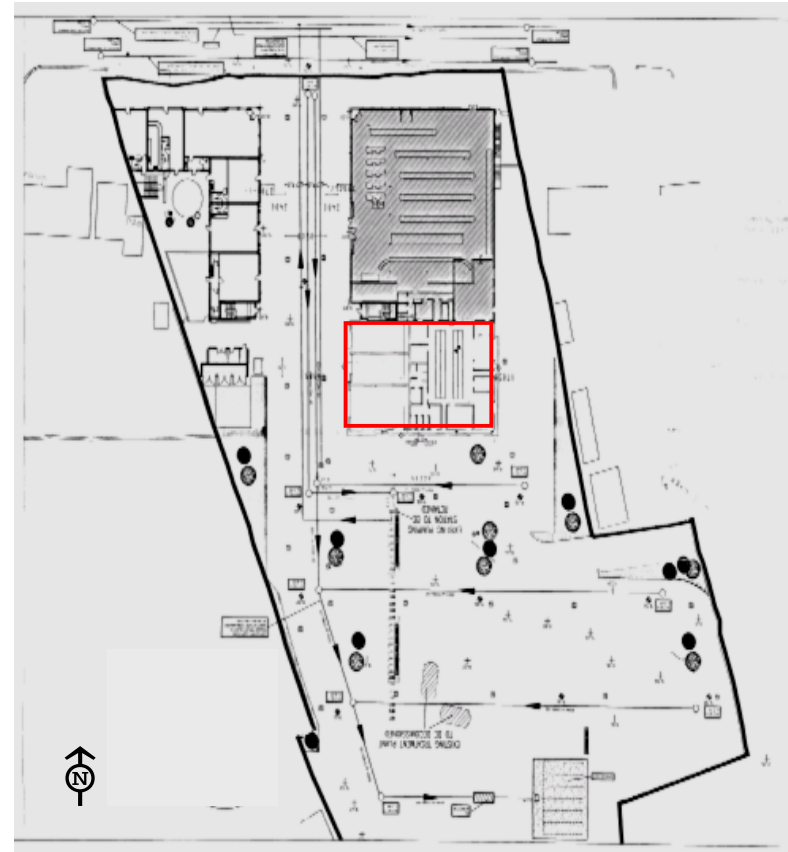


Main Street Elevation

Development 1
T&J Cunningham, Seapoint (Phase 2)

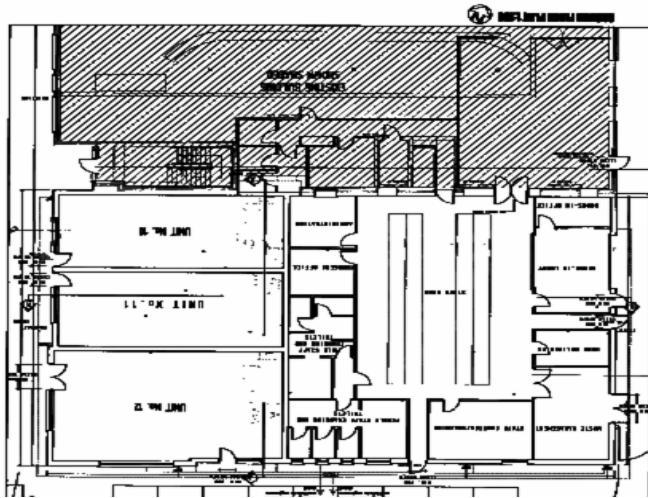
Phase 2 of the T&J Cunningham development at Seapoint is located on the site of the previously developed Phase 1 development, on the southern side of the R336. The development is an extension to the already approved mixed use development comprised of three retail units, storage for the existing large retail unit (introduced under Phase 1) and 4 three-bed apartments.

As this phase included an extension to the supermarket of the previously developed Phase 1 development, similar materials and napped plaster colour finish have been used to complement the original development, including the use of local stone, painted napped plaster and reinforced glass balconies, which also mirror those within the O'Malley development in Creagán. The inclusion of a third three-storey corner building reflects the two existing three-storey corner buildings introduced under Phase 1.



Site Layout Plan

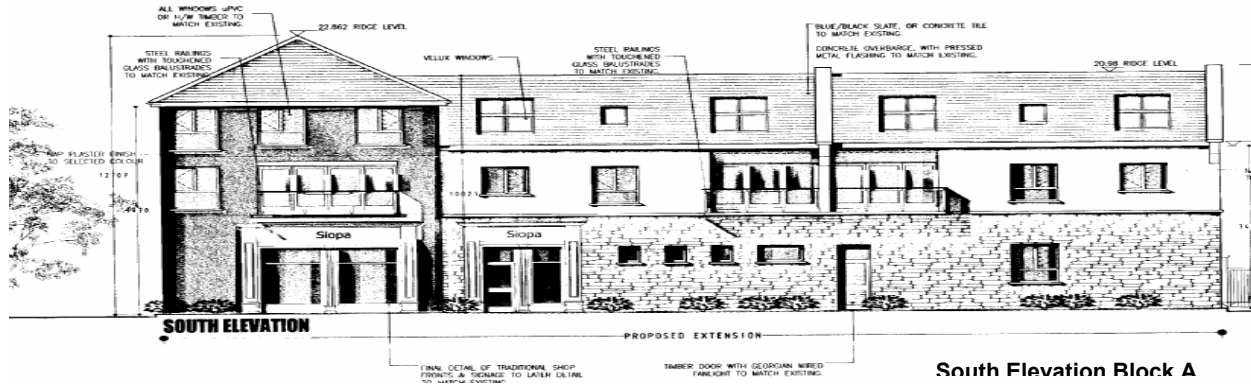
0.6ha	1.5 acres	743m ²	2/3 Storey	2 Commercial 4 Residential	124m ²	31 (surface level)	0.1	7	3	Granite stonework Painted napped plaster Painted/varnished hardwood
Site Area	Site Area	Total Floor Area	Building Heights	No. of Units	Average Unit Size	Car Parking	Plot Area Ratio	Dwelling/Ha	Dwelling/Acre	Materials Used



Floor Plan Block A



South Elevation Block A



South Elevation Block A

Development 1
T&J Cunningham, Seapoint (Phase 3)

