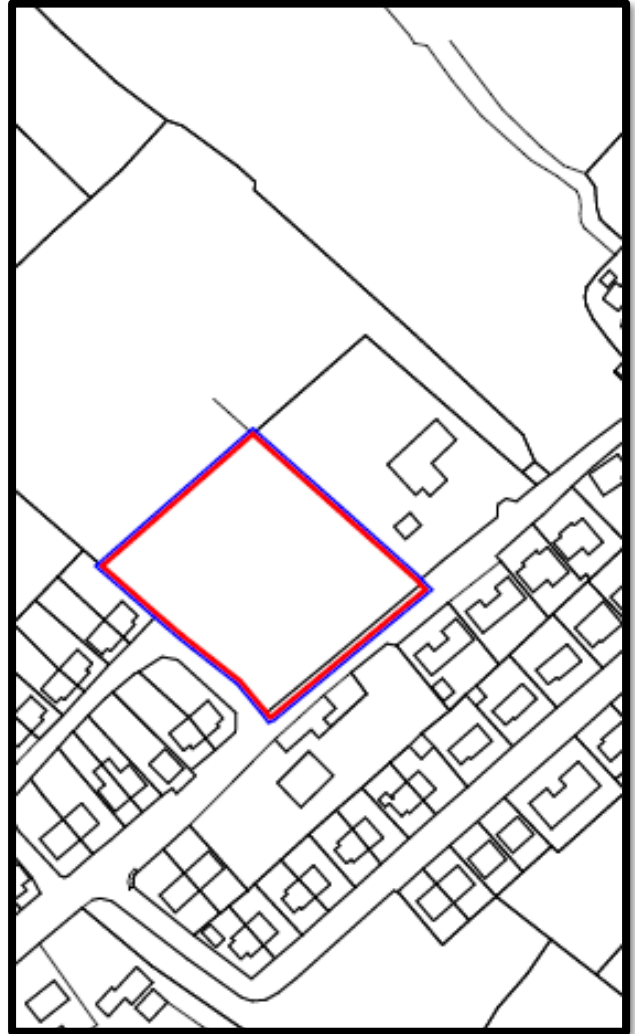


SECTION 179A SOCIAL HOUSING DEVELOPMENT APPLICATION

18 No. Dwelling Units at
Kilboderry, Carrick on Shannon,
Co Leitrim

Section 179A Social Housing Development Briefing Report

April 2023



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



Leitrim County Council
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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 Section 179A Social Housing Development planning application for a residential development of 18 no. housing units at Killboderry, Carrick on Shannon, Co 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 located to the NE of Carrick on Shannon town centre. The site is a green field site situated within the boundaries and zoned area of the Carrick on Shannon Local Area Plan.

The proposed site measures approximately 0.57 Ha (1.41 Acres) and will if approved, be accessed off the service road serving the existing Kilboderry Housing Scheme. The general topography of the site includes a significant crossfall slope from a high point on the eastern portion of the site to the lowest point at the western end of the site. The site itself is currently used for agricultural use.

The proposed development consists of 18 fully serviced residential units consisting of 12 no. 2 bedroom dwellings (in 2 No. terraced blocks), 6 no. 1 bedroom apartments (in 2 No. blocks), with the ability to cater for a wide spectrum of housing needs. Due to the sloped nature of the site it has been designed to back onto the eastern boundary to make best use of the sloping ground. There is one large open green space which maximise views and prospects for the residents. The design of the houses and site has taken account of the site topography, the levels have been reduced to the east of the site to prevent a large build up of the ground levels to the west. 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.

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1.3 Housing Need Response

This housing scheme is a response to the local need which is set out in the Leitrim County Council's Housing Delivery Action Plan 2012-2026 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 502 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 157 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 146 households requiring 1 or 2 bed accommodation and a further 50 requiring family type accommodation (46 no. three beds and 4 no. four beds) This development will therefore meet the need of 18 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.

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.

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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 Kilboderry is part of this government strategy to increase local authority-built housing and as noted in section 1.3 a waiting list of 502 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.

