



Leitrim County Council

**Planning & Development Acts 2000 (As Amended)
PART XI**

**Planning & Development Regulations 2001 (As Amended)
PART VIII**

Planning Register Ref. No. 21-C-02

***2 NO. DWELLING HOUSES AT
BREFFNI CRESCENT,
CARRICK ON SHANNON,
CO. LEITRIM***

MAY 2021

Table of Contents

1.0	Introduction and Scheme Overview	1
2.0	Public Consultation Process.....	2
3.0	Planning Policy Context	2
3.1	National Planning Framework - Ireland 2040.....	2
3.2	Rebuilding Ireland.....	2
3.3	Quality Housing for Sustainable Communities 2007	3
3.4	Regional Spatial and Economic Strategy 2020-2032	3
3.5	Carrick on Shannon Local Area Plan 2010-2019.....	3
3.6	Leitrim County Development Plan 2015-2021.	3
4.0	Submissions	4
4.1	Referrals	4
4.2	Submissions from the General Public.....	6
5.0	Assessment.....	6
5.1	Policy Assessment	6
5.2	Siting and Design	6
5.3	Appropriate Assessment	11
6.0	Conclusion and Recommendation.....	12

1.0 Introduction and Scheme Overview

The proposed development provides residential development of 2 no. houses accessed off Breffni Crescent, Townparks, Carrick-on-Shannon. The proposed site is an 'infill' greenfield site located to the North West of the town centre on a site of 0.06Ha and is adjacent to the rear garden of the house no. 53 St. Patrick's Park with direct access onto Breffni Crescent (see fig 1 below). The site lies adjacent to an established residential area of St. Patrick's Park. The site fronts onto the local road which serves this area (see figure 2 below). The proposed development includes 2 no. fully serviced units consisting of 2 no. 2 bedroom semi-detached bungalow units providing a contemporary design and taking account of the topography of the surrounds.

Figure 1

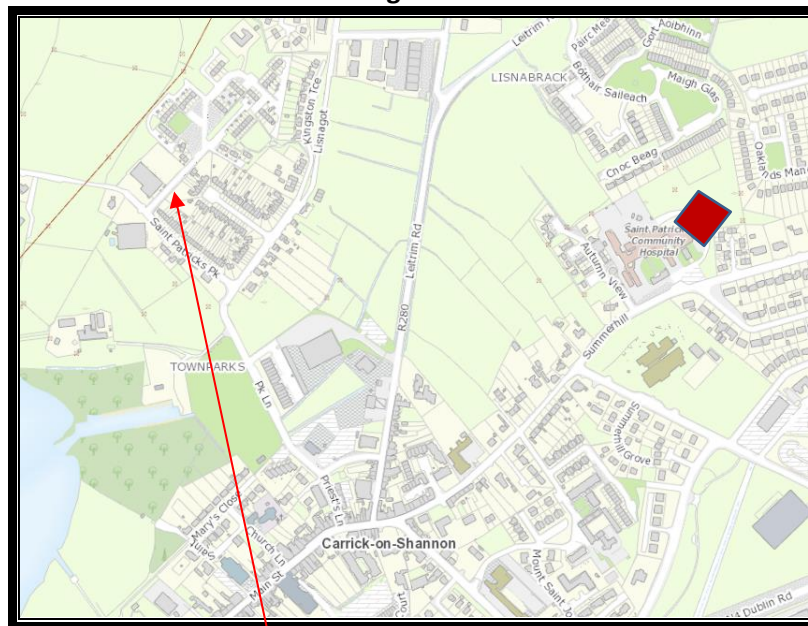


Figure 2



Figure 1 & 2: Location of Proposed Development

The proposed development arises in response to the local housing need as set out in the Leitrim Housing Strategy 2015-2021. The 'waiting list' has identified 184 approved applicants on this housing list with a total of 142 households requiring 1 or 2 bed accommodation and a further 42 requiring family type accommodation (39 no. three beds and 3 no. four beds). This proposal will meet the needs of 2 applicants from the waiting list.

