

Briefing Report for the Proposed 4 no. Residential Units at Drumahaire, Dromahair, Co.Leitrim



Project	Proposed 4 no. Residential Units	
Location	Drumahaire, Dromahair, Co Leitrim	
Client	Leitrim Co Co	
Issue	Client	1
Date	09/06/2021	RN
Scope	Briefing Report	

PROJECT INFORMATION

Purpose of Report	This report has been prepared as part of planning application for a Proposed Residential Development at Dromahair, Co. Leitrim
Owner	Leitrim County Council
Address of Structure	Drumahaire Td, Dromahair, Co Leitrim. F92YF6E
Description	Part 8 Planning application- Proposed 4 no. Residential Units at Drumahaire, Dromahair Co. Leitrim. The Proposed Development will comprise of (a) Demolition of existing Function Room & storage sheds (b) Construction of 2 no. 2 bed semidetached Bungalows (c) Construction of 2 no. 2 bed two storey semidetached houses with all associated site development works including construction of private open spaces, footpaths, car parking areas, boundary wall/fence, ducting for utilities, hard & soft landscaped areas, formation of new connections to existing foul/surface water drainage and existing utilities.The proposed development is located within Dromahair Architectural Conservation area.
Coordinates	580339. 831289
Site Area	0.087 Ha
Zoning	Mixed Use as per LCDP 2015-2021
Current Use ACA	Unoccupied semi Derelict storage / hall building Within Dromahair ACA (Map 4.15 LCDP 2015-21)
Planning Authority	Leitrim County Council LCDP 2022-28 is at Pre Draft Stage
Site Location	Inside Development Boundary (Map 3 Zoning Drumahair) LCCDP 2015-21) Dromahair Development Framework (under development) Dromahair UFP 2006? Dromahair is a Tier 2B Centre
Access Road	via R288 Northeast and Northwest of the proposed Site.
Protected Status	Within the ACA area only