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 Communities¹, 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.

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2.5 Leitrim County Development Plan 2023-2029

Leitrim County Council through the Housing Strategy as set out and contained in the County Development Plan 2023-2029 states that the core objective in relation to the provision of housing is to ensure that every household has accommodation suitable to their needs, located in a suitable environment, at a price or rent it can afford. The Council's role with regard to housing is to formulate a planning policy in the County Development Plan, to consider planning applications for private housing against this policy framework, to ensure that sufficient lands are zoned to meet the projected housing demand and to provide houses or facilitate the provision of social housing for those requiring assistance to provide homes for themselves. The achievement of the strategic aim and the stated principles are supported by a series of policies and objectives which the Local Authority are obliged to realise. These include:

HOUS OBJ 2 aims to secure the delivery of social housing in our county in accordance with the Council's Social Housing Delivery Programme and Government Policy as set out in Rebuilding Ireland: Action Plan for Housing and Homelessness

HOUS OBJ 3 seeks to ensure that sufficient lands are identified through land use zoning objectives at appropriate locations and made available to realise the housing projections and residential development needs identified in the Core Strategy, as informed by the Housing Needs Demand Assessment.

HOUS OBJ 7 seeks to increase the stock of social housing within the county in order to meet the social housing needs identified in this Housing Strategy as well as the long-term housing needs of existing households on the Local Authority housing waiting list.

HOUS OBJ 9 wishes to deliver high quality housing of an appropriate scale, mix, tenure, location and density, aligned with adequate physical and social infrastructure and the household allocations contained in the Core Strategy.

The proposed development also complies with:

HOUS POL 5 by promoting the principles of Universal Design for housing development to provide age friendly standards.

HOUS POL 10 by promoting a mixture of house types, tenures and sizes in residential developments and within communities to reasonably match the requirements of different categories of households in keeping with the Development Management standards.

HOUS POL 11 by promoting residential densities appropriate to the development's location and surrounding context, having due regard to Government policy relating to sustainable development, which aims to reduce the demand for travel within existing settlements, and the need to respect and reflect the established character of rural areas.

HOUS POL 12 is achieved by ensuring high standards of energy efficiency in existing and new residential developments in line with good architectural practice and promotion of energy efficiency and conservation in the design and development of new residential units, encouraging improved environmental performance

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of building stock (measures to reduce carbon emissions, improve resource use efficiency and minimise pollution and waste).

HOUS POL 13 which requires residential development proposals to be of high quality and make a positive contribute to the built environment and local streetscape facilitating and encouraging innovation.

HOUS POL 14 by ensuring that proposals for apartment developments adhere to the requirements contained within 'Sustainable Urban Housing: Design Standards for New Apartments' (DoHLGH, 2020) or as updated during the life of this Plan. All applications for apartments are required to demonstrate at a minimum compliance with these Guidelines and the Specific Planning Policy Requirements contained therein.

The proposed development is fully compliant with all aspects of the policy framework contained in the County Development Plan 2023-2029 including the Development Management standards contained in Chapter 13 of same.

2.6 Leitrim County Housing Delivery Action Plan 2022-2026

The Council has prepared the Leitrim County Housing Delivery Action Plan 2022-2026, 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 2023- 2029 and it is prepared in the context of the new 'Core Settlement Strategy' required as part of the Development Plan.

The Plans will set out details of both social and affordable housing delivery as appropriate over the period 2022- 2026, in line with targets set under Housing for All.

The Housing Delivery Action Plan will also

- Demonstrate alignment of the Housing Delivery Action Plan with the National Planning Framework;
- Provide an outline of locations where housing will be delivered (e.g. towns, villages, urban areas, rural areas, etc.) and the planned numbers of homes to be delivered in each area and by year;
- Include details of existing land holdings and land acquisition required to deliver the targets in the Plan;
- Indicate the planned delivery streams to be used to meet the targets, including the role of the Approved Housing Bodies /LDA or other partners with a focus on delivery through new build;
- Include an assessment of housing types and sizes, in accordance with local need, including the adequate proportion of 1-, 2-,3- and 4- bedroom homes aligned with those needs.
- Provide for housing for people with a disability and the provision of Age Friendly Housing;
- Show targets for the use of vacant properties as social housing through Buy and Renew Construction and Repair and Leasing scheme;

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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 set out in the policy.