The Part VIII consultation documentation comprised of the following:

1. Site Notice
2. Newspaper Publication
3. Appropriate Assessment Screening Report
4. Foul and Surface Water Calculations & Details
5. Planning Report
6. Site Service Layout ESB & Utilities Ducting drawing (Proposed Site Services Layout)
7. Site Location OS Map, Site Layout and Images
8. Site Layout and Site Sections
9. House Plans & Elevations

There is no planning history associated with the subject site. The site is a back garden of an existing dwelling built, there have been no previous planning applications made in respect of these lands.

2.0 Public Consultation Process

The project was initially formally advertised for public consultation between Wednesday 10th March 2021 and Wednesday 07th April 2021. Details of the proposed works were available for inspection during normal office hours at the office of the Planning Authority and also on the Council website. The closing date for submissions was Wednesday 21st April 2021.

3.0 Planning Policy Context

3.1 National Planning Framework - Ireland 2040

This document sets out the vision for the future growth of Ireland over the next 20+ years. It seeks to balance the future growth of Ireland and counterbalance the draw of people and resources to the Greater Dublin Area. National Policy Objective 1b sets out a target of population growth within the Northern and Western regions of between 160,000 -180,000. This proposed development contributes to strengthening the existing towns and builds a critical mass of users to support economic growth and infrastructure. Ireland 2040 is targeting a greater proportion (40%) of future housing development to be within and close to the existing 'footprint' of built-up areas and the proposed development will help contribute towards this target.

3.2 Rebuilding Ireland

The Rebuilding Ireland strategy launched by the Irish Government in July 2016 seeks to address the shortfall in housing supply. This strategy is focused on "5 Pillars", where Pillar 2 involves the accelerated supply of social housing. With a projected investment of approx. €5.85 billion it is planned to supply 50,000 social houses by 2021, 33,500 of which will be exclusively built as social housing. This proposed development is part of this Government strategy to increase local authority built housing. This development will supply much needed housing units to the people of Leitrim and is a step towards meeting the national targets set by the Government in 2016.

3.3 Quality Housing for Sustainable Communities 2007

This document sets a wide range of measures to promote better homes, better neighbourhoods and better urban spaces by setting minimum standards for housing units and residential development design.

3.4 Regional Spatial and Economic Strategy 2020-2032

This RSES provides a high-level development framework for the Northern and Western Region that supports the implementation of the National Planning Framework (NPF) and the relevant economic policies and objectives of Government. It provides a 12-year strategy to deliver the transformational change that is necessary to achieve the objectives and vision of the Assembly. The strategy is about delivering effective regional development for the Northern and Western Region, encompassing Connacht and the Ulster Counties of Cavan, Donegal, and Monaghan.

The RSES has identified Carrick-on-Shannon, as a key destination town for tourism.

REGIONAL POLICY OBJECTIVES RPO 4.9

To ensure provision is made for the expansion in accommodation, and facilities within key destination towns, such as Carrick on Shannon, Cavan, Roscommon Town and Athlone, together with necessary supporting infrastructural investments, including improvements in the public realm, transport links, accommodation, the night-time economy, and sustainable development of our natural and built economy.

3.5 Carrick on Shannon Local Area Plan 2010-2019

The Carrick on Shannon LAP 2010-2019 is the statutory land use plan against which the proposed development is assessed.

Policy 3.1b – *It is the policy of the Council to accommodate social and affordable housing needs through the range of measures available, including purchase, the longterm leasing scheme, the rental accommodation scheme and construction where appropriate, subject to available funding.*

3.6 Leitrim County Development Plan 2015-2021.

Policy 6 - *It is the policy of the Council to promote the viability of these facilities by encouraging new residential development to locate within the development envelope of existing towns, villages and other centres where these services are available.*

Section 4.2.1 Reinforcement of Existing Towns and Villages states that the Council is aware that much of the social and economic infrastructure of the County (Post Offices, Schools, Small Shops and Sports clubs, etc.) has been under threat from population decline. As such the plan includes Policy 6 set out below whereby development which consolidates existing urban centres is encouraged.

In terms of the Council's role in housing provision the County Development Plan 2015-2021 addresses this through a number of policies and objectives.

Objective 21 It is an objective of the Council to provide Local Authority housing in all areas where the need arises for those persons eligible. The scale of social housing shall be commensurate to the scale of the settlement and an overconcentration of social housing in particular locations is to be avoided, for example, as in Mohill and Drumkeerin.