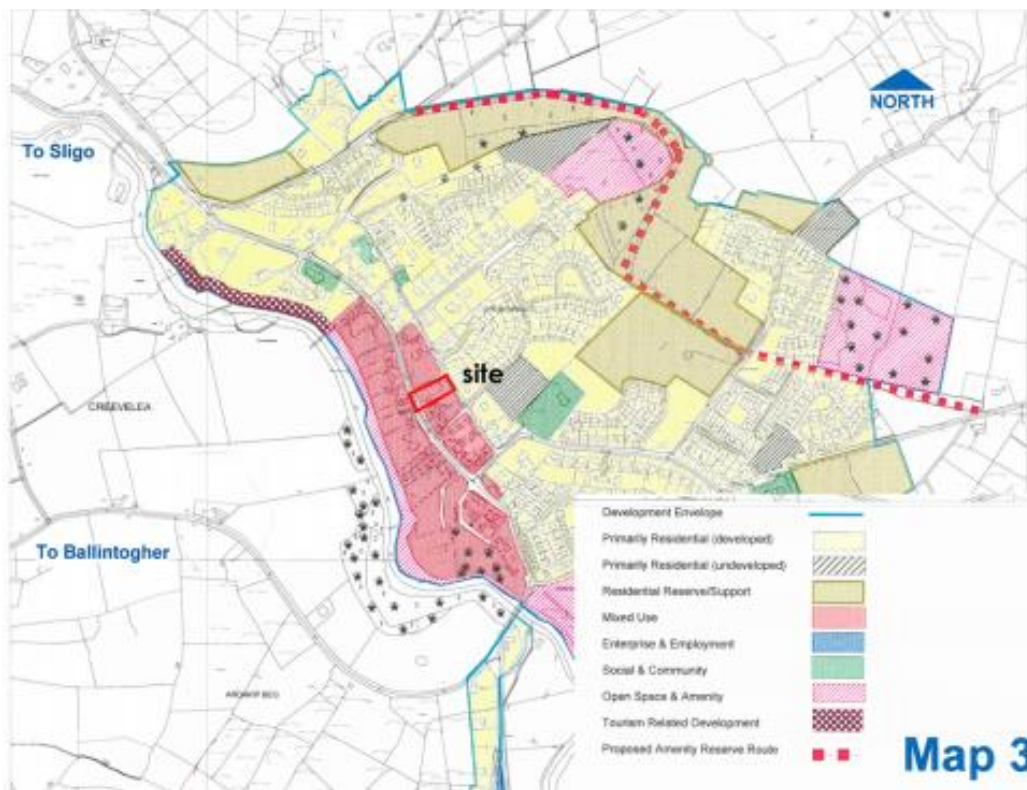
Introduction

Dromahair underwent a 49% population growth rate from the 2011 Census figures to the 2016 figures. The population in 2016 stood at 808 but has increased since then with many young families moving to the area. Dromahair lies 10km from Manorhamilton (population 1,466) and 17km from Sligo town (population 19,199).

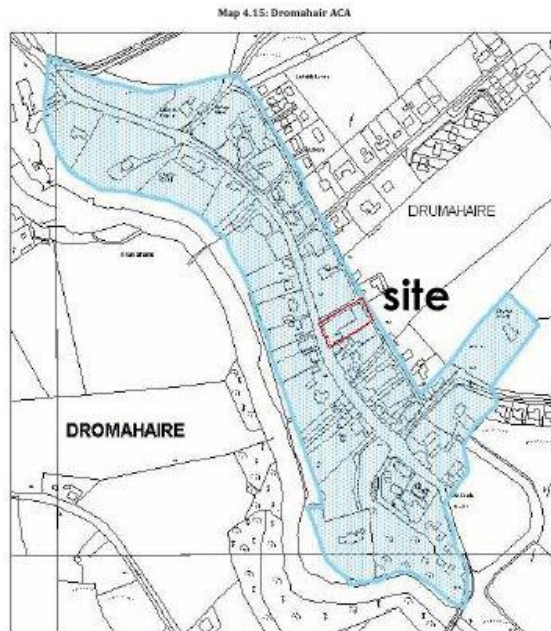
There are approximately 523 housing waiting list in County Leitrim and approximately 18 households requiring accommodations in the Mid 1 Area, 11 households have address in the Dromahaire Area. The existing land is presently consisting of derelict buildings with overgrown grass in its surroundings. With the proposal of demolishing the existing old buildings and construction of new 4 no. residential units not only will contribute to the present demand of housing need in the Dromahaire area as well as add to the streetscape in line with character of the area.

Location

The site is located to centrally along main street Drumahair to east side within the Dromahair Architectural Conservation Area.



Zoning Map LCCDP 2015-22



Map 1: Dromahair ACA (Map 4.15 LCDP 2015-21)

Site Location map



Coordinates : 580339. 831289

Site Context

The site is currently zoned as Mixed-use land. Leitrim County council owned the land with folio no. LM20109F. The site area is approximately 0.087 Hectares. The site is accessible from existing lane road to the northwest and existing road to the northeast. The site is sloping gradually from the existing road. At northeast down to middle of the site. There is currently no standard pedestrian footpath around the site. Part of the proposal is to provide a standard 2m wide footpath along the proposed site to add safety of the pedestrians walking along the roads. The proposed houses will enhance the existing character of the area by creating streetscape with landscaping of native shrubs and trees.



Site location



Site photograph 1 (northeast) subject site shown in red dashed line.



Site photograph 2 (northwest) subject site shown in red dashed line.

Proposed Scheme

Site consists of subject site and lands to west on which Part 8 planning permission was granted for Public Library proposal reg ref. 2020-C-4 . It is noted that there will be some shared services along with a section of building to be demolished which staggers the notional site outline.