3 The Site

3.1 Site Description

The proposed site located to the NE of Carrick on Shannon town centre. The site is a green field site situated within the boundaries of the zoned area of the Carrick on Shannon Local Area Plan.

The proposed site measures approximately 0.57 Ha (1.41 Acres) and will if approved, be accessed off the service road serving the existing Kilboderry Housing Scheme. The general topography of the site includes a significant crossfall slope from a high point on the eastern portion of the site to the lowest point at the western end of the site. The site itself is currently used for agricultural use.



Fig 1 – Extract from Bing Maps

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3.2 Site Zoning

As noted in the Leitrim County Council Development Plan 2023-2029 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.

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 Primarily Residential.

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

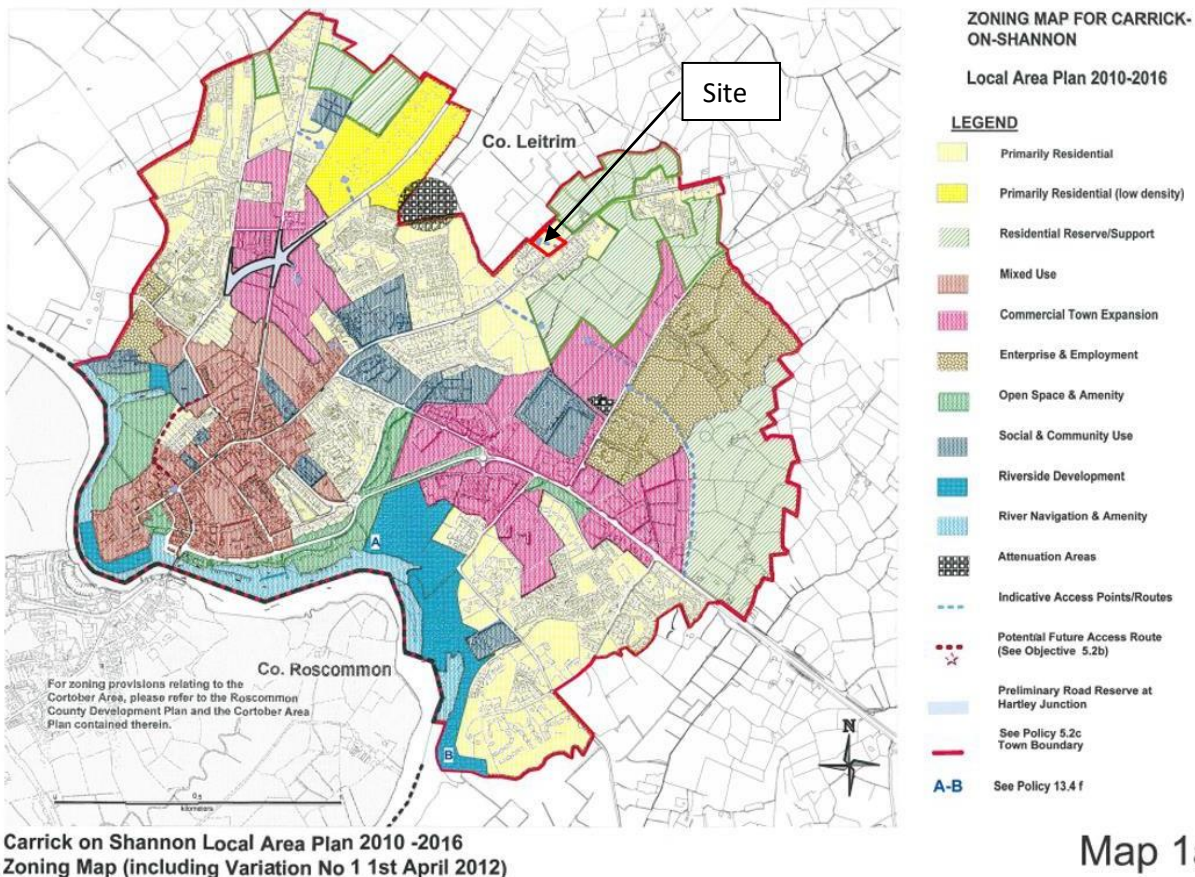


Fig 2 – Extract from Local Area Plan Map 1a

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3.3 Site History

The site is a greenfield site so there have been no previous planning applications made in respect of these lands.

3.4 Site Levels

The subject site at present has a significant fall generally fall from East to West. The total fall across the site is of the order of approximately 10m. This gradient meant that there were limitations in the way in which the site could be developed and some retaining walls have been incorporated into the development to regularise the slope.

The east section or top section of the site has had the levels reduced so as to prevent a large build-up of ground on the lower section of the site. Keeping the bulk of the dig to the top section of the site has meant the reduction of retaining walls throughout the development.

Proposed site levels will gradually slope and work with the existing site levels. Access to each unit will be in compliance with Part M of the Building Regulations. This is to ensure wheelchair users will be able to easily access each housing unit via a gradual ramp or gently sloping access routes depending on the severity of the site levels for each housing unit.

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 2023-2029 & 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 a development with 2 distinct zones, the 6 units on the right as you enter the development and the remaining 12 units backing onto the existing mature hedged along the northeast boundary.

- 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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- 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 – There will be one central public open spaces. More detail is given in section 4.4 of this report.
- Streets, roads and footpath – The design team have taken full cognizance of the requirements of DMURS and other relevant guidance/ legislation. All parking for the dwellings has been provided on-street and is located to be overlooked by the residents and in close proximity of each individual resident.
- 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 where private spaces are next to a public space, this is to ensure the privacy of the private dwelling