Objective 22 It is an objective of the Council to implement Government policy in relation to all aspects of social housing.

Policy 38 sets out the Council's policy with respect to its need to supply social housing – *It is the Council's policy to assist in the provision of houses or sites on lands acquired as part of the overall housing programme or under the provision of the Planning & Development Act 2000 -2014, or as amended.*

RESIDENTIAL DEVELOPMENT IN TOWNS AND VILLAGES (s5.3)

Development proposals in the towns and villages of the County should be designed to respect the scale, character and finishes of the local built environment. Proposals located on the edges of built-up areas should be designed to integrate with the existing urban fabric and not to create sprawling boundaries to the towns and villages. Infill proposals will be evaluated to ensure that detailed design elements harmonise with adjoining buildings and that overdevelopment of restricted sites does not result.

Leitrim County Housing Strategy 2015-2021

The Leitrim County Housing Strategy 2015-2021 aims to set out a strategy for housing within the County over the lifetime of the County Development Plan, 2015-2021 and it is prepared in the context of the 'Core Settlement Strategy' required as part of the Development Plan.

Housing Strategy Policy 1 - *It is the policy of the Council to enable every household to have available an affordable dwelling of good quality, suited to its needs, in a good environment and, as far as possible at the tenure of its choice. The Council will pursue this, inter alia, by the direct provision of housing.*

4.0 Submissions

4.1 Referrals

The application was referred to the following:

Internal

1. Access Officer
2. Chief Fire Officer
3. District Engineer South Leitrim
4. Senior Engineer Water Services
5. Environment
6. Irish Water

External

7. Irish Water
8. NRDO

Reports were received from the following;

District Engineer South Leitrim report received on the 07th April 2021

- No objection

Senior Engineer Water Services report received on the 06th April 2021

- 1) *The proposed development lies near a water distribution area serviced by Irish Water.*
- 2) *The applicant shall submit a pre connection enquiry and the connection feasibility can be determined.*
- 3) *Where the applicant proposes to connect to a public water network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.*

- 4) *All works and drawings shall comply with the Irish Water Standard Details and the Irish Water Code of Practice for Water Infrastructure, Connections & Developer Services, Design & Construction Requirements for Self Lay Developments.*

Chief Fire Officer report received on the 14th April 2021

- 1) *A commencement notice is required in respect of these works. The commencement notice and required fee and associated documentation to be uploaded to the BCMS before works commence.*
- 2) *The residential units should be designed in accordance with Technical Guidance Document B, Volume 2, Dwelling Houses and any photovoltaic panels should be provided with an external isolation switch in accordance with ET101, 2008.*

Access Officer report received on the 08th April 2021

- *no objection. Include the following:*

Notwithstanding the approval of Part VIII planning consent in relation to this application, the Building Control Authority would advise that the building is subject to the requirements of both the Building Regulations and the Building Control Regulations.

In this regard it is advised that it will be necessary to submit a commencement notice, in accordance with the Building Control Regulations, prior to any works commencing on this development. The commencement notice must demonstrate how this building complies with all aspects of the Building Regulations and it will be necessary that the commencement notice include a Certificate of Compliance (Design) by a registered architect, building surveyor or chartered engineer. It is also necessary that the project be supervised by an Assigned Certifier and that a Certificate of Compliance on Completion be submitted to the Authority.

NRDO Access Officer report received on the 08th April 2021

As the proposed development is located next to an existing housing estate and is already considered as a constraint. It is highly unlikely that the project could impact on the particular development. No further comment.

Irish Water report received on the 20th April 2021

1. *Applicant shall ensure that there will be no negative impact to any of Irish Waters Drinking Water Source(s).*
2. *Applicant shall ensure that groundwater source(s) are protected so as to avoid deterioration in quality*
3. *No run off from the site shall be allowed to impact the intake*
4. *Applicant shall sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.*
5. *All development shall be carried out in compliance with Irish Water Standards codes and practices.*
6. *Any proposals by the applicant to divert or build over existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing.*
7. *Separation distances between the existing Irish Water assets and proposed structures, other services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.*

Response

The purpose of this stage of the process (Part VIII application) is to make the general public aware of the intentions of Leitrim County Council who are exempt from having to obtain planning permission to undertake development within their own administrative area. It is respectfully considered that all of the points raised in the submissions received, where considered relevant, will be taken into account at the

detailed design stage of the project. The Local Authority will adhere to all requirements set out in the respective reports which relate to compliance with separate codes at detailed design and construction stage.