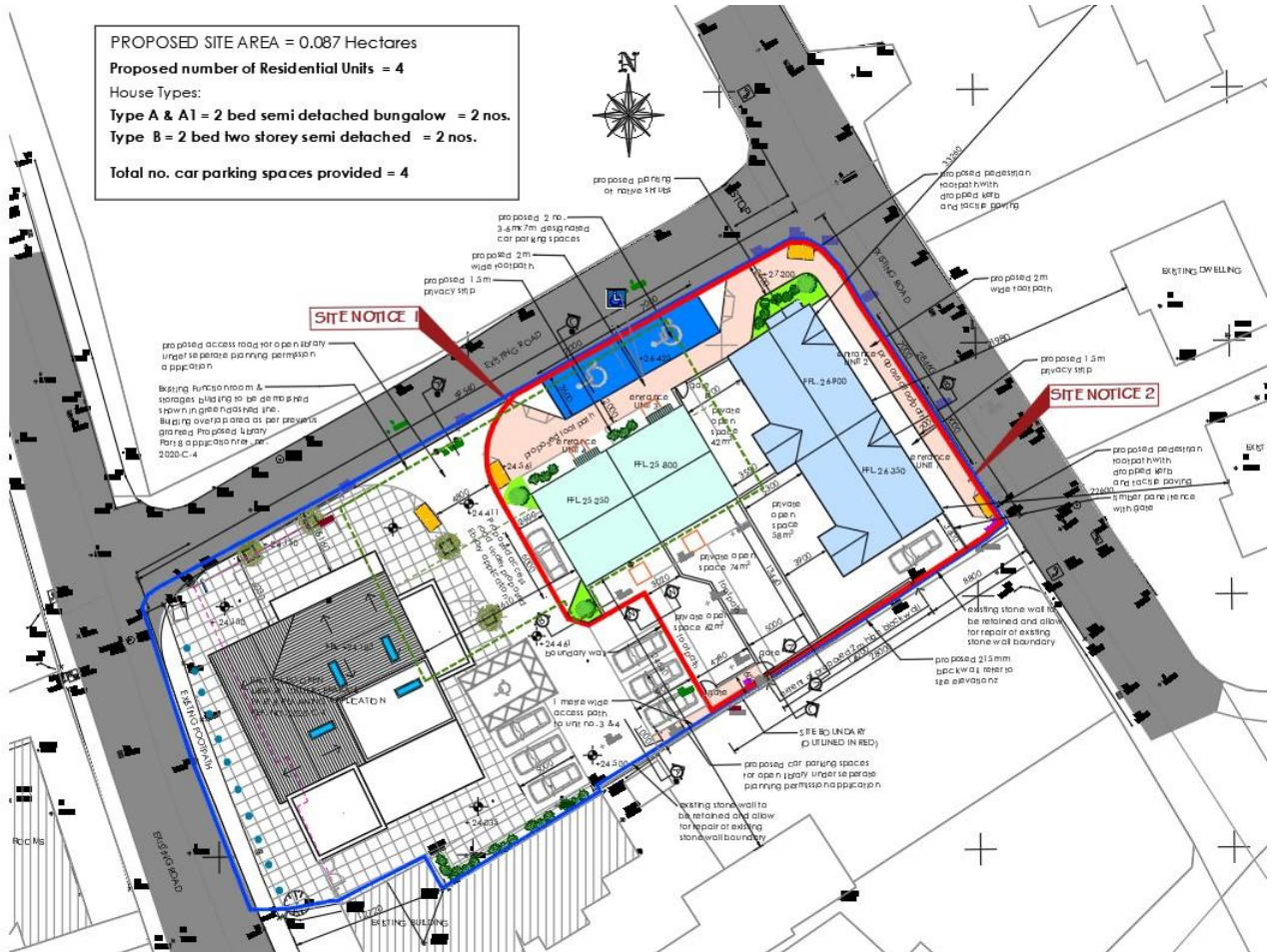
The Proposed Development will consist of 4 units which consist of 2 no. 2 bed Bungalow House Type and 2 no. two storey 2 bed semidetached house. Existing character of the neighbourhood is the main priority of the design of house types in order to blend into existing neighbourhood. Each unit will have individual private open space and car park. The House Type A units was designed to cater for old people. Level access at the front and rear of the house has been provided with wider door clear opening. Space has been provided for future installation of stairs lift. Toilet is located beside bedroom easy access. The proposed houses were also designed for future conversion of ground floor toilet into level walk in shower including walls of adequate strength to take fittings such as handrails and shower seat. Hard spots in the ceiling are also incorporated in the design for future hoist installation. Existing boundary walls have been upgraded as well as provision of proposed boundary walls and fence for added privacy and security to the residents. The proposed development will give positive contribution to the neighbourhood area of Dromahair.

