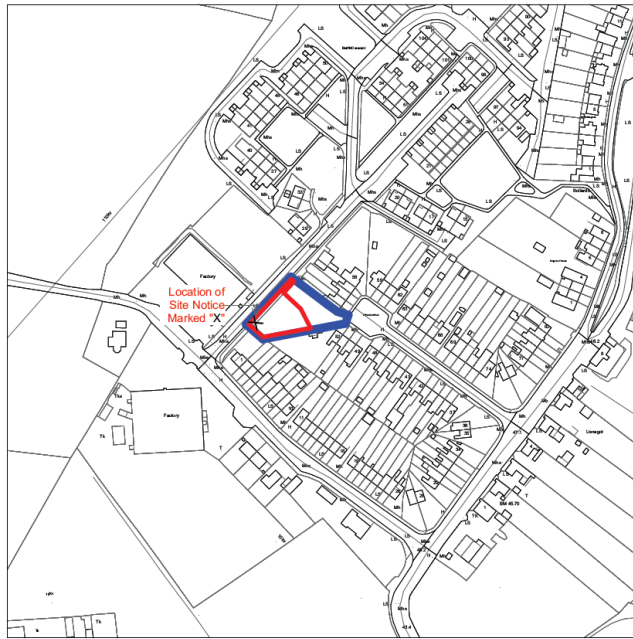


PART 8 APPLICATION

‘Construct 2 no. fully serviced 2 bedroom semidetached bungalows accessed off Breffni Crescent, connections to existing foul main, watermain and surface water discharge and all ancillary and associated works at Townparks, Carrick-on-Shannon, County Leitrim’

Planning Report



04th February 2021

Prepared by Wynne Gormley Gilsenan
Architects & Surveyors Ltd
On behalf of



Leitrim County Council
Comhairle Chontae Liatroma

Directors:

Paruig Wynne MRIAI, RIBA, Registered Architect.
Martin Gormley B.Sc. (Hons) Dip. Surv.
Enda Gilsenan B.Sc. (Hons) Dip. Surv.

VAT No. IE9852532Q

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Directors:

Paruig Wynne MRIAI, RIBA, Registered Architect.

Martin Gormley B.Sc. (Hons) Dip. Surv.

Enda Gilsenan B.Sc. (Hons) Dip. Surv.

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Table of Contents

1. Introduction

- 1.1 Project Overview
- 1.2 The Design Team
- 1.3 Housing Need Response

2. Planning Policy Context

- 2.1 Ireland 2040
- 2.2 Rebuilding Ireland
- 2.3 Quality Housing for Sustainable Communities 2007
- 2.4 Regional Spatial and Economic Strategy 2020-2032
- 2.5 Leitrim County Development Plan 2015-2021
- 2.6 Leitrim County Housing Strategy 2015-2021
- 2.7 Carrick on Shannon Local Area Plan 2010-2019

3. The Site

- 3.1. Site Description
- 3.2. Site Zoning
- 3.3. Site History
- 3.4. Site Levels

4. The Proposed Development

- 4.1. Design Statement
- 4.2. Density
- 4.3. Overlooking
- 4.4. Open Space and Landscaping
- 4.5. Boundary Treatment
- 4.6. Bin Storage
- 4.7. Access, Traffic Calming and Car parking
- 4.8. Site Services

5. Appropriate Assessment

6. Archaeology and Protected Structures

7. Conclusions

8. Appendix A – Summary of Proposed Development

Directors:

Paruig Wynne MRAI, RIBA, Registered Architect.
Martin Gormley B.Sc. (Hons) Dip. Surv.
Enda Gilsenan B.Sc. (Hons) Dip. Surv.