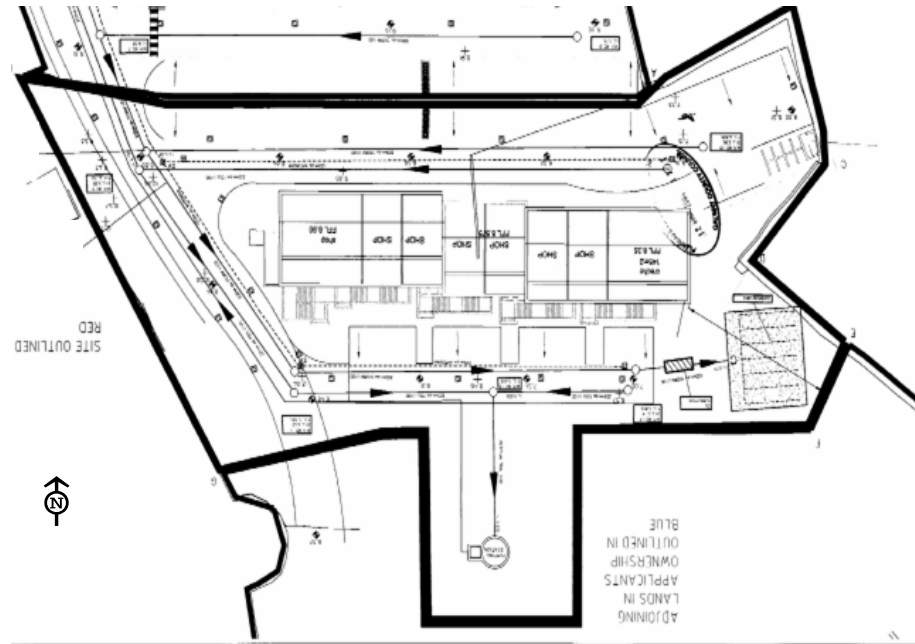
Phase 3 of the T&J Cunningham development at Seapoint includes 7 retail units, 1 crèche and 10 duplex apartments, which have been built at the rear of the site overlooking Galway Bay. The retail units are on the ground floor, facing onto the car parking area, whilst the duplex apartments are found on the second and third floors. These are accessed from the rear of the development.

Similar materials and design features have been used in this building to those in Phases 1 and 2, including painted napped plaster and local cobbled stone exteriors. The development is three storeys in height.

There are two larger units at each end, with 5 smaller retail units in between. The type of lighting and paving used mirror those introduced under the previous phases, which has ensured continuity within the overall site. It has a separate car park that joins onto the existing car park, with a clear distinction for users. There is no common green area for residents of the apartments, but there are sea views over the coastal edge and Galway Bay.

Concerns were raised during the pre-draft public consultation process regarding the scale, design and orientation of the development. The main concerns relate to the height of the building and its orientation parallel with the coastline and the R336, which obstructs views of Galway Bay and is out of character with older parts of the village along the coast, such as the Pier Road terrace.

The grant of planning permission was subject to 24 conditions. Issues of note included: surface water run off; storm drainage and flooding; and an enurement clause. An occupancy condition was included requiring residents to be competent in Irish.



Site Layout Plan

0.5ha	1.3 acres	1 817m ²	3 Storey	8 Commercial 10 Residential	101m ²	58 (surface level)	0.33	19	8	Granite stonework Painted napped plaster Painted/varnished hardwood
Site Area	Site Area	Total Floor Area	Building Heights	No. of Units	Average Unit Size	Car Parking	Plot Area Ratio	Dwelling/Ha	Dwelling/Acre	Materials Used



The above photograph shows the rear of Phase 3, including the access road, car parking provision and views over Galway Bay.



The above photograph shows the front elevation of the development, the large area for surfaced car parking and the mix of materials used in the finish of the building.



Development 2
T&J Cunningham, Seapoint (Refused Development)

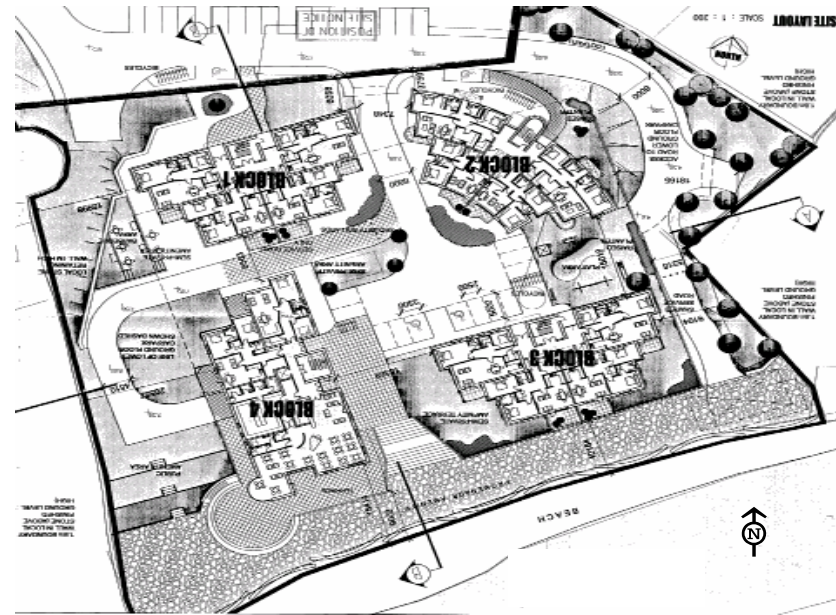
The site for Development 2 is located adjacent to the foreshore in Seapoint townland. Access to the site was to be provided through the existing SuperValu car park off the R336 Regional Road. This development would have constituted Phase 4 of the T&J Cunningham development in Seapoint. Planning permission was refused for this development.

Originally, the application was for 4 blocks incorporating 46 apartments, a restaurant, art gallery/craft shop, bistro café, health suite leisure centre, car parking and beachfront promenade on a 0.9ha site with a proposed gross floor space of 6 187m².

During the planning application process (under Planning Ref. No. 04/3066), Galway County Council requested further information regarding the development. It was recommended that the 4 storey blocks be reduced to a 2 storey maximum so the blocks would not dominate the village and set an undesirable precedent for buildings of a similar height. The applicant was advised to remove at least one block in order to keep to the required maximum population equivalent.

The revised development proposal for the site provided for 12 houses and 8 apartments, retaining the various retail and commercial units and the beach front promenade. The 12 houses were to be in a terrace formation and 2 storeys high. Galway County Council granted permission for the revised proposal subject to 22 conditions. There was much criticism from the public in relation to the proposed design, overlooking, proximity to the High Water Mark (HWM), flooding and danger to the natural habitat close to the water's edge.

On appeal to An Bord Pleanala, the Appeals Board refused the development on the grounds that, without a statutory development plan for Bearná, it would be premature to allow the development. Proximity to the foreshore and the HWM, as well as the poor layout, design and orientation of the buildings and the inadequate amount of usable public spaces were other matters raised.