4.2 Submissions from the General Public

No submissions were received from the general public with regard to this proposed development.

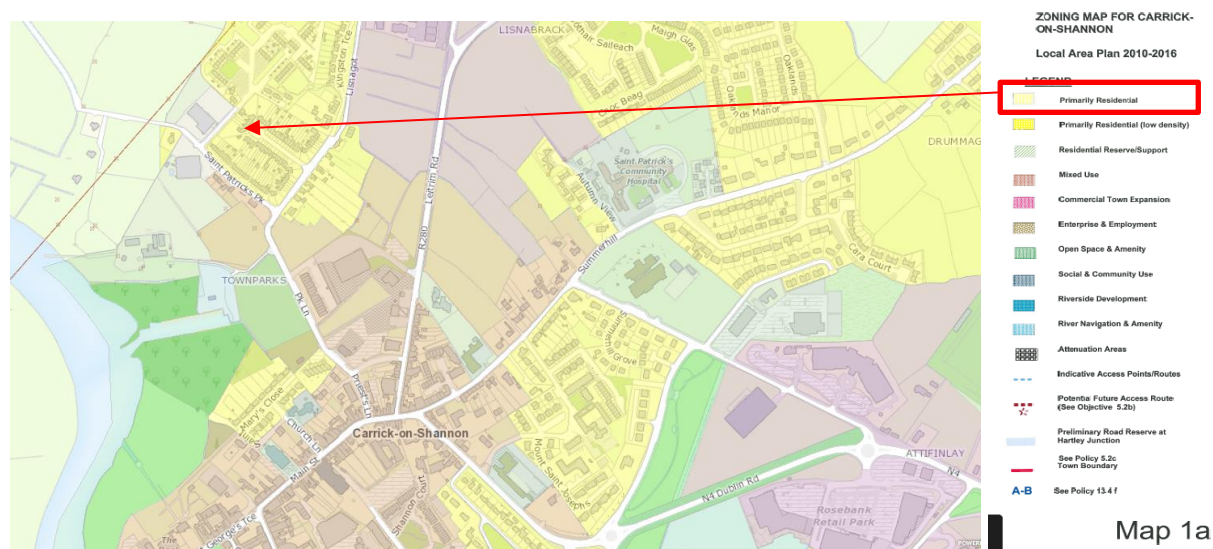
5.0 Assessment

5.1 Policy Assessment

This report has outlined the principal relevant provisions of the Carrick on Shannon Local Area Plan 2010-2019 as applicable to the consideration of this Part VIII proposal. On the basis of the reports which were prepared and formed part of the Part VIII application, the Planning Authority is satisfied that the proposed development adheres to and is consistent with the policy framework contained within the statutory Carrick on Shannon Local Area Plan 2010-2019.

The site is zoned as ‘*Primarily Residential*’ and the proposed use is ‘acceptable in principle’ with the zoning matrix as identified in Map 1a Land Use Zoning Matrix of the Carrick on Shannon Development Plan 2010-2019 (see below) and therefore it is not considered that further analysis is required in this regard.

Zoning Map 1a for Carrick on Shannon



Subject Site zoned as ‘Primarily Residential’

5.2 Siting and Design

The subject site is a greenfield infill site located to the North-West of Carrick-on Shannon town centre and accessed from St. Patricks Park, Park Lane and Priests Lane. Further north of the subject site lies Breffni Crescent. The site is located adjacent to the existing St. Patricks Park housing developments which consists of 82 no. units. The site is fronted by an unpainted picket timber fence and exhibits a moderate fall from an east to west direction (See Photos 1&2 below). The site will be accessed by the existing road which forms the north-west boundary of the site. To the rear of the subject site lies house no. 52 of St. Patricks Park housing estate.