1 Introduction

Wynne Gormley Gilsenan Architects & Surveyors Ltd, 21 Church View, Cavan have been engaged by Leitrim County Council to compile this planning policy report to accompany the Part 8 planning application for a residential development of 2 no. fully serviced 2 bedroom semidetached bungalows accessed off Breffni Crescent, connections to existing foul main, watermain and surface water discharge and all ancillary and associated works at Townparks, Carrick-on-Shannon, County Leitrim'

This report forms part of an overall package of information setting out the rationale, need and design intent of the proposed development. This development is part of a national policy of increased housing provision to meet demands. The proposed lands are in Leitrim County Council ownership and offer an excellent opportunity to provide high quality housing in close proximity to the centre of Carrick on Shannon.

1.1 Project Overview

The proposed site is situated to the NW of Carrick on Shannon town centre. The site is the rear garden of the House No. 53 St Patricks Park, it is an infill site with direct access onto Breffni Crescent.

The proposed site measures approximately 0.06 Ha (0.14 Acres). The general topography of the site includes a gentle slope down from the Breffni Crescent access road. Under the proposal we intend to fill the garden and bring the floor level of the proposed units above the access road.

The proposed development consists of 2 no. bungalows (2 Beds) with off street parking, boundary walls and fences and private landscaped area. The design takes account of all national and local policies and meets all the standards set to provide a high quality, sustainable development.

1.2 The Design Team

The design team for this project is led by Wynne Gormley Gilsenan Architects & Surveyors Ltd who have a track record of designing high quality residential developments throughout Ireland for both the public and private sector. Engineering expertise on the project is being supplied by Alan Traynor Consulting Engineers (Civil/Structural) and Renaissance Engineering Ltd (Mechanical and Electrical). Quantity Surveyors for the Project are Michael Walshe and Associates. All members of the Design Team have a wealth of experience in delivering a project of this nature and have worked closely with Leitrim County Council through the design stage to arrive at this application.

Directors:

Paruig Wynne MRIAI, RIBA, Registered Architect.
Martin Gormley B.Sc. (Hons) Dip. Surv.
Enda Gilsenan B.Sc. (Hons) Dip. Surv.

1.3 Housing Need Response

This housing scheme is a response to the local need which is set out in the Leitrim Housing Strategy 2015-2021 document which highlights the significant demand that currently exists within the county - “The ‘waiting list’ for those on the housing list for social housing has levelled out at approximately 523 requests.”

The current position regarding housing need for the South 2 area of preference –Leitrim Village / Carrick on Shannon / Jamestown / Drumsna / Annaduff is that there are 184 approved applicants on the housing list. The demand is almost exclusively for Carrick on Shannon. In terms of the accommodation requirements there are 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 development will therefore meet the need of 2 applicants from the waiting list. In addition, one of the Five Pillars as set out in the Government Action Plan for Housing and Homelessness was to accelerate the supply of social housing.

Directors:

Paruig Wynne MRIAI, RIBA, Registered Architect.
Martin Gormley B.Sc. (Hons) Dip. Surv.
Enda Gilsenan B.Sc. (Hons) Dip. Surv.

2 Planning Policy Context

This section of the report examines local, regional and national planning policy documents which are relevant to this proposed development. The proposed scheme adheres closely to all relevant legislation and guidance documentation as set out below.

2.1 Ireland 2040

Project Ireland 2040 is the government's long-term overarching strategy to make Ireland a better country for all of its people. This document sets out the vision for the future growth of Ireland over the next 20+ years. This document 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 150-175,000.

The National Planning Framework is the Government's plan to cater for the extra one million people that will be living in Ireland, the additional two thirds of a million people working in Ireland and the half a million extra homes needed in Ireland by 2040. The Framework focuses on:

- Growing our regions, their cities, towns and villages and rural fabric.
- Building more accessible urban centres of scale.
- Better outcomes for communities and the environment, through more effective and coordinated planning, investment and delivery.

Developments such as the proposed, help strengthen the existing towns and build 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 again which this development is in line with.