 - And boundary treatment in the form of a dry block retaining wall to ensure robust construction.
- Dwelling Types – A mix of houses for a range of dwelling types and scales have been developed to avoid a monotonous arrangement lacking in character.

A mix of houses for range a of users has been provided to meet the specific housing need identified by Leitrim County Council. The housing forms a mix of 1 and 2 bed units.

The dwellings are provided in a mix of terrace blocks and semidetached units.

- House Design – The variety of house types are designed with a similar depth to allow ease of interchange of types within a cohesive streetscape and efficient layout. Space standards for all 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 2023-2029. 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 and varies across the development providing multiple aspects of activity to the street from within the houses. Large ground floor windows and patio doors to the rear, combined with an internal generously wide linking door between rooms where possible, ensures that dual aspect is also a key component in providing good quality and functional family orientated spaces to the ground floor of all dwellings.

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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 ground floor W.C. is 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 bins storage and paved area enclosed with low level walls and railings contributing to a well landscaped streetscape. Canopies provide shelter at entrance doors when required.

Private open space to each of the dwellings is provided by way of a secure garden to the rear of each house. Access to rear gardens of semi-detached houses is secured by a timber gate from the side of the house, whilst the terrace units are provided off the living area to the rear of the houses. The kitchen / living area of the house Type 'A' are overlooking the public space. This gives some passive surveillance to these areas to help with security and anti-social behaviour.

- Material and Expression – A consistent architectural expression is carried through each of the house types to bring a uniformity and identity to the variety of house types. The detailing of the front curtilage, in combination with individual dwelling features such as entrance canopies, front gardens and hedge boundaries all contribute to the overall street composition.

Smooth Render is the prevailing material of the publicly visible facades to the front, sides and rear. The smooth render will allow for 2 coats of high-quality paint finish. Plaster bands are proposed to windows and corners to help frame the dwellings and provide sharp clean lines. 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, use of semi-detached and terraced houses reduces exposed envelope and reduces heat losses. In addition:

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- 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 0.57 ha and achieves a rate of 31.5 units per hectare. This is in line with government guidelines in this respect. Given the site contours that exist on the site it would not be feasible to achieve a higher density without compromising the residential amenity of the proposed residents.

