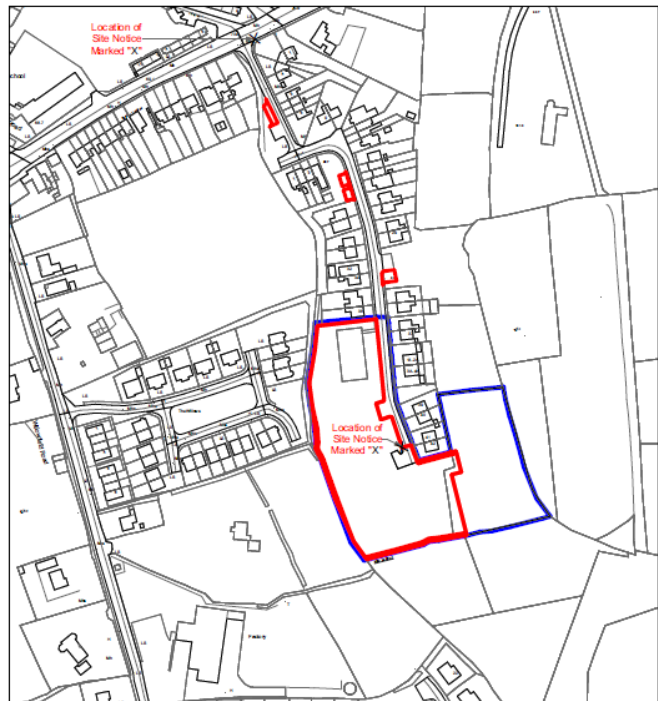


PART 8 APPLICATION

Construct 10 no. fully serviced units consisting of 4. no. 2 bedroom units and 6 no. 3 bedroom units, provide an additional 23 car parking spaces at various locations throughout the existing housing development, connections to existing foul main, watermain and surface water discharge, landscaped open space and all ancillary and associated works.

Planning Report

21st December 2020



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

Directors:

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



Leitrim County Council
Comhairle Chontae Liatroma

Document Control Sheet

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Directors:

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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

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

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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 Part 8 application to construct 10 no. fully serviced units consisting of 4. no. 2 bedroom units and 6 no. 3 bedroom units, provide an additional 23 car parking spaces at various locations throughout the existing housing development, connections to existing foul main, watermain and surface water discharge, landscaped open space and all ancillary and associated works at Lahard, Baillnamore, 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 Ballinamore.

1.1 Project Overview

The proposed site forms part of an existing housing development known as 'Lahard' which is situated to the NE of Ballinamore town centre. The site is accessed from the existing service road which abuts the R199.

The proposed site measures approximately 0.91 Ha (2.26 Acres) and will if approved, be accessed from the existing service road within the existing housing development. The general topography of the site includes a significant slope from a high point on the east of the site to the west end of the site. The site itself is currently a vacant infill site.

The proposed development consists of 10 residential units incorporating a mix of semidetached two storey and single storey houses with the ability to cater for a wide spectrum of housing needs. Due to the sloped nature of the site and the location of the existing service road, the units have been designed around an extension to the existing service road which is laid out in a T junction manner so as to provide a stop end to the overall development. The design of the houses and site has taken account of the site topography and the existing units that exist within Lahard. 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

Directors:

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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.

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 5 area of preference – Ballinamore / Aughnasheelin / Fenagh is that there are 33 approved applicants on the housing list. In terms of the accommodation requirements there are a total of 22 households requiring 1 bed accommodation, 6 no. requiring 2 bed accommodation and a further 5 requiring family type accommodation (4 no. three beds and 1 no. four beds) This development will therefore meet the need of 10 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.

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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 Lahard 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.

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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, 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 proposed development of the subject site is in line with the County Development Plan policies to meet the housing need and growth targets as set out and is in line with the policies contained within the RSES.

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. Ballinamore has been identified as a Tier 2A town within this plan and identified as one of the county's 3 'key towns'. 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.

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.

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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 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;

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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.

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VAT No. IE9852532Q

3 The Site

3.1 Site Description

As noted earlier the proposed site is a greenfield location situated within an existing housing development known as Lahard to the east of Ballinamore town centre. The site is accessed from the existing R199.