Site Layout Plan

0.9ha	2.25 acres	3 592m ²	2 Storey	12 Houses 8 Apartments 4 Commercial	149m ²	71 (surface level)	0.39	22	9	Nap plaster; local stone Pericolour cladding Aluminium windows; glass balustrades
Site Area	Site Area	Total Floor Area	Building Heights	No. of Units	Average Unit Size	Car Parking	Plot Area Ratio	Dwelling/Ha	Dwelling/Acre	Materials Used

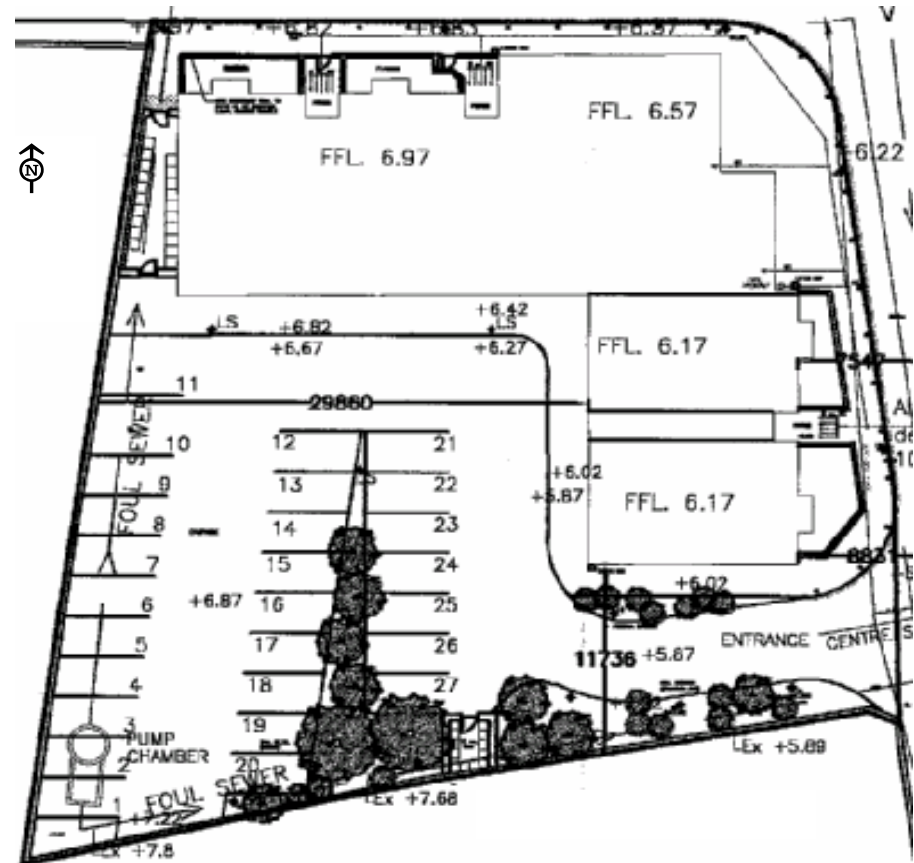
Development 3
Duffy, Pier Road New, Seapoint

Development 3 is a new development located in the townland of Seapoint in Bearna. The site is located at the corner of Pier Road and the R336. Vehicular access to the site is from Pier Road. A total of 27 surface car parking spaces are located to the rear of the building.

The development consists of 9 no. 2 bedroom apartments and 6 no. retail/office units. The retail/office units are located on the ground floor and the apartments are located on the first and second floors. Each apartment has its own private balcony and 3 no. apartments have gallery spaces located in the attic of the apartments accessed via a spiral staircase from the living rooms.

The original application (under Planning Ref. No. 03/6976) consisted of 18 no. apartments and 2 no. retail units. Galway County Council sought further information, including a revised design due to a number of issues with the original design, scale/bulk and layout. One of the conditions of the decision was that the number of apartments be reduced to 13. Two later applications were submitted on the site to change the use of the ground floor apartments to retail/office, both applications were granted and the development now consists of 6 no. retail units and 9 no. apartments.

The development is located on a corner site and forms part of the streetscape on both roads. The building has a nap plaster and limestone finish.



Site Layout Plan

0.22ha	0.54 acres	1 466m ²	2/3 Storey	9 Apartments 6 Retail/ Office	117m ²	27 (surface level)	0.7	41	17	Machine finished limestone Painted nap plaster
Site Area	Site Area (Acre)	Total Floor Area	Building Heights	No. of Units	Average Unit Size	Car Parking	Plot Area Ratio	Dwellings/Ha	Dwellings/Acre	Materials Used



Pier Road/ R336 Corner



Pier Road



Main Street Elevation

Development 4
Pier Road Terrace, Seapoint

Development 4 is an existing terraced development located along the western edge of Pier Road in Seapoint townland in the Bearna village centre.

The development occupies a site of approximately 0.2ha in area and has a plot area ratio of 0.87, which is higher than most of the new developments that have taken place in Bearna in recent years.

The terrace was built pre-1963, before the current legislation of planning controls came into effect. The units are two-storey in height and originally there were nine houses in the terrace. There are now eight residential dwellings and the ninth is a restaurant. The restaurant is located at the end of the terrace and is approximately 40m from the pier.

The terrace reflects the local vernacular tradition of houses in the Bearna area. This typology of development provides a useful model for future developments in the area. Newer dwellings alongside the terrace, which were constructed since planning controls came into force, have used similar materials and styles, such as similar window frames to replicate this housing style and are in keeping with this part of the old village.

This development was highlighted as an important part of the original character of Bearna village during the public consultation process.



Pier Road



0.16ha	0.39 acres	1 390m ²	2 Storey	8 Residential 1 Bar/ Restaurant	77m ²	Roadside (surface level)	0.87	50	21	Local stone Painted nap plaster walls Slate roofs
Site Area	Site Area	Total Floor Area	Building Heights	No. of Units	Average Unit Size	Car Parking	Plot Area Ratio	Dwelling/Ha	Dwelling/Acre	Materials Used

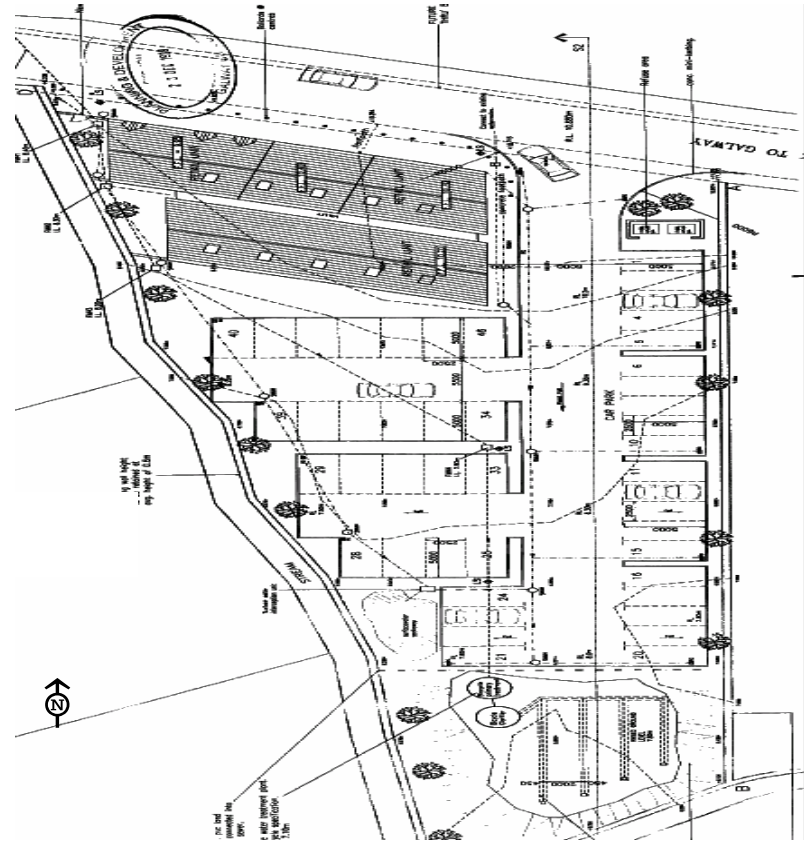
Development 5
CGM Holdings, Tigh Phuirseil, Freeport