The proposed scheme has been developed in a manner which employs best practice in design and in accordance with the current Development Plan, and Local Area Plan, building regulations and standards and having regard to the following guidelines documents:

- Recommendations for Site Development Works for Housing Areas (Department of Environment and Local Government, October 1998)
- Quality Housing for Sustainable Communities, (Department of Environment, Heritage and Local Government Published 2007)
- Design Manual for Urban (Department of Environment, Community and Local Government 2013)
- 10 Ways to Construct a More Lifetime Adaptable and Age Friendly Home – (Fingal County Council March 2019) recommendations based on Universal Design Principles.
- Technical Guidance Document M- Access and Use, 2010
- Technical Guidance Document B- Fire Safety Volume 2 Dwelling Houses, 2017
- Buildings for Everyone, Inclusion Access and Use, (The National Disability Authority, 2002)
- Sustainable Residential Development in Urban Areas (Cities, Towns and Villages), (Department for the Environment, Heritage and Local Government, May 2009)
- Transport Infrastructure Ireland



Proposed Site Layout



PROPOSED SITE AREA = 0.087 Hectares
 Proposed number of Residential Units = 4
 House Types:
 Type A & A1 = 2 bed semi detached bungalow = 2 nos.
 Type B = 2 bed two storey semi detached = 2 nos.
 Total no. car parking spaces provided = 4

The proposed houses are positioned in the orientation where all units will receive adequate natural sunlight as well create streetscape for the area. Designated parking spaces (as per Building Regulations part M Section 1.1 diagram 9) for people with disability is provided close to the units for easy access for wheelchair user. Following recommendations from the planner, the two storey dwelling houses will be in constructed to the northeast side of the site with provision of 2 no. accessible parking spaces. Adequate private open spaces for the units have been provided with all have access to rear garden. The Universal Design Guidelines principles are also incorporated in the design of the internal layout as per Planning Department's recommendation. Proposed 2m wide footpaths with uncontrolled tactile paving is designed as per Transport Infrastructure Ireland Standards. 1.5m privacy strip has been provided for all the units to preserve privacy of the units from pedestrians. Boundary walls at the south of the site has also been upgraded for safety and privacy of the people using the private open space. Plant boxes with native shrubs are also provided for landscaping.

House Layout

Floor Areas of all units are designed in accordance with the Quality Housing for Sustainable Communities (Department of Environment, Heritage and Local Government Published 2007. And Universal Design Principles.

Table 5.1: Space provision and room sizes for typical dwellings

DWELLING TYPE	TARGET GROSS FLOOR AREA	MINIMUM - MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)
Family Dwellings - 3 or more persons					
4BED/7P House (3 storey)	120	15	40	43	6
4BED/7P House (2 storey)	110	15	40	43	6
4BED/7P House (1 storey)	100	15	40	43	6
4BED/7P Apartment	105	15	40	43	11
3BED/6P House (3 storey)	110	15	37	36	6
3BED/6P House (2 storey)	100	15	37	36	6
3BED/6P House (1 storey)	90	15	37	36	6
3BED/6P Apartment	94	15	37	36	10
3BED/5P House (3 storey)	102	13	34	32	5
3BED/5P House (2 storey)	92	13	34	32	5
3BED/5P House (1 storey)	82	13	34	32	5
3BED/5P Apartment	86	13	34	32	9
3BED/4P House (2 storey)	83	13	30	28	4
3BED/4P House (1 storey)	73	13	30	28	4
3BED/4P Apartment	76	13	30	28	7
2BED/4P House (2 storey)	80	13	30	25	4
2BED/4P House (1 storey)	70	13	30	25	4
2BED/4P Apartment	73	13	30	25	7
2BED/3P House (2 storey)	70	13	28	20	3
2BED/3P House (1 storey)	60	13	28	20	3
2BED/3P Apartment	63	13	28	20	5
1BED/2P House (1 storey)	44	11	23	11	2
1BED/2P Apartment	45	11	23	11	3