Photo 1

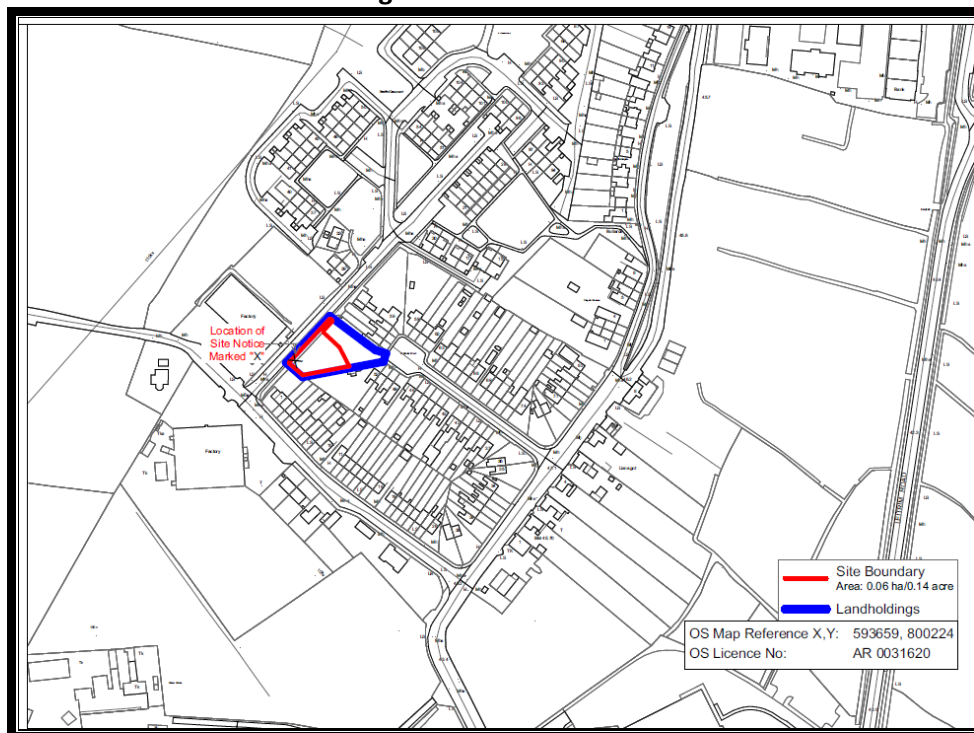


Photo 2



The proposal provides 2 no. semi-detached houses adjacent to the existing housing development and which follow the established road alignment and orientation of this existing access road (See Fig 3 Site Location below). The proposed units will be set back approx 3.5m from the access road and will provide minimum 11m distance from the rear wall of house no. 2 to the rear boundary of the garden wall. The proposed dwellings allows for sufficient private off street parking spaces to the front of the dwellings. The dwellings will be served by a footpath which runs along the front boundary of the subject site and connects into the existing footpath. A post and panel fence will be provided around and between the subject sites.

Fig 3 Site Location Plan



The proposed development provides 2 no. fully serviced units consisting of 2 bedroom semi detached bungalow units with the design matching and complimenting the existing units adjacent. A Planning Report was submitted as part of this Part VIII application. This report includes the following:

1. Design Statement
 - i. Site Design Approach
 - ii. Design Evaluation
 - iii. Proposed Site Layout/design approach
 - iv. Public Open Space
 - v. Streets, Roads and footpath
 - vi. Boundaries
 - vii. Dwelling Types
 - viii. House Design and Arrangement
 - ix. Materials and Expression
 - x. Climate and Energy Statement
2. Density
3. Overlooking
4. Public/Private Open Space and Landscaping
5. Boundary Treatment
6. Bin Storage
7. Access, Traffic Calming and Car Park
8. Site Services

1. Site Design Approach

The Design Statement provides a background to the Architectural thought process of the proposed design. The Design Statement demonstrates the characteristics of the subject site and includes the Site and Planning Context which influenced the final design.

i. Design Evaluation

The design strategy was tested with a number of design options which were presented and discussed with the Planning Dept and Housing Dept of Leitrim County Council

ii. Proposed Site Layout/design approach

Key Design aspirations which have reinforced the design process include:

-Creation of a high quality living environment for residents and enhancement of the social, environmental and visual quality of the area as a whole.