2.2 Rebuilding Ireland

It is recognised within Ireland that there is a crisis level shortfall in housing supply. The Rebuilding Ireland strategy launched by the Irish Government in July 2016 seeks to address this imbalance. This strategy is focused on "5 Pillars", Pillar 2 'Accelerate Social Housing' is most relevant to this project. 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 at Townparks, Carrick on Shannon is part of this government strategy to increase local authority-built housing and as noted in section 1.3 a waiting list of 523 currently exists within Leitrim. This development will supply much needed housing units to the people of Leitrim and is a step to meeting the national targets set by the government in 2016.

Directors:

Paruig Wynne MRIAI, RIBA, Registered Architect.
Martin Gormley B.Sc. (Hons) Dip. Surv.
Enda Gilsenan B.Sc. (Hons) Dip. Surv.

2.3 Quality Housing for Sustainable Communities 2007

In February 2007, the Department of the Environment, Heritage and Local Government published a statement on housing policy, Delivering Homes Sustaining Communities 1, which set out the fundamentals of the Government's vision for housing in the coming years. The aim of these Guidelines is to identify principles and criteria that are important in the design of housing and to highlight specific design features, requirements and standards that have been found, from experience, to be particularly relevant.

Table 5.1 of this document sets out minimum standards for all housing units. Section 8 of this report provides detailed breakdowns of each unit and its comparison to the standards set out in this policy document.

2.4 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.

The proposed development of the subject site is in line with the RSES RPO 4.9 as it provides for expansion of accommodation.

2.5 Leitrim County Development Plan 2015-2021

The Leitrim County Development Plan 2015-2021 was finalised and adopted on 12th January 2015 and came into effect on 9th February 2015. Carrick on Shannon has been identified as a Tier 1 town within this plan. The Development Plan sets out Leitrim County Council's policies and objectives for the proper planning and sustainable development of the County from 2015 to 2021. The Plan seeks to develop and improve, in a sustainable manner, the social, economic, cultural and environmental assets of the County. The making of the Development Plan has been informed by the Housing Strategy, the Retail Strategy and the Strategic Environmental Report.

Directors:

Paruig Wynne MRIAI, RIBA, Registered Architect.
Martin Gormley B.Sc. (Hons) Dip. Surv.
Enda Gilsenan B.Sc. (Hons) Dip. Surv.

Section 3 of this report goes into detail within respect to the proposed development however the county development plans sets out a number of policies and objectives which support this development at high level.

Section **4.2.1 Reinforcement of Existing Towns and Villages** of the development plan states - 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.

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.

The location of this proposed development meets the principles of Policy 6.

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

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."**

These policies and objectives show the importance which Leitrim County Council place on their role in the provision of housing and meeting national policy in this respect. The proposed development is an ideal location for a development of this nature and aligns with the principles contained within the Leitrim County Development Plan 2015-2021.

2.6 Leitrim County Housing Strategy 2015-2021

The Council has prepared the Leitrim County Housing Strategy 2015-2021, in accordance with its obligations under Part V of the Planning Act. This document 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 new 'Core Settlement Strategy' required as part of the Development Plan.

Section 9.2 of the Housing Strategy sets out policies having regard to the analysis and research carried out in

Directors:

Paruig Wynne MRIAI, RIBA, Registered Architect.
Martin Gormley B.Sc. (Hons) Dip. Surv.
Enda Gilsenan B.Sc. (Hons) Dip. Surv.

preparing the report, the following policy is recommended for adoption by the Council.

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;

a) by the direct provision of housing;

b) by facilitating and co-operating with approved housing bodies and other social housing providers;

c) by facilitating the development of the private-rented sector as an attractive tenure and the implementation of the Rental Accommodation Scheme and any successor to this Scheme;

d) by providing paths to home ownership from social housing in line with Government schemes and policy;

e) by continuing to operate grant schemes to assist older people and people with a disability in private housing;

f) by being favourably disposed towards the development of new houses in appropriate locations and refurbishment and extension of existing houses in the county

This proposed development by Leitrim County Council is aligned with the Leitrim Housing Strategy 2015-2021.

2.7 Carrick on Shannon Local Area Plan 2010-2019

The Carrick on Shannon Local Area Plan 2010-2019 acknowledges the need to increase the supply of social housing and sets this out in **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 long term leasing scheme, the rental accommodation scheme and construction where appropriate, subject to available funding.**

The proposed development meets the principles setout in the policy.