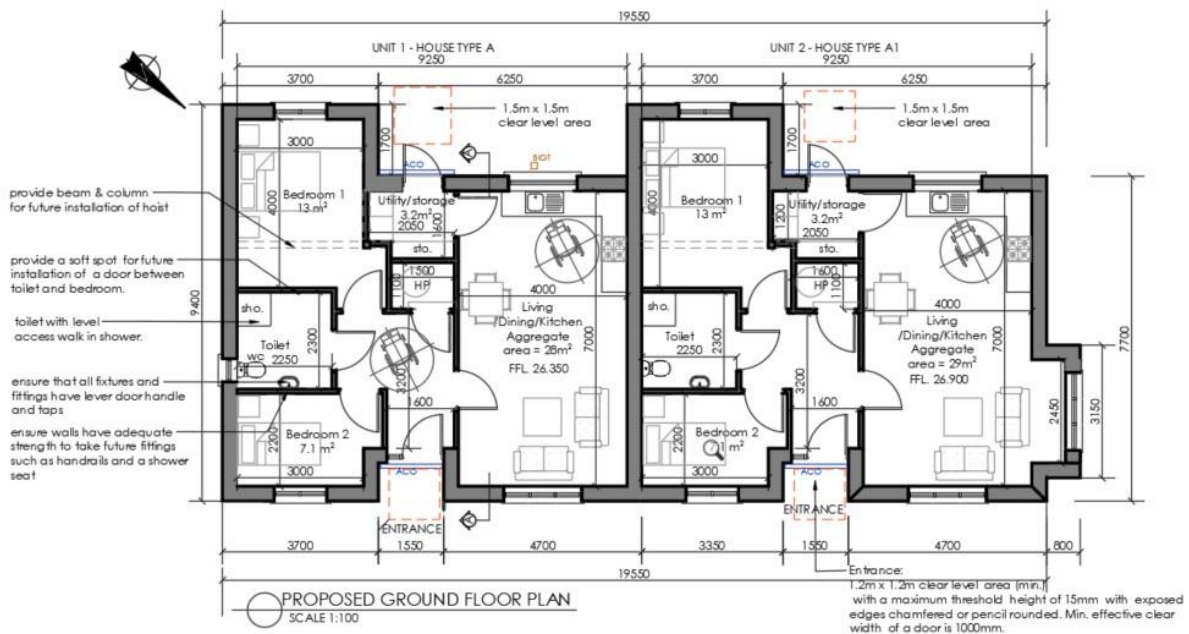
House Type A & A1

Quality Housing For Sustainable Communities
By Department of the Environment, Heritage and Local Government

House Type A : 2 bedroom Bungalow/3 person		
Relevant Area	Proposed Unit	DHPLG Guidelines
Bedroom 1	13	13
Bedroom 2	7.1	7.1
Total area Bedrooms	20.2	20.1
Total Area Living/ Dining/Kitchen	28	28
Utility/storage	3	3
Floor Area	67.8	60

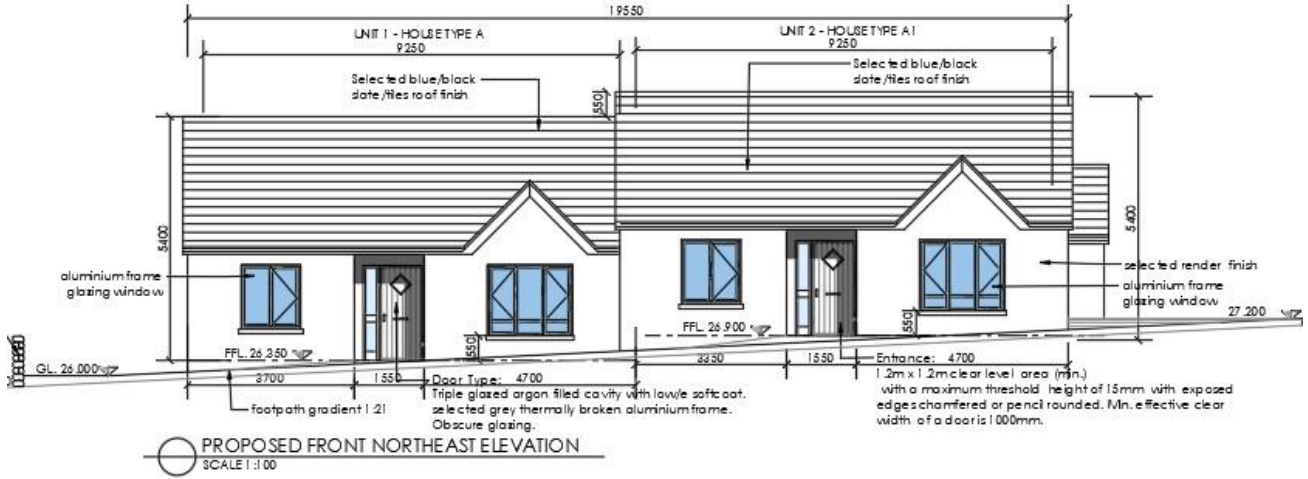
House Type A1 : 2 bedroom Bungalow/3 person		
Relevant Area	Proposed Unit	DHPLG Guidelines
Bedroom 1	13	13
Bedroom 2	7.1	7.1
Total area Bedrooms	20.2	20.1
Total Area Living/ Dining/Kitchen	28	28
Utility/storage	3	3
Floor Area	69	60