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.

4.4 Public/Private Open Space and Landscaping

The proposed development provides 22% public open space. As set out in Section 5.3.5 of the Leitrim County Development Plan 2023-2029 *“Generally, however, in new residential estates of 20 units or more, a minimum of 15% of the site area shall be reserved as functional open space (excluding road margins and residential open space). The open space shall be conveniently located to the development, preferably as a single unit and shall be appropriately finished by the developer prior to the completion of the scheme. The Council will favour the location of open space so that as many houses as possible face onto it, providing passive supervision.”*

In line with the development plan this scheme provides the necessary area for public open space within the development.

In terms of private open space, all houses have been designed in accordance with the Best Practice Guidelines

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– 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.

In line with the Urban Design Manual – A Best Practice (DEHLG, 2009) all areas of open space proposed are designed to be inviting, safe and conveniently located for people’s homes. As well as creating a good level of natural surveillance so that users of the open space feel comfortable and safe, creating a strong relationship between the private home and public space will mean that residents will be encouraged to feel a strong sense of ownership over the public realm.

Section 7.4 of the Sustainable Residential Development in Urban Areas Guidelines, regarding privacy and security acknowledge that privacy is an important element of residential amenity and contributes towards the sense of security felt by people in their homes. All dwellings proposed have an area of front garden space in addition to the rear/side garden space.

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.

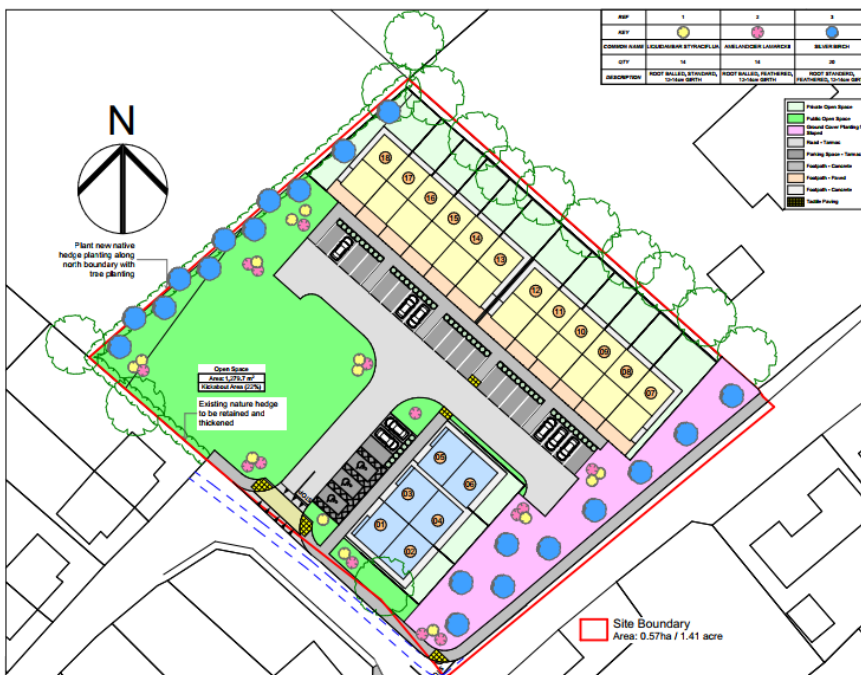


Fig 3 – Proposed Landscaping Plan (refer to drawing PL22-023-002 for detail)

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4.5 Boundary Treatment

Boundary treatments throughout the development range from standalone 1.8m high timber and concrete post fence between each rear garden and concrete retaining wall at varying height to the rendered block boundary wall around the perimeter of site. Detailed drawings of these proposed treatments are provided in drawings PL22-023-003 Site Layout – Site Survey, Site Boundary & Boundary Details which has been included as part of this Section 179A Social Housing Development application.