Directors:

Paruig Wynne MRIAI, RIBA, Registered Architect.

Martin Gormley B.Sc. (Hons) Dip. Surv.

Enda Gilsenan B.Sc. (Hons) Dip. Surv.

VAT No. IE9852532Q

3 The Site

3.1 Site Description

As noted earlier the proposed site is an infill site situated to the NW of Carrick on Shannon town centre. The site is accessed off Breffni Crescent via St Patrick's Park. To the north of the site is the existing Breffni Crescent housing development and to the immediate east and south is St Patrick's Park housing development.

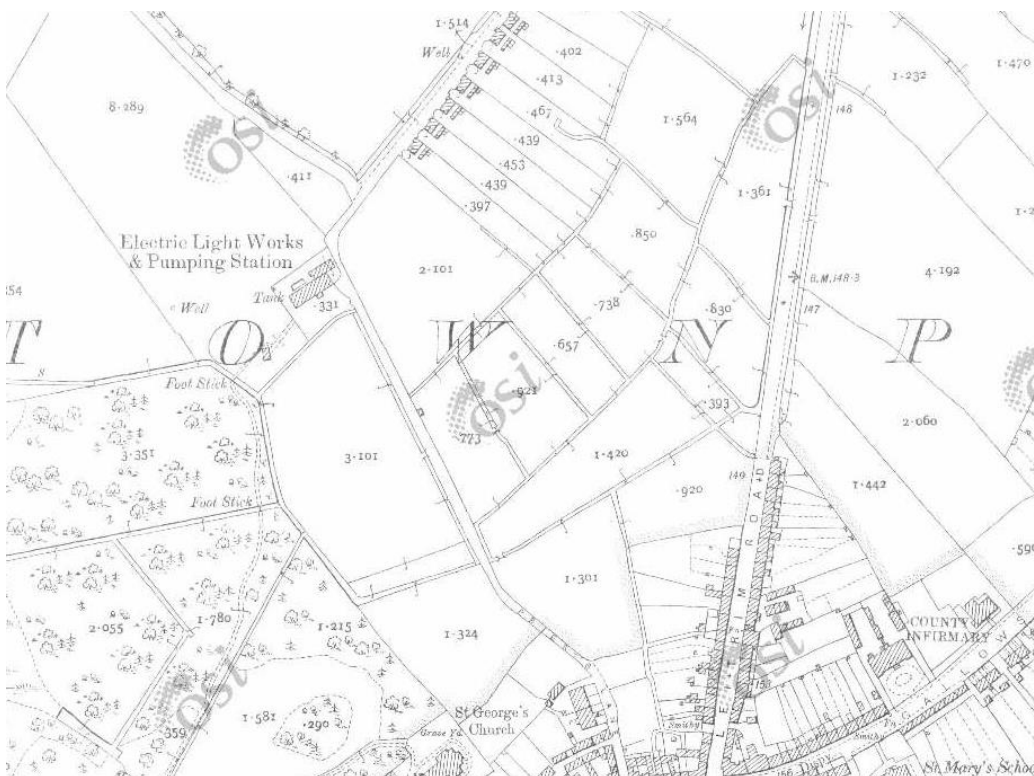


Fig 1 – Extract from OSI MAP Circa 1888-1913.

The proposed site measures approximately 0.06 Ha (0.14 Acres) and will if approved, be accessed through the existing Breffni Crescent access road.

3.2 Site Zoning

As noted in the County Development Plan 2015-2021 the social and economic infrastructure of urban areas are under threat from population decline. As such it is important to consolidate new residential development within the core of existing urban centres where possible.

Directors:

Paruig Wynne MRIAI, RIBA, Registered Architect.

Martin Gormley B.Sc. (Hons) Dip. Surv.

Enda Gilsenan B.Sc. (Hons) Dip. Surv.