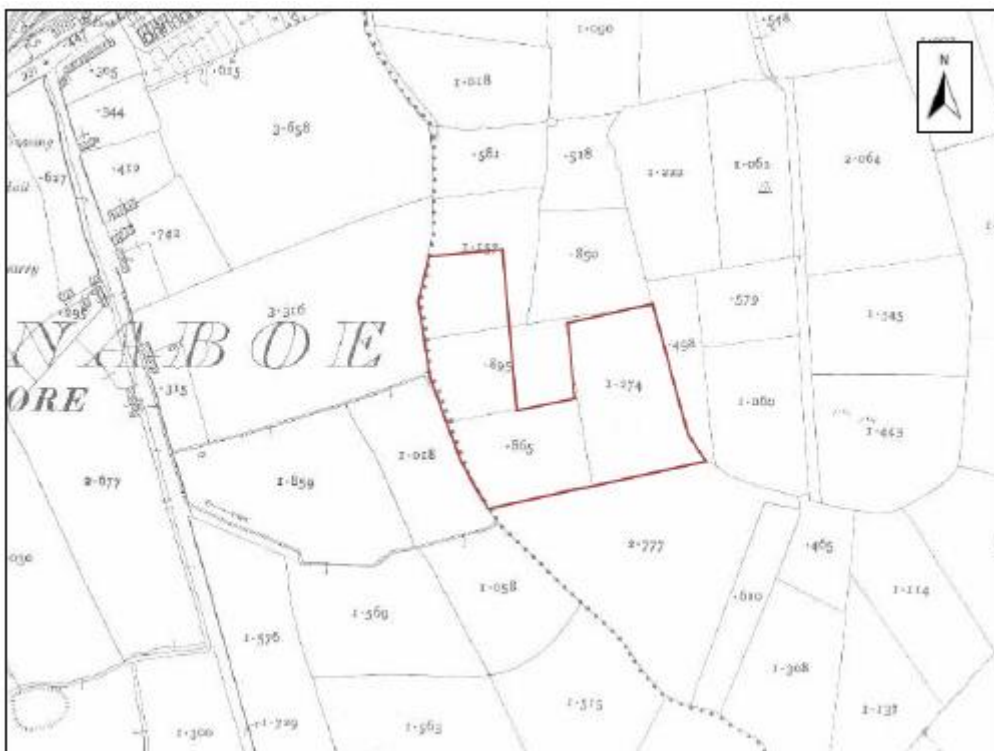


Fig 1 – Extract from 25-inch OS map of 1907-9, showing the proposed development area

The proposed site measures approximately 0.91 Ha (2.26 Acres) and will if approved, be accessed from the existing service road within the existing housing development. The general topography of the site includes a significant slope from a high point on the east of the site to the west end of the site. The site itself is currently a vacant infill site.

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.

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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.

(Leitrim County Development Plan 2015-2021)

The zoning for the proposed site is set out within Map 1 Ballinamore Land Use Zoning Strategy (See Fig 2 below). The site is covered under a Primarily Residential.

The county development plan notes the need for high-quality residential schemes with convenient and safe access to local services and a safe and pleasant local environment. As such this site is an ideal location to provide conveniently located development and consolidate the town of Ballinamore. The proposed development is in line with the zoning objectives of the governing County Development Plan 2015-2021 and is consistent with the policies set out within this plan.