Unit	Private open space provided (m ²)
1	58m ²
2	42m ²



Floor layouts are designed in such a way that they are easy to understand, use and manage by creating wider external and internal doors and hallways and an open plan living, dining and kitchen layout.

Taking into accounts the existing character of the neighbourhood, semidetached Bungalow house types with gable roof is provided along the northeast side of the site. This house type will be suitable for elderly people.



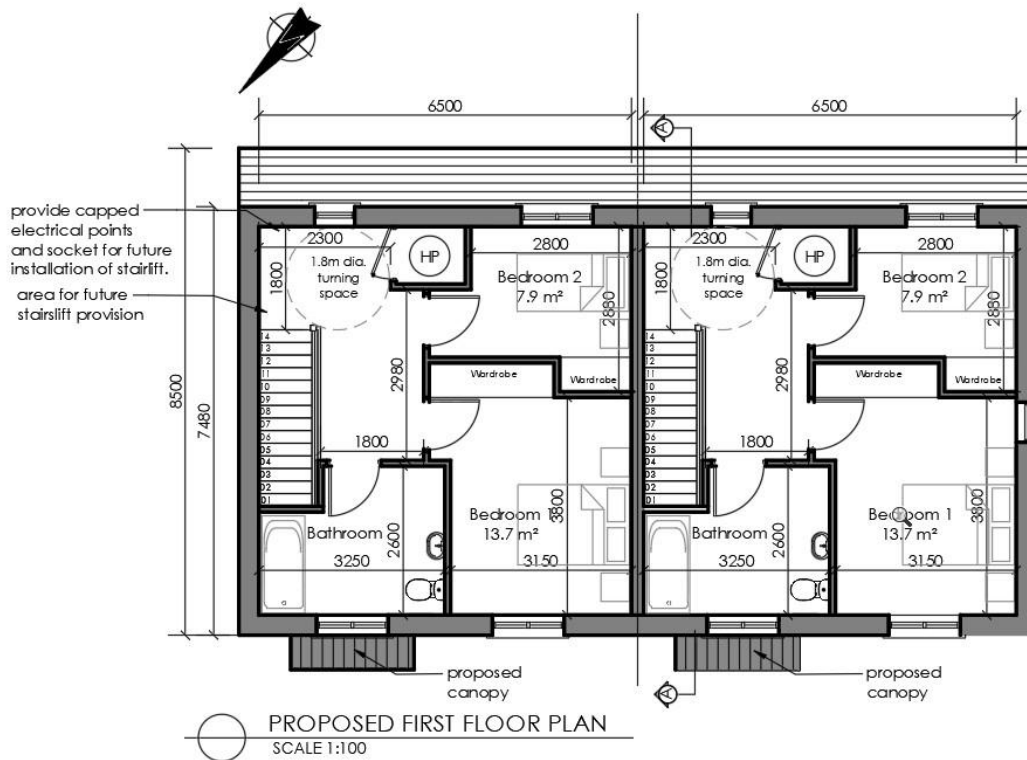
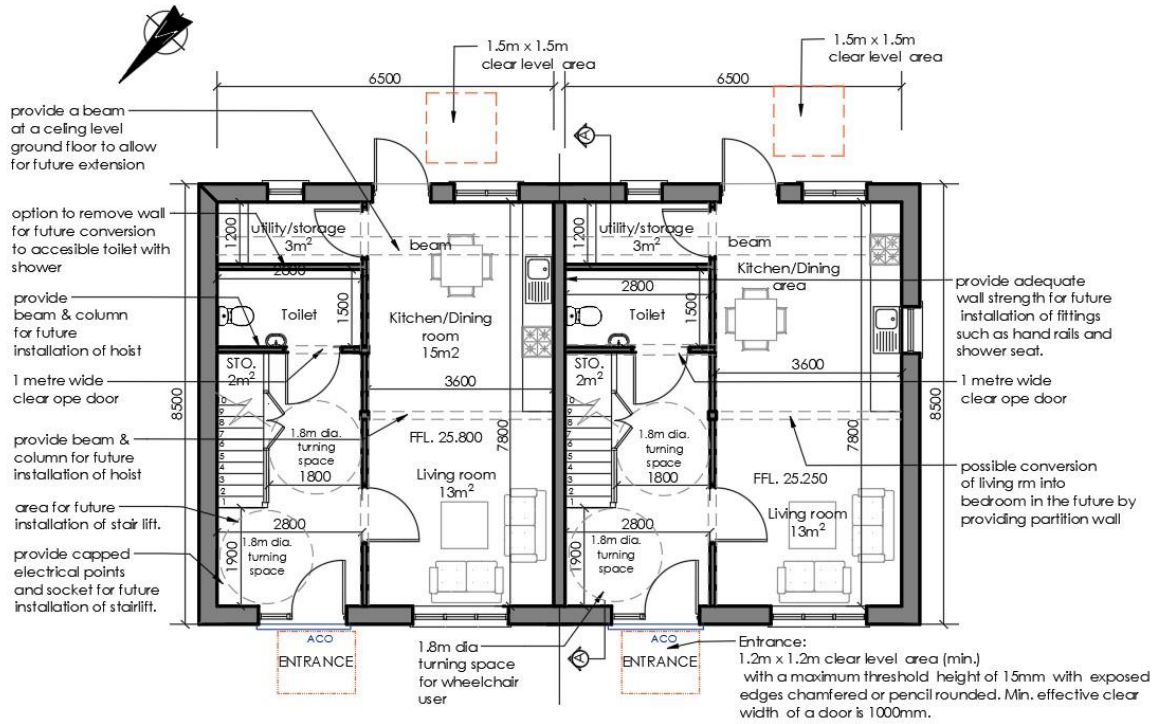
House Type B