VAT No. IE9852532Q

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.

(Carrick-on-Shannon Local Area Plan)

The zoning for the proposed site is set out within Map 1a of the Local Area Plan (See Fig 2 below). The site is covered under a Primarily Residential.

The proposed development is in line with the zoning objectives of the Carrick Local Area Plan.

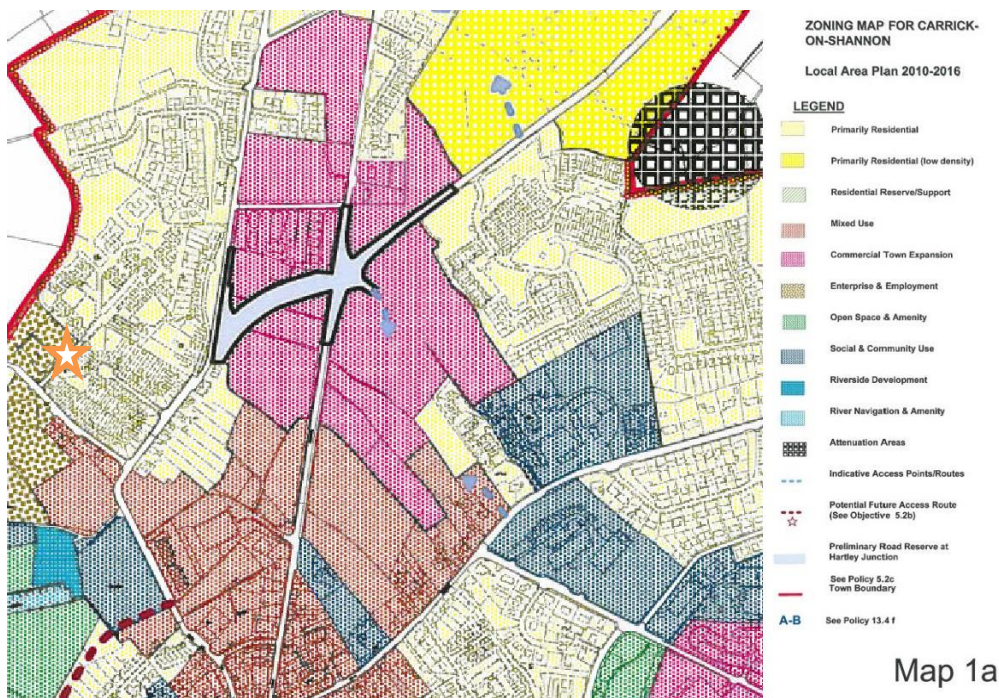


Fig 2 – Extract from Local Area Plan Map 1a

Directors:

Paruig Wynne MRIAI, RIBA, Registered Architect.
Martin Gormley B.Sc. (Hons) Dip. Surv.
Enda Gilsenan B.Sc. (Hons) Dip. Surv.

VAT No. IE9852532Q

3.3 Site History

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

3.4 Site Levels

The subject site at present sloped from the existing access road down to the east boundary. The proposal will allow for filling the entire site which will allow off street parking and sloped access in compliance with Part M.

Directors:

Paruig Wynne MRIAI, RIBA, Registered Architect.

Martin Gormley B.Sc. (Hons) Dip. Surv.

Enda Gilsenan B.Sc. (Hons) Dip. Surv.

VAT No. IE9852532Q

4 The Proposed Development

4.1 Design Statement

The design concept of the proposed residential development was prepared after preliminary discussions between Leitrim County Council, WGG Architects and other design team members and forms the basis of the design of the site layout and housing types. In accordance with Leitrim County Development Plan 2015-2021 & Carrick On Shannon Local Area Plan 2010-2019 see below the following issues considered in the preparation of the Concept Design:

- **Site Design Approach** – The overriding design intention is to create an inclusive and coherent new community, based on best practice urban planning principles, giving residents a sense of place, ownership and identity. The design concept responds to the sites character:
 - Create a central public open space to provide a strong neighbourhood identity;
 - Form linear green buffer along public footpath with front green areas and parking;
 - New housing to overlook open spaces to ensure passive surveillance of amenity areas;
 - And secure boundary to housing site by forming housing around perimeter.