4.6 Bin Storage

Bin storage for the apartment units will be in rear area of the GF units, end terrace dwellings is to be provided within the rear gardens and the mid terrace units will have their bin storage to the front the of each dwelling as indicated on the floor plans.

4.7 Access, Traffic Calming and Car parking

Access to the proposed development site is via the existing service road serving Kilboderry Housing Scheme which leads onto the Summerhill Road. The access road has been designed accordingly to TII Transport Infrastructure Standards.

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 be attenuated and drain to the natural drainage system in the area. Full details and plan are provided in the Engineering report forming part of this application.

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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 Kilboderry, Carrick on Shannon, Co Leitrim on designated European sites was carried out in October 2022 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. No evidence of the use of the site by any protected mammal species was observed on the day of the site survey. However, there are a number of mature trees along the north-eastern site boundary, and these trees could have bat roost potential which should be surveyed prior to any development works and the necessary precautions taken should bats be present.

6 Archaeology & Protected Structures

An initial archaeological screening assessment of the proposed site was undertaken and carried out by Archaeological Consultancy Services Ltd and a copy of the full assessment forms part of this planning package. The site is considered to have some potential due to its size (0.57 ha) and the development type. As the field may have been reclaimed and buildings were depicted on mapping from 1836 up until 1943-45, a geophysical survey is not recommended. However, archaeological mitigation in the form of test trenching (at a pre-construction phase) is required as the proposed development might impact upon previously unknown archaeological features if they are present.

It is recommended that archaeological test trenching should be conditioned within any grant of permission for the site. This should be carried out at a pre-construction phase by a licence eligible archaeologist working under licence from the Department of Housing, Local Government and Heritage in consultation with the National Museum of Ireland.

Directors:

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

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 existing amenities within the town development boundary of Carrick on Shannon on land which is zoned for primarily 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.

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8 Appendix A – Summary of Proposed Development

8.1 Schedule of Accommodation

Type "A" Two Storey Townhouse: -	2 Bed – 89.6 sqm
Type "B" 1 Bed Apartment (GF): -	1 Bed – 62.0 sqm
Type "B" 1 Bed Apartment (FF): -	3 Bed – 61.0 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
Apartment 1	39.9 sqm
Apartment 2	5.0 sqm
Apartment 3	32.8 sqm
Apartment 4	5.0 sqm
Apartment 5	40.1 sqm
Apartment 6	5.0 sqm
House 7	56.9 sqm
House 8	38.0 sqm
House 9	38.0 sqm
House 10	38.0 sqm
House 11	38.0 sqm
House 12	49.8 sqm
House 13	49.8 sqm
House 14	38.0 sqm
House 15	38.0 sqm
House 16	38.0 sqm
House 17	38.0 sqm
House 18	45.5 sqm

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/4P House (2 Storey)	80	13	30	25	4

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
1 Bed/2P Apartment	45	11	23	11	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/4P House (2 Storey)	93.6	16	32.9	26.2	4.2

Proposed Dwelling Type B	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
1 Bed/2P Apartment Ground Floor	61.7	12.2	24.6	13.0	5.1
1 Bed/2P Apartment First Floor	61.9	12.2	24.4	13.0	6.7

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	13.8 sqm
	Bedroom 2	12.4 sqm

Proposed Dwelling Type 'B'	Bedroom	Area
Ground Floor	Bedroom 1	13.0 sqm
First Floor	Bedroom 2	13.0 sqm

8.4 Storage

The Quality Housing for Sustainable Communities recommends 3 sqm of storage for a 2 bed 3-person single storey dwelling and 4 sqm of storage for a 2 bed 4- person two storey dwelling 5 sqm of storage for a 3 bed 5 person 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
	First Floor: Store	4.2 sqm

Proposed Dwelling Type 'B'	Storage Location	Area
	Ground Floor:	5.1 sqm
	First Floor:	6.7 sqm