Development 5 is the site of the Tigh Phuirseil commercial development. The site is 0.3ha in area and is located adjoining the seaward side of the R336 Regional Road, east of Donnelly's Pub and Restaurant in Bearna village. It is a new development in keeping with the character of the village of Bearna and the Gaeltacht.

Currently, the development consists of 4 retail and 4 commercial units with car parking to the rear of the site. The original application for the development of retail/office and effluent treatment plant/percolation area was changed to incorporate a general medical practice, a dental surgery and a beauty salon. The site has a pharmacy, which was constructed by merging two retail units.

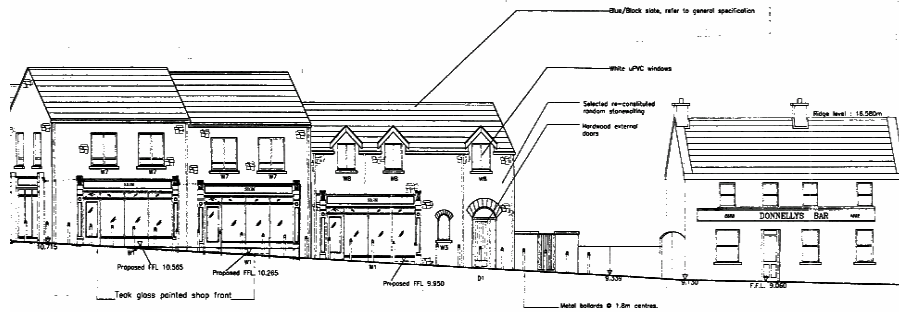
This development mirrors the existing vernacular designs of a traditional stone façade and low pitched roofs. The newer developments have incorporated stone into the facades and boundary walls to integrate old styles with new methods of construction to reflect the success of the Tigh Phuirseil development.

This development was highlighted as a successful new development in Bearna that complements the existing character and local building forms, heights and materials in the village during the pre-draft public consultation process.



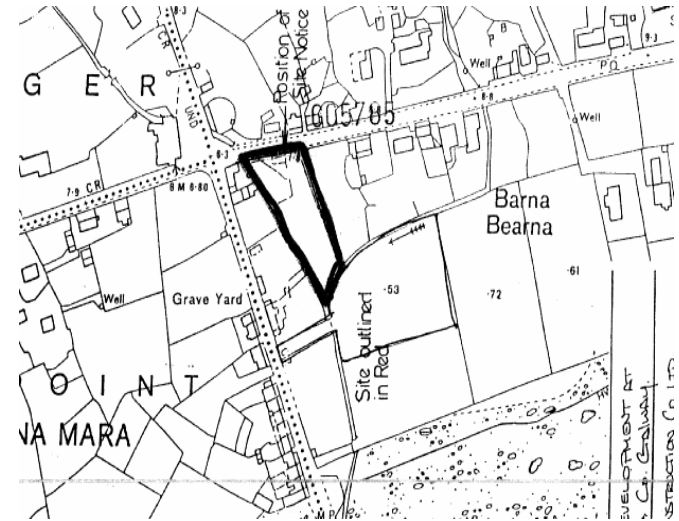
Site Layout Plan

0.3ha	0.7 acres	648m ²	2 Storey	4 Retail 4 Commercial	81m ²	26 (surface level)	0.21	N/A	N/A	Granite stone finish Wooden hand painted signs in Irish
Site Area	Site Area	Total Floor Area	Building Heights	No. of Units	Average Unit Size	Car Parking	Plot Area Ratio	Dwelling/Ha	Dwelling/Acre	Materials Used

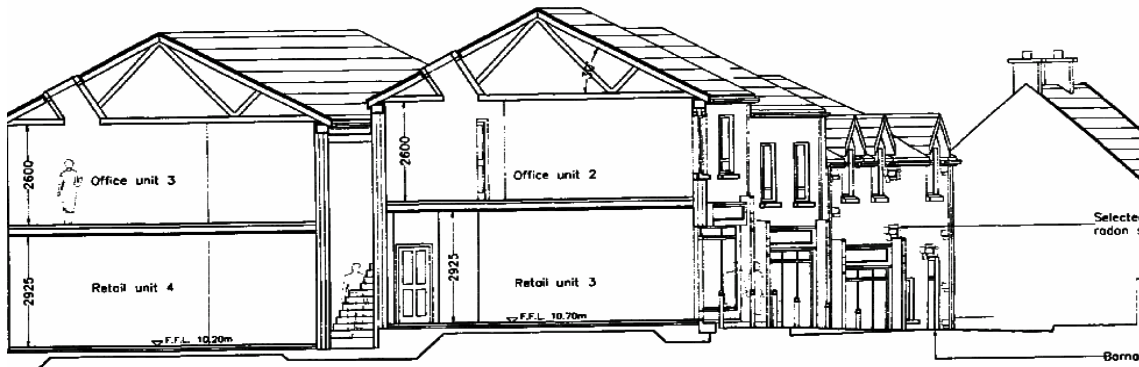


Main Street Elevation

Elevations and drawings of Tigh Phuirseil highlight the external finishes to the building, as well as detailing the type of shop fronts to be used in the retail units. As stipulated in the planning permission conditions, the northern, eastern and western elevations are of a local granite stone finish and the southern elevation is napped plaster. The roof is blue/black and the signage on the northern elevation is in Irish only.