The layout of the proposed development when through a number of variations and proposals dealing with design constraints such as overlooking / gradients / retaining walls etc. The final proposal deals with all issues and provides two carefully thought out 2 bedroom bungalows which blend into the existing developed area.

- **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. Suggested comments contributed to an updated design.
- **Proposed site layout/design approach** – The following key design aspirations have reinforced the design process of the layout to date:
 - 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;

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Martin Gormley B.Sc. (Hons) Dip. Surv.
Enda Gilsenan B.Sc. (Hons) Dip. Surv.

VAT No. IE9852532Q

- And promoting the concepts of enclosure, clear separation of public/private realm and good permeability as the means to achieve a high-quality living environment.

- Public Open Space – Open space will be provided by the existing Breffni Crescent housing development.
- Streets, roads and footpath – All existing, the proposal is to simply service the houses of the existing service road.
- 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 wall between No 53 St Patrick's Park and the proposed new units.
- Dwelling Types – 2 bedroom semidetached bungalow type dwellings which are in keeping with the existing units within Breffni Crescent.
- House Design – Space standards for the dwellings are generally in accordance (and often exceed) 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. Use of natural daylight and sunlight has been maximised, with all windows sized to allow good daylight penetration.
- 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 to the kitchen / living rooms of the dwellings.

Practical aspects of access and use have been considered in detail, with particular reference to part M of the Building Regulations. Level access is provided at each main door, in compliance with Part M Regulations. The bathroom, corridors, door leaf's etc are suitably sized for a wheelchair user in each house type.

Storage spaces are distributed throughout the circulation areas, living spaces and bedrooms, with kitchen cupboard spaces and worktops being provided to meet (or exceed where possible) the requirements set out in table 5.2 of the 'Quality Housing for Sustainable Communities' document.

The front curtilage includes planters with a small tree and low maintenance planting contributing to a well landscaped streetscape. A large roof overhang provides a shelter at entrance doors when required.

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Paruig Wynne MRIAI, RIBA, Registered Architect.
Martin Gormley B.Sc. (Hons) Dip. Surv.
Enda Gilsenan B.Sc. (Hons) Dip. Surv.

Private open space to each of the dwellings is provided by way of a secure garden to the rear of each house. Access to the rear gardens is secured by a timber gate from the side of the house.

- **Material 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. The smooth render will allow for 2 coats of high-quality paint finish. All boundary walls will 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. The roof form of simple dual pitch avoids complicated junctions, which can be costly and weather poorly, and allows for the provision of solar panels on the front or rear roof, depending on the optimum orientation. The finish in concrete tiles ensures long life and good weathering with low maintenance required.

- **Climate and Energy Statement** – The design strategy to ensure sustainable, energy efficient design to ensure low cost of use and consideration of climate change include:

All houses have been designed to have a compact and efficient form, semi-detached houses reduces exposed envelope and reduces heat losses. In addition:

- External wall cavity is highly insulated to reduce heat losses;
- Windows are sized appropriately to balance heat loss and potential solar gain;
- The detailed design will consider the most efficient and appropriate heating system; (Provision for solar panels on each roof has been allowed for)
- And materials with long life and low embodied energy are preferred, to reduce impact on the environment.

4.2 Density

As set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas a small town would be considered to have a population of between 2,000-5,000 inhabitants. Carrick on Shannon would therefore fall in to such a category. Within these guidelines an “Edge of Centre” site for a small town should achieve densities in the region of “20-35 dwellings per hectare”. The proposed development site measures 0.06 ha and achieves a rate of 33.3 units per hectare. This is just in line with government guidelines in this respect.

Directors:

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Martin Gormley B.Sc. (Hons) Dip. Surv.
Enda Gilsenan B.Sc. (Hons) Dip. Surv.