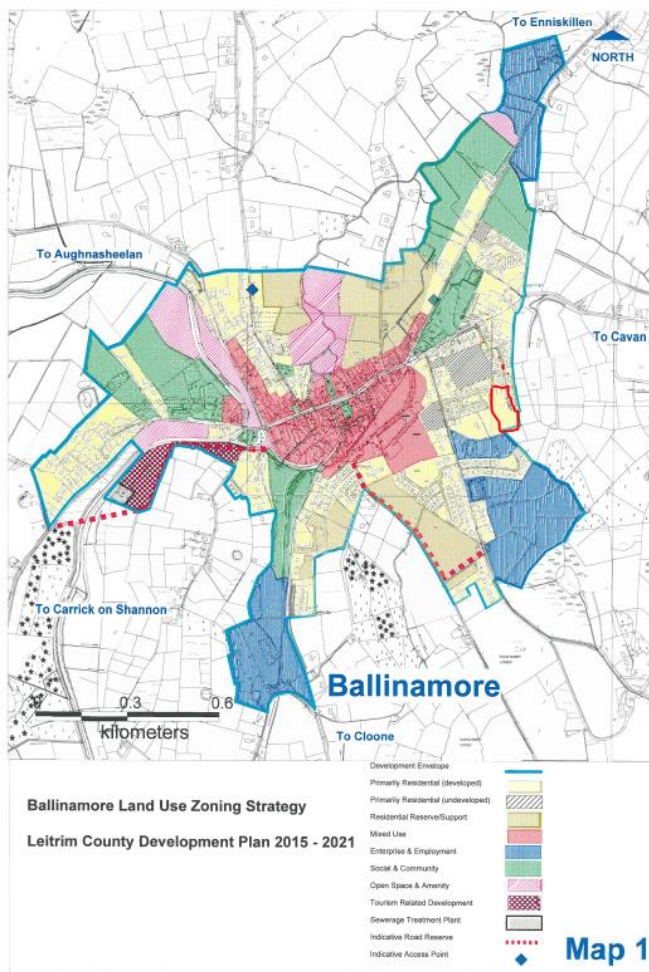


Fig 2 – Extract from County Development Plan 2015-2021 Map 1

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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 from east to west. The total fall across the site is of the order of approximately 7-8m. 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.

As the proposed service road is accessed from the existing service road, this pretty much dictated the house levels. The new section of service road has been designed to the maximum gradients achievable within the DMURS document guidelines. These gradients have introduced retaining wall system to the East of the site and we have designed the walls to be all within the one area of the site. By doing so this will reduce the abnormal costs per unit and thus form an easier form of construction.

Each unit will be provided with a sloped driveway 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 gently sloping access route. The back gardens have been designed to be gently sloping with a gradient of between 1:15 – 1:20, so as to provide useable private space.

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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, 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:
 - Enhance the existing large central public open space to provide a strong neighbourhood identity. At present this open space is currently under utilised
 - Form two smaller green areas at the T junction to provide a soft landscaping area for the six units at the end of the development
 - New and existing housing will 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 which addresses all the site constraints in a sensitive manner.

- 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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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** – Public open space has been provided within the previous phase of the Lahard development. As part of this proposal the existing green area will be graded and seeded. 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:
 - 2m 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 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 units as follows:

House Type A – 3 Bed Semidetached two storey unit – 6 no.

House Type E – 2 Bed Semidetached single storey unit – 1 no.

House Type F – 2 Bed Semidetached single storey unit – 1 no.

House Type G – 2 Bed Semidetached two storey unit – 2 no.

- **House Design** – The house types have been designed to match and compliment the units already constructed in within Lahard housing development. 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 2015-2021. Use of natural daylight and sunlight has been maximised, with all

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VAT No. IE9852532Q

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 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.

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 planters with a small tree and low maintenance planting 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 the houses is secured by a timber gate from the side of the house. The kitchen / living area are overlooking the large gardens to the rear of the dwellings.

- 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. 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:

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All houses have been designed to have a compact and efficient form, use of 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. Ballinamore 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 0.91 ha and achieves a rate of 11 units per hectare. However, 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. The proposed maintain a min 22m distance from the dwelling to dwelling.

4.4 Public/Private Open Space and Landscaping

The proposed development provides public open space which exists under the existing development. As set out in Section 5.3.5 of the Leitrim County Development Plan 2015-2021 *“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

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VAT No. IE9852532Q

overall development of Lahard.

In terms of private open space, all 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.

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. This is evident within the existing Lahard scheme as the open spaces have been well maintained and planted. As noted earlier as part of this proposal the existing underutilised green area will be graded so as to allow close cut grass area and additional play area.

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.