Site Location Map



Section



Main Street View

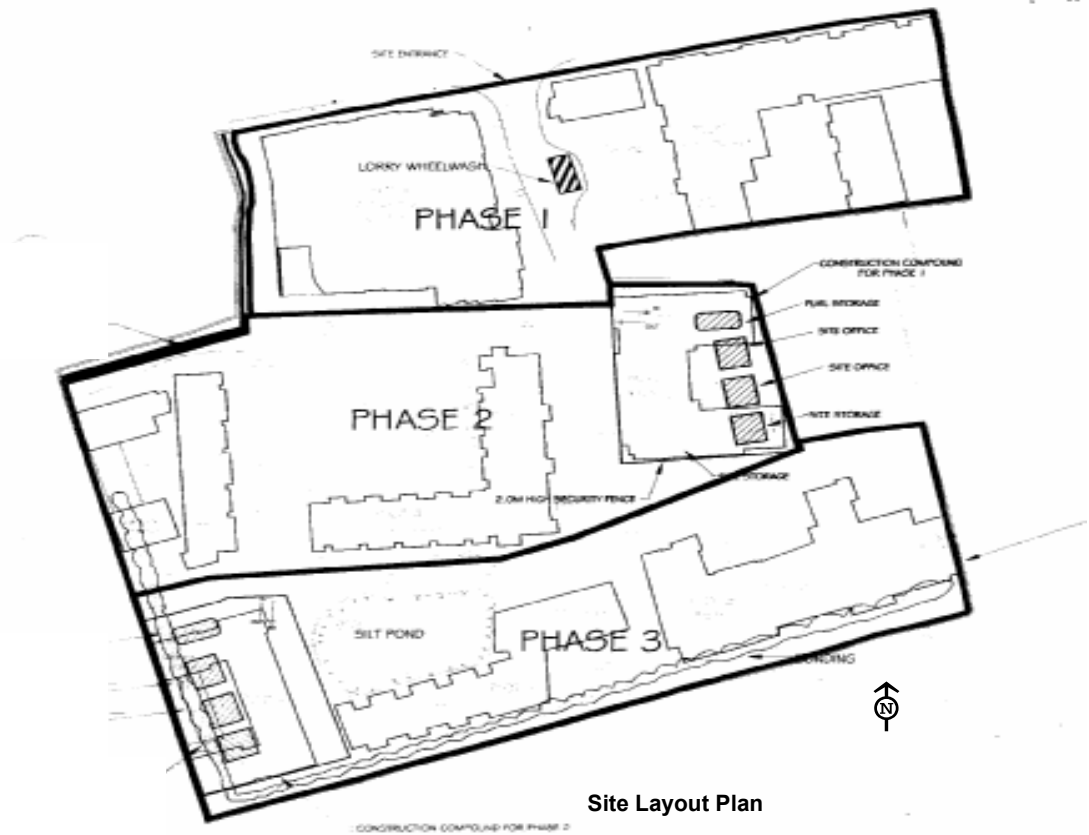
Development 6
Bomac Properties, Caladh Saor, Freeport (Withdrawn Development)

The site for Development 6 is located on the coastal side of the R336 Regional Road in Freeport townland in the Bearna village centre. The application for this site was withdrawn in 2004.

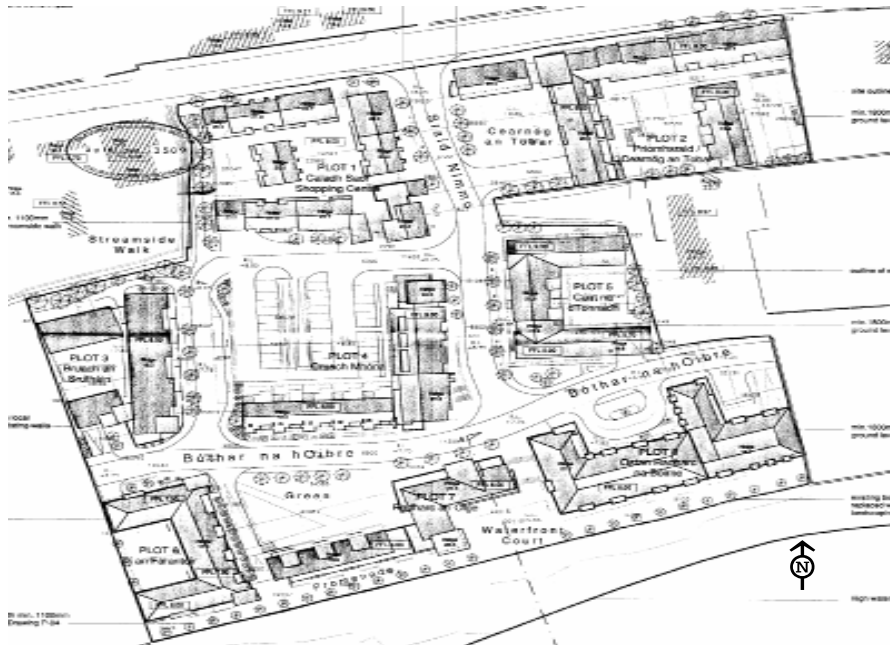
This application consisted of a mixed used development. The site was zoned as Village Centre under the *Pre-Draft Bearna Development Plan 2003*.

The development comprises of a mix of residential, retail and commercial buildings and includes a bar, hotel, leisure centre and restaurants. The proposal also includes the opening of the coastal strip between Mag's Boreen and the Pier Road as a public amenity area. Amenity space was also to be provided within the development in the form of civic spaces and walkways.

The proposal provides for a major new development on the coastal lands in the village centre with substantial new floor area, building footprints and building heights.



2.4ha	5.9 acres	14 025m ² (residential) 12 262m ² (other)	2/3/4 Storey	104 Apartments 48 Town Houses 27 Retail/Offices 1 Bar/Restaurant 66 Bed Hotel 1 Leisure Centre	92m ² (residential)	660 (underground level/surface level)	1.08	63	26	Selected render Stone cladding Timber cladding Metal cladding
Site Area	Site Area	Total Floor Area	Building Heights	No. of Units	Average Unit Size	Car Parking	Plot Area Ratio	Dwelling/Ha	Dwelling/Acre	Materials Used