VAT No. IE9852532Q

4.3 Overlooking

Great care has been taken to ensure that the proposed development does not impact on the existing residential amenity of properties in the area. There is no direct overlooking occurring.

4.4 Public/Private Open Space and Landscaping

Due to the site size and location, there is no proposal for any public open space. The proposed dwellings will enjoy the use of the existing open space contained within the existing Breffni Crescent housing development.

In terms of private open space, the houses have been designed in accordance with the Best Practice Guidelines – Quality Housing for Sustainable Communities which includes the provision of private open space and complies with the guidance set out in the Carrick on Shannon Local Area Plan 2010-2019 which states **“Normally, minimum private open space of 55 m. sq. will be required for all houses”**. A detailed breakdown of private open space per house is provided in Section 8.

A detailed landscaping plan has been generated for the proposed development, see fig. 3 below. This scheme provides a mix of grass and planted borders that will mature with the development. Trees and hedging have been used to soften the built edge and provide residents with a high-quality home and sense of place.

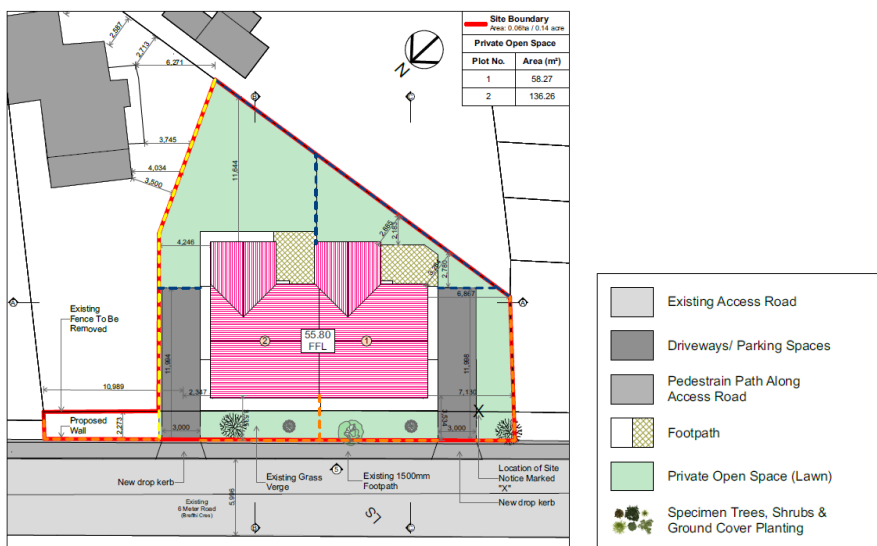


Fig 3 – Proposed Landscaping Plan

Directors:

Paruig Wynne MRAI, RIBA, Registered Architect.
Martin Gormley B.Sc. (Hons) Dip. Surv.
Enda Gilsenan B.Sc. (Hons) Dip. Surv.

VAT No. IE9852532Q

4.5 Boundary Treatment

Boundary treatments consist of 1.8m high timber and concrete post fence between each rear garden, a 1.8m high rendered block wall to the boundary of No. 53 St Patrick's Park and a low level brick wall along the front boundary. Detailed drawings of these proposed treatments are provided in drawings PL20-033-001 Site Layout – Boundary & Boundary Wall Details which has been included as part of this Part 8 application.

4.6 Bin Storage

Bin storage is to be provided within the rear gardens.

4.7 Access, Traffic Calming and Car parking

Access to the proposed development site is via the existing service road to the front of the site.

As set out in Table 3.1 of the Carrick on Shannon Local Area Plan 2010-2019 car parking requirements for dwellings is set at 2 per unit. (See below). In line with these requirements all units have been provided with space for 2 no. parking spaces to the front of the houses.

LAND USE	MINIMUM CAR PARKING REQUIREMENTS
Residential	
Apartments	1.5 spaces per apartment
Dwellings	2 car spaces per unit

Table 3.1 – Carrick on Shannon Local Area Plan 2010-2019 Car Parking Standards

4.8 Site Services

The site will be serviced by connections to the public water supply in the locality and existing foul sewer. Surface water will connect to the existing surface water discharge. Full details and plans are provided in the Engineering report forming part of this application.