- Design of the layout to discourage antisocial behaviour, particularly by ensuring that all access ways and public areas are overlooked by dwellings.

-Maximise amenity and energy efficiency through climate sensitive design that takes account of orientation and typography.

-Elimination of barriers to accessibility for all users.

-Promoting the concepts of enclosure, clear separation of public/private realm and good permeability.

iii. Public Open space

This has been provided within the existing Breffni Crescent development.

iv. Streets, roads and footpath

All Existing, the proposal is to service the houses off the existing service road.

v. Boundaries

A variety of boundaries have been considered appropriate to the circumstances and locations

-1.8m high timber board and concrete post form a visual boundary and security for each dwelling

-1.8m boundary walls between No. 53 St Patricks Terrace and the proposed units.

vi. Dwelling Types

2 Bedroom semi-detached bungalow type dwellings which are in keeping with the existing units within Breffni Crescent.

vii. House Design/Arrangement

Space standards for the dwellings are generally in accordance with the requirements set out in the 'Quality Housing for Sustainable Communities' document and the relevant sections of the Leitrim County Development Plan 2015-2021.

The Arrangement of living/kitchen/dining spaces is relative to the front and rear of the dwellings. Large ground floor windows and patio doors to the rear ensures that dual aspect is a key component in providing good quality and functional family orientated spaces.

viii. Materials and Expression

Smooth render is the prevailing material of the publicly visible facades to the front, sides and rear with a small brick plinth to tie into the existing part brick units in Breffni Crescent. Smooth render will allow for 2 coats of high quality paint finish. Boundaries walls to be finished with a fine dash and concrete capping for minimal maintenance. Windows will be framed with simple opening sections and low maintenance finish to ensure a simple contemporary expression.

ix. Climate and Energy Statement

Houses have been designed to have a compact and efficient form and reduces heat loss and improves energy efficiency including external highly insulated cavity wall, appropriate sized windows for passive solar gain and an overall design that considers an efficient heating system.

This report presents the rationale for the overall scheme layout and also includes the individual floor areas of each of the units proposed and private open space included (See Fig 4 & Fig 5 below). Overall the Planning Authority is satisfied with the design as submitted (see Fig 6 & 7 Below).

Fig 4 Private Open Space

House Number	Area of Rear & side Garden
House 1	58 sqm
House 2	136 sqm

Fig 5 Floor Areas Achieved

Proposed Dwelling Type A	Target Gross Floor Area m ²	Minimum Main living room m ²	Aggregate Living Area m ²	Aggregate Bedroom Area m ²	Storage m ²
2 Bed/3P House (Bungalow)	70.8	16.4	28.5	21.9	4.7

Fig 6 3D Design



Fig 7 3D Design



2. Density

The *Guidelines for Planning Authorities Sustainable Residential Development in Urban Areas* defines a small town between 2,000 and 5,000 inhabitants. Carrick on Shannon is considered to be a 'small town' within this range. The proposed development measures 0.06Ha and as such provides a density of 33.3 units per hectare. Given the location of the subject site, the Planning Authority accepts the density as proposed which is line with the '20-35 dwellings per hectare' as per the guidelines above.

3. Overlooking

No impact arises given the proposed development is single storey only.

4. Public/Private Open Space

The public open space requirement for the proposed 2 no. units is already provided for within the existing area of public open space located adjacent in Breffni Crescent. The sloping topography of the subject site does not allow for additional public open space, however there is no requirement for this. In terms of private open space, each of the rear gardens within the proposed development exceeds the minimum 55sqm standards as per *Best Practice Guidelines-Quality Housing for Sustainable Communities* (see fig 4 above) with house no 1 & 2 providing 58sqm and 136sqm respectively.

A detailed landscaping plan has been proposed which allows for a mix of grass and planted borders with trees and hedging to soften the built edge.

5. Boundary Treatment

Boundary treatments throughout the development range from standalone 1.8m high timber and concrete post fences between each rear garden and concrete retaining walls at varying heights around the perimeter of the site. This is acceptable.

6. Bin Storage

Bin storage is provided within the rear gardens of each of the units.