Proposed site Layout at Freeport



View of Site from R336 Road



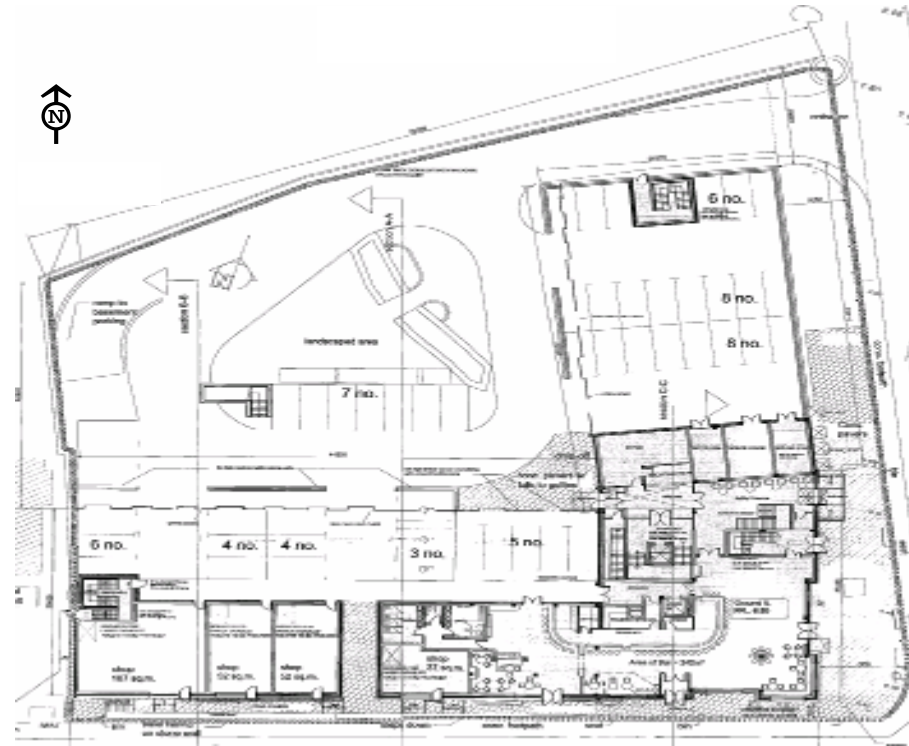
Proposed Main Street of the Proposed Development

Development 7
O'Connor, Twelve Pins Site, Ahaglugger

Development 7 is located on a high profile corner site that fronts onto both the main street (R336) in Bearna village and the Moycullen Road. Due to its position in the village centre and the use of a three-storey stone clad corner tower feature, the development is highly prominent in the village. The development faces onto the street and provides a street edge with commercial units on the ground floor.

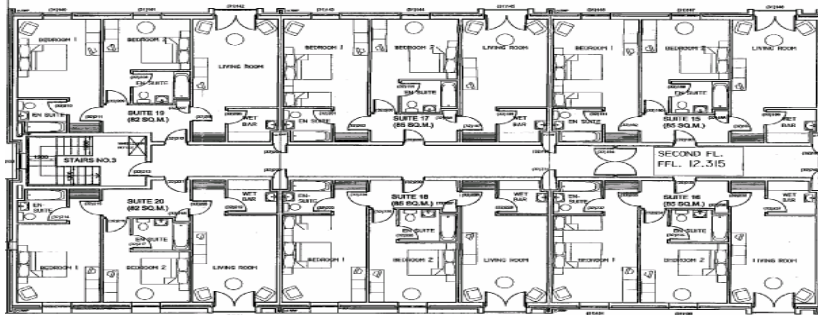
The planning decision stipulates that the hotel rooms/apartments can only be used for short term lettings. The ground floor retail units are lower than the level of the existing street.

The development makes extensive use of stone cladding on the tower and in various parts of the development. This has a grey coloured limestone appearance that does not reflect the brown granite stone finishes that are local to the area.



Site Layout Plan

0.5ha	1.3 acres	6 384m ²	2/3 Storey	26 Hotel rooms (2 bed) 4 Retail 1 Bar 1 Restaurant 1 Conference Room	111m ² 62m ² 242m ² 144m ² 163m ²	111 (underground level/surface level)	1.25	51	21	Limestone stonework Painted napped plaster
Site Area	Site Area	Total Floor Area	Building Heights	No. of Units	Average Unit Size	Car Parking	Plot Area Ratio	Dwellings/Ha	Dwellings/Acre	Materials Used



View from Main Street



Main Street Elevation

Development 8
O'Malley's, Creagán, Ahaglugger

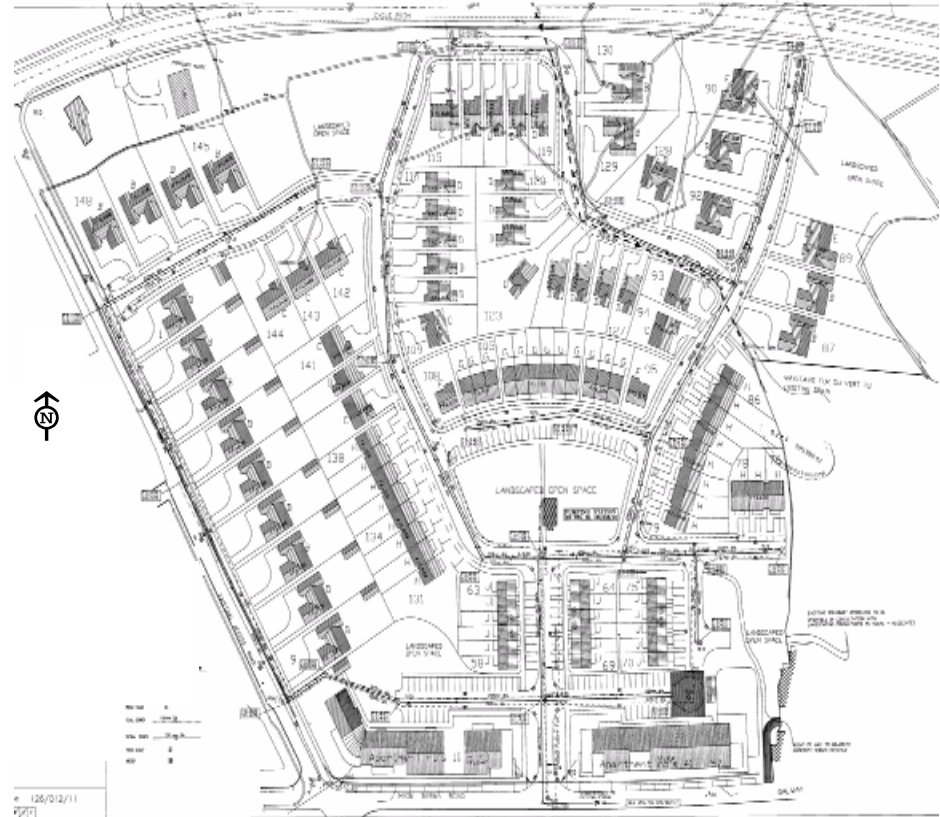
Development 8 is situated in the centre of Bearna village and fronts onto the R336 Regional Road. The development comprises of a mix of both commercial and residential units. The original application, under Planning Ref. No. 01/3510, was for planning permission for 91 houses, which was refused by Galway County Council. The developer appealed the decision and was granted planning permission by An Bord Pleanála for an amended site layout including commercial units and an increase in the number of residential units to 148.

The residential part of the development comprises of 148 dwellings, including: 49 detached two-storey houses; 2 detached single-storey houses; 30 three-storey terraced houses; and 19 two-storey terraced houses.