Directors:

Paruig Wynne MRAI, RIBA, Registered Architect.
Martin Gormley B.Sc. (Hons) Dip. Surv.
Enda Gilsenan B.Sc. (Hons) Dip. Surv.

VAT No. IE9852532Q

5 Appropriate Assessment

Article 6(3) of the EU Habitats Directive (Council Directive 92/43/EEC) requires that all plans and projects be screened for potential impacts on Special Areas of Conservation (SAC's) or Special Protection Areas (SPA's). The aim of the screening process is to establish whether or not a full Appropriate Assessment of the proposed plan or project is necessary. A comprehensive assessment of the potential impacts of the proposed development at Townparks, Carrick on Shannon, Co Leitrim on designated European sites was carried out in February 2021 by Noreen McLoughlin, MSc, MCIEEM of Whitehall Environmental. The full report forms part of this planning package.

The screening exercise concluded that the proposed development would have no impact upon any designated site.

6 Archaeology & Protected Structures

N/A

Directors:

Paruig Wynne MRIAI, RIBA, Registered Architect.

Martin Gormley B.Sc. (Hons) Dip. Surv.

Enda Gilsenan B.Sc. (Hons) Dip. Surv.

VAT No. IE9852532Q

7 Conclusions

This proposed development by Leitrim County Council seeks to provide much needed social housing for the area in line with government policy and in recognition of the local need in this respect. The proposed scheme is in a central area close to exiting amenities within the town development boundary of Carrick on Shannon on land which is zoned for residential. The proposals are in line with the principles of proper planning and sustainable development and as illustrated above comply in all respects to local and national policy. This development will consolidate the urban core of Carrick on Shannon and strengthen the town.

Directors:

Paruig Wynne MRIAI, RIBA, Registered Architect.
Martin Gormley B.Sc. (Hons) Dip. Surv.
Enda Gilsenan B.Sc. (Hons) Dip. Surv.

8 Appendix A – Summary of Proposed Development

8.1 Schedule of Accommodation

Type “A” Semi-Detached Bungalow: -

2 Bed – 70.8 sqm

8.2 Private Open Space

Each dwelling has a private garden to the rear, the areas of which are in the table below:

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

A small space is also being provided to the front of the house to provide a buffer zone between the public path and the dwellings and onsite private parking will be provided to the side of the dwellings.

8.3 Quality Housing for Sustainable Communities 2007

This document includes a table 5.1 Spaces Provision and Room Sizes for Typical Dwellings proposed for this development:

Dwelling Type	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 (2 Storey)	70	13	28	20	3

The areas achieved in the proposed dwellings are as per the table below:

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

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VAT No. IE9852532Q

8.3 Bedroom Sizes

The Quality Housing for Sustainable Communities recommends that the area of a single bedroom should be at least 7.1m² and that of a double bedroom at least 11.4m². The area of the main bedroom should be at least 13m² in a dwelling designed to accommodate three or more persons.

The bedroom sizes in the proposed development are as follows:

Proposed Dwelling Type 'A'	Bedroom	Area
	Bedroom 1	14.6 sqm
	Bedroom 2	7.3 sq.m

8.4 Storage

The Quality Housing for Sustainable Communities recommends 3 sqm of storage for a 2 bed 3-person single storey dwelling. This does not include any storage that will be provided in the form of kitchen presses and bedroom wardrobes.

Storage spaces are broken down as follows:

Proposed Dwelling Type 'A'	Storage Location	Area
	Store	2.8 sqm
	Bedroom 1	1.9 sqm

Directors:

Paruig Wynne MRIAI, RIBA, Registered Architect.

Martin Gormley B.Sc. (Hons) Dip. Surv.

Enda Gilsenan B.Sc. (Hons) Dip. Surv.

VAT No. IE9852532Q