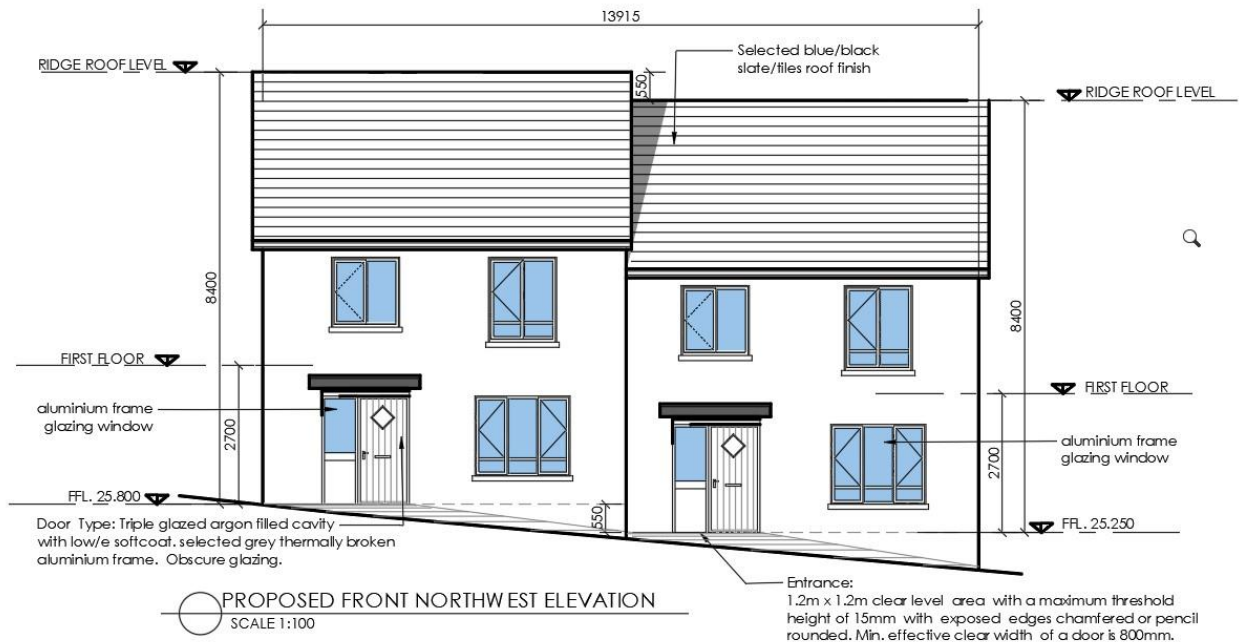
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Semi Detached House Type B : 2 bedroom/3 persons

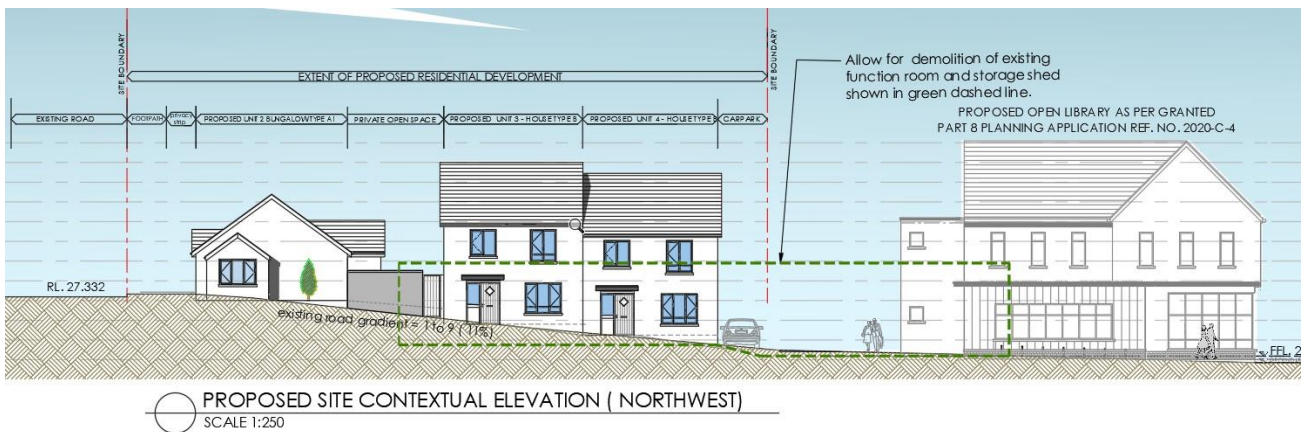
Relevant Area	Proposed Unit	DHPLG Guidelines
Bedroom 1	13.7	13
Bedroom 2	7.9	7.1
Total Bedroom	21.6	20.1
Living Area (aggregate)	28	28
Storage	5	3
Floor Area	94	70

Unit	Private open space provided (m ²)
3	74m ²
4	62m ²





Due to the nature of the existing ground contours, two storey semidetached houses are designed along the laneway northwest of the site. In accordance with Part M Building Regulations, 1.2m x 1.2m clear level at the entrances are provided in each unit with a min of 1:20 gradient. The two-storey layout will increase areas required private open space. Adequate space at the entrance lobby is provided for future provision of stair lift.



Site Contextual elevation which shows relationship between the single storey house A and A1, Two storey house type B and the previously granted Open Library under Part 8 planning ref. 2020-c-4.