The commercial units are located at the front of the site and expand the commercial area of the town. They are located in one no. 2 and 3 storey block. Block 1 accommodates: 12 two bedroom and 5 one bedroom apartments; commercial floor space in five units (total 697m²) (one unit later subdivided into two units giving a total of 6 retail units, under Planning Ref. No. 04/5036) at ground floor level; and a crèche (251m²) at ground floor level with outdoor play area. Block 2 accommodates: 26 two bedroom and 5 one bedroom apartments.

Overall the design is urban in nature and provides a mix of unit styles and sizes. The retail units are occupied by a mix of retailers, including a wine store, pharmacy, beauty salon and children's clothes store.

The pre-draft public consultation highlighted a number of concerns regarding the scale, bulk and character of the development and the creation of a 'tunnelling effect' along the R336 main street.

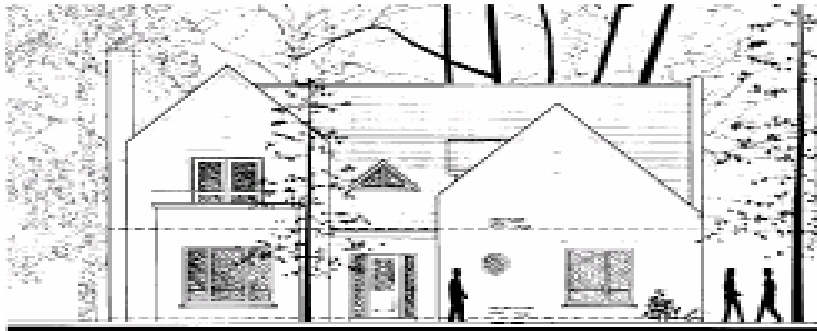


Site Layout Plan

7.3ha	18 acres	16 146m ²	1/2/3 Storey	148 Dwellings (100 3/4/5 bed houses) (48 1/2 bed apartments) 7 Commercial Units	103m ²	162 (surface level)	0.22	20	8	Limestone stonework Painted napped plaster
Site Area	Site Area	Total Floor Area	Building Heights	No. of Units	Average Unit Size	Car Parking	Plot Area Ratio	Dwellings/Ha	Dwellings/Acre	Materials Used



View from Main Street



View from Main Entrance



Main Street Elevation

**Development 9
Fitzgerald, Ahaglugger**

Development 9 is situated within Bearna village just north of the Twelve Pins site. The site is accessed from the Moycullen Road.

This is a residential development consisting of 46 dwelling units with 22 no. 3 bedroom houses and 24 no. 4 bedroom houses. The development has 4 semi-detached houses and 42 terraced houses.

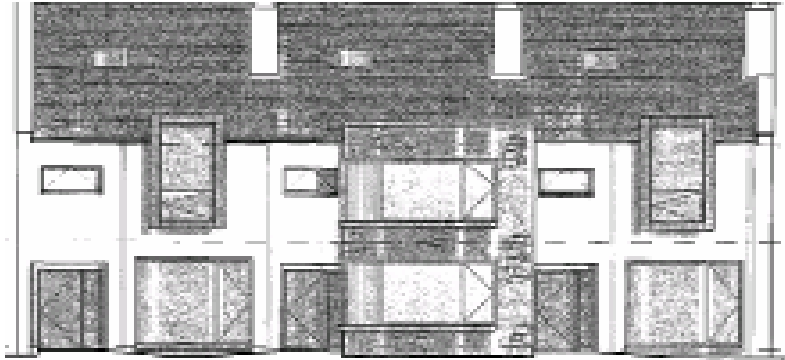
The development makes extensive use of stone on the façades of the houses. There is 15% open space in the development and this is located in the centre of the site. The open space is overlooked on all sides by the houses in the development ensuring passive observation of the amenity space. Private open space to the front of the houses is limited and rear gardens range from 45m² to 90m² in size.

The design of the development incorporates some traditional elements, such as roof barges, strong chimneys and stone, and some modern features. There is a natural stone boundary wall to the front of the development with an iron fence above that provides increased security that is not as imposing as a high wall.



Site Layout Plan

1.4ha	3.4 acres	6 582m ²	2.5 Storey	46 Dwelling units (22 3 bed houses) (24 4 bed houses)	143m ²	70 (surface level)	0.47	33	13	Granite stonework Painted napped plaster
Site Area	Site Area	Total Floor Area	Building Heights	No. of Units	Average Unit Size	Car Parking	Plot Area Ratio	Dwellings/Ha	Dwellings/Acre	Materials Used



Development 10
McEvaddy, Ahaglugger

Development 10 is located along the Avough/Paintbox Road and the boundary of the site abuts the proposed new Village Street in Bearna. The site consists of two parts. Under the original application, the site is approximately 3.9ha in size and contains 61 of the dwelling units. The second section of the development contains two dwelling units located to the left of the entrance gate. This site is approximately 0.2 ha in size.

The development contains a mix of residential units including 37 two storey houses and 26 townhouses. Open space is provided through a series of small green areas.

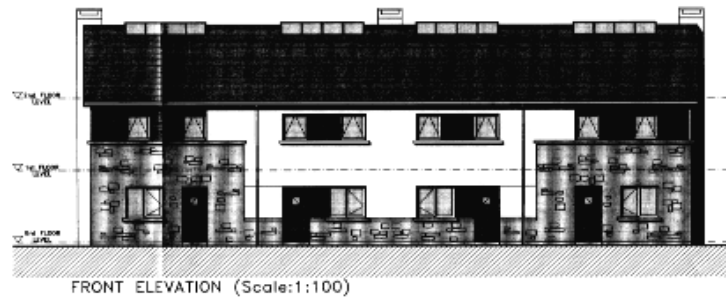
The type of designs used mirror those in other recently granted developments with similar roof pitches and similar stone finishes. Natural light forms an important part of the design with many of the dwellings containing large glass fenestration areas with their main living areas located on the south facing side of the units.

The development has a large retaining wall fronting onto the new street. This creates a hard, imposing edge to the street with the garden areas and dwelling houses raised above the level of the road.



Site Layout Plan

4ha	10 acres	9 986m ²	2 Storey/Split Level	63 Residential	161m ²	124 (surface level)	0.25	16	6	Nap plaster Granite stonework
Site Area	Site Area	Total Floor Area	Building Heights	No. of Units	Average Unit Size	Car Parking	Plot Area Ratio	Dwelling/Ha	Dwelling/Acre	Materials Used



Block C



House Type C



Development 11
C&T Developments, Trusky East

Development 11 is located in Trusky East townland, 350m north of the eastern side of Bearna Village. The development is accessed via a new entrance off Moycullen Road.

The development scheme consists of 22 two-storey dwelling units, with a mix of house types and sizes ranging from 107m² to 184m².

The site is surrounded by a number of large detached dwelling units to the west. The houses within the development have been finished with a combination of napped plaster and stone.