7. Access and Traffic Calming

Access to the proposed development is via the existing service road. The proposed development meets the requirement of a minimum of 2 car parking spaces per unit as set out in Table 24 of the Leitrim County Development Plan 2015-2021.

8. Site Services

The site will be served by connections to the public water supply in the locality and existing foul sewer, both services now in the management of Irish Water. Surface water will connect to the existing surface water discharge.

5.3 **Appropriate Assessment**

NATURA 2000 sites are protected habitats for flora and fauna of European importance. They comprise Special Areas of Conservation (SACs), designated under the Habitats Directive and Special Protection Areas (SPAs), designated under the Birds Directive.

An Appropriate Assessment Screening Report was prepared by Whitehill Environmental. This report notes that subject site is not located within or directly adjacent to any Natura 2000 site. The nearest being **Lough Forbes complex (Site code 001818)** which is 19.7km and Ballykenny Boog SPA(Site Code 004101) is located 22km away.

The conclusion of the Screening Statement for this project is that there would be no significant impacts on the qualifying interests or conservation objectives of any European Sites. The report submitted concludes that significant effects are not likely to arise, either alone or in combination with other plans or projects. Further to this, no mitigation measures were relied upon to make this assessment. This is acceptable and no issues arise in this regard.

The Planning Authority is satisfied that the project does not require to be progressed through to Stage II Appropriate Assessment under the Habitats Directive.

6.0 Conclusion and Recommendation

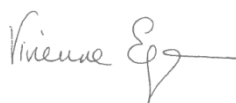
The Planning Department is satisfied that the principle of the proposed development adheres to the provisions of the statutory Carrick on Shannon Local Area Plan 2010-2019. The Planning Authority is equally satisfied that the proposed works will not adversely impact upon the sensitive local receiving environment and that the development would accord with the proper planning and sustainable development of the area.

Section 179(3) of the Planning and Development Act 2000 as amended, requires the preparation of a report by the Chief Executive of the Local Authority following the placing of the proposed Part VIII application on public display. This report shall culminate in a recommendation "*whether or not the proposed development should be proceeded with as proposed, or as varied or modified as recommended in the report or should not be proceeded with, as the case may be*".

It is recommended that the proposed development be proceeded with as proposed subject to the inclusion of the attached recommended conditions in Appendix 1.



Joe Duffy
A/Executive Planner
Date: 28th April 2021



Vivienne Egan
Senior Executive Planner
Date: 28 April 2021



Joseph Gilhooly,
Director of Services

Appendix 1 Schedule of Conditions

1. Prior to the commencement of development, Connection Agreements shall be entered into with Irish Water to provide for service connections to the public water supply and wastewater collection network *and the standards and conditions set out in that agreement shall be adhered to.*
 - a) *There shall be no negative impact to any of Irish Waters Drinking Water Source(s).*
 - b) *groundwater source(s) shall be protected so as to avoid deterioration in quality*
 - c) *No run off from the site shall be allowed to impact the intake*
 - d) *All development shall be carried out in compliance with Irish Water Standards codes and practices.*
 - e) *Any proposals to divert or build over existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing.*
 - f) *Separation distances between the existing Irish Water assets and proposed structures, other services, trees, etc. to be in accordance with the Irish Water Codes of Practice and Standard Details.*
2. The residential units should be designed in accordance with Technical Guidance Document B, Volume 2, Dwelling Houses and any photovoltaic panels should be provided with an external isolation switch in accordance with ET101, 2008.

Note:

Notwithstanding the approval of Part VIII planning consent in relation to this application, the Building Control Authority would advise that the building is subject to the requirements of both the Building Regulations and the Building Control Regulations.

In this regard it is advised that it will be necessary to submit a commencement notice, in accordance with the Building Control Regulations, prior to any works commencing on this development. The commencement notice must demonstrate how this building complies with all aspects of the Building Regulations and it will be necessary that the commencement notice include a Certificate of Compliance (Design) by a registered architect, building surveyor or chartered engineer. It is also necessary that the project be supervised by an Assigned Certifier and that a Certificate of Compliance on Completion be submitted to the Authority.

The commencement notice and required fee and associated documentation to be uploaded to the BCMS before works commence.