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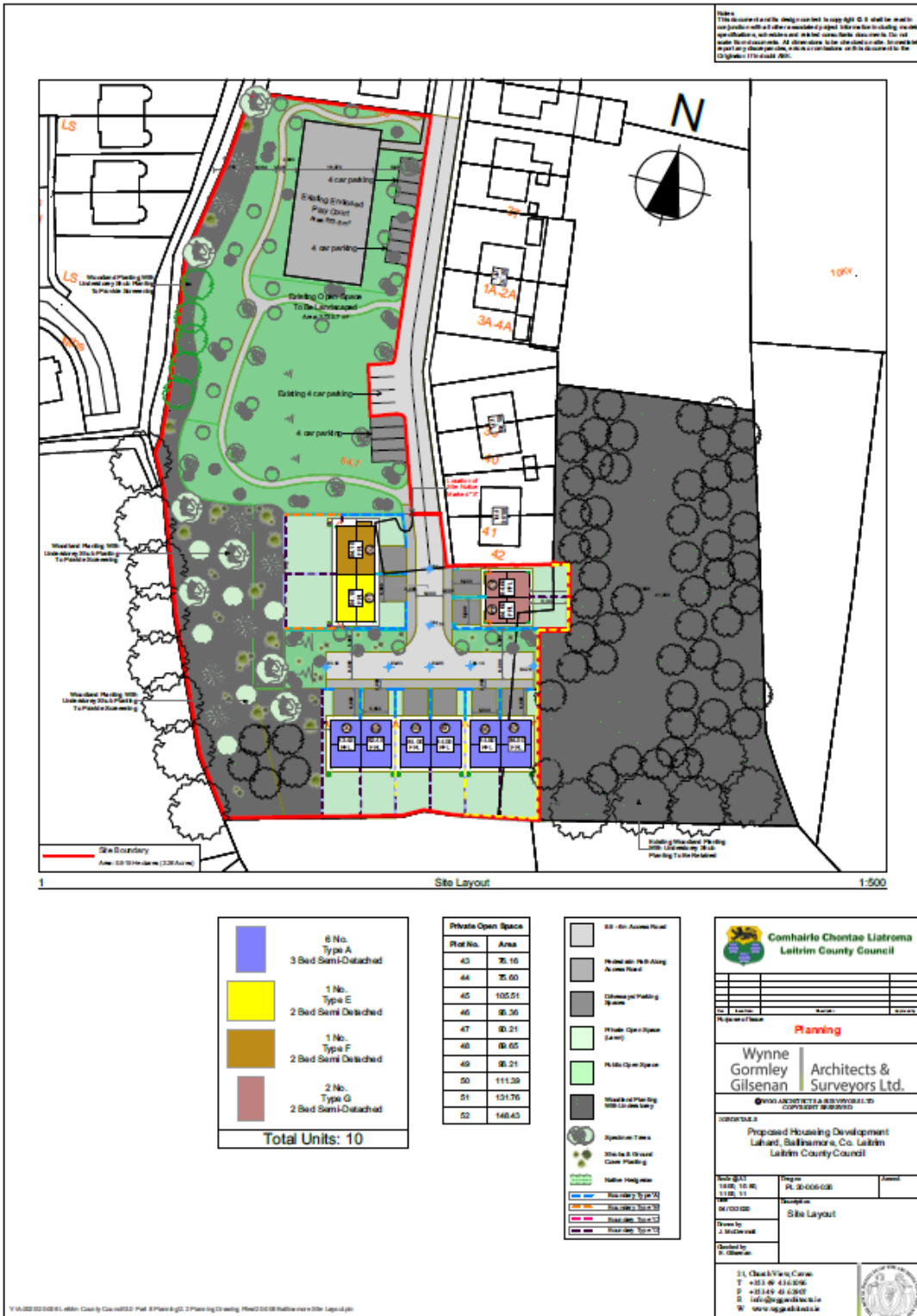


Fig 3 – Proposed Landscaping Plan

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VAT No. IE9852532Q

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 PL20-006-029 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 of the units.

4.7 Access, Traffic Calming and Car parking

Access to the proposed development site is via the existing service road within Lahard development.

As set out in Table 24 Car Parking Standards of the Leitrim County Development Plan 2015-2021 requires a minimum of 2 spaces 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 24 – Leitrim County Development Plan 2015-2021 Car Parking Standards

In addition to the parking for the proposed 10 units, we propose an additional 23 parking spaces throughout the existing development as outlined on drawing PL 20-006-025 Site Layout & Images.

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 plans are provided in the Engineering report forming part of this application.

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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 a full Appropriate Assessment of the proposed plan or project is necessary. A comprehensive assessment of the potential impacts of the proposed development at Lahard, Ballinamore, Co Leitrim on designated European sites was carried out in March 2020 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

An initial archaeological screening assessment of the proposed site was undertaken and carried out by Irish Archaeological Consultancy Ltd and a copy of the full assessment forms part of this planning package. The Archaeological Screening Assessment recommended that given the low archaeological potential of the proposed development area, no further archaeological assessments or mitigation is deemed to be necessary in association with future development.

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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 Ballinamore 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 Ballinamore and strengthen the town.

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8 Appendix A – Summary of Proposed Development

8.1 Schedule of Accommodation

Type "A" Two Storey Semi-Detached: -	3 Bed – 102.5 sqm
Type "E" Single Storey Semi-Detached: -	2 Bed – 68.1 sqm
Type "F" Single Storey Semi-Detached: -	2 Bed – 70.1 sqm
Type "G" Two Storey Semi-Detached: -	2 Bed – 80.2 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 43	76.16 sqm
House 44	65.60 sqm
House 45	105.5 sqm
House 46	96.36 sqm
House 47	90.21 sqm
House 48	89.65 sqm
House 49	96.21 sqm
House 50	111.39 sqm
House 51	131.76 sqm
House 52	148.43 sqm

A small space is also being provided to the front