Amenity space on the site is provided for by both private open spaces at the front and rear of each dwelling unit and four large public open spaces in the northwest and west of the site.

The houses have been designed in such a way as to maximise the use of daylight with the main living areas situated on the south side of the dwelling units.

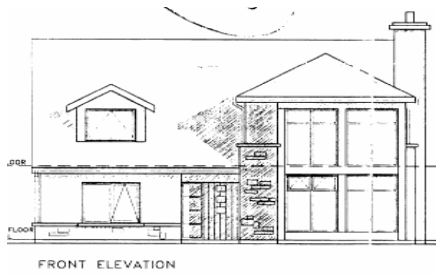
The development is Phase 1 and the remaining area of the site has been identified for a Phase 2 development, which would be subject to a separate planning application.



Site Layout Plan



1.7ha	4.4 acres	5 378m ²	2 Storey	21 Residential	256m ²	42 (surface level)	0.32	12	5	Nap plaster (painted yellow) Granite stone PVC windows (white)
Site Area	Site Area	Total Floor Area	Building Heights	No. of Units	Average Unit Size (m ²)	Car Parking	Plot Area Ratio	Dwellings/Ha	Dwellings/Acre	Materials Used

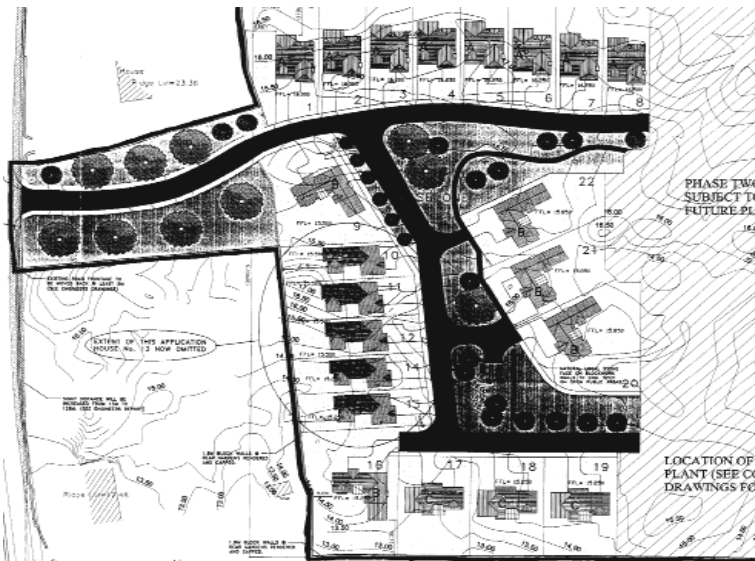


House Type A

House Type B



View from Main Entrance



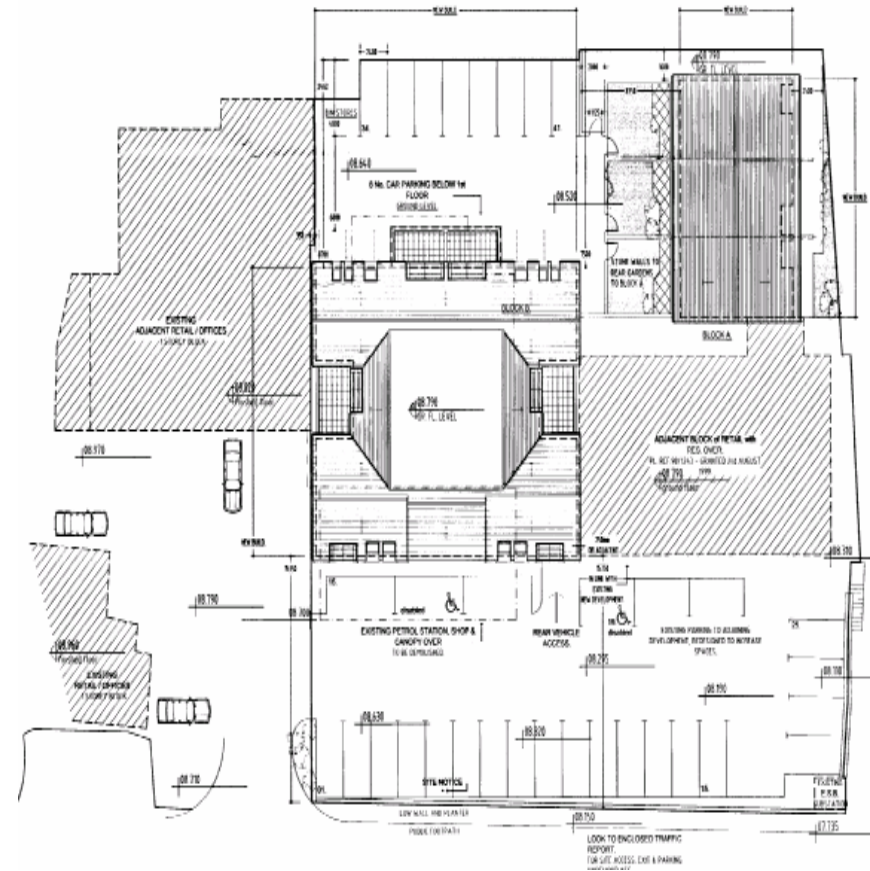
South facing view

Development 12
Obenhemp, Ahaglugger (Refused Development)

The site for Development 12 is located on the northern edge of the R336 in the village centre and was previously zoned for Village Centre use in the *Galway County Development Plan 1997*. The site is currently occupied by a cluster of buildings including Barna Estates, Westcoast Cabs, a dry cleaner, Curves, a hairdresser, an Architects office, and a derelict filling station.

Numerous applications have been made to develop this site in the past. Development management issues that have been identified in relation to the site include: traffic hazard; minimum sight distances cannot be achieved; and problems with the treatment of wastewater effluent.

A submission was made in March 2006 during the pre-draft public consultation phase of the preparation of a new Local Area Plan for Bearna. This submission included a proposal for the existing buildings to be turned into two large blocks, consisting of retail at the ground floor level and residential at first floor and second floor level. Car parking was to be provided underground, which allowed for strong pedestrian access to be provided at surface level. The neighbouring Creagán development (Site 8) was also to be connected to this development through a new pedestrianised street, thus ensuring good community links.



0.22ha	0.54 acres	1 908m ²	3 Storey	3 Retail 4 Office 8 Residential	127m ²	41 (underground level)	0.86	36	15	Nap plaster (painted) Granite stone
Site Area	Site Area	Total Floor Area	Building Heights	No. of Units	Average Unit Size	Car Parking	Plot Area Ratio	Dwellings/Ha	Dwellings/Acre	Materials Used

04/2277 Withdrawn Development Elevations



03/4893 Refused Development. Front and Rear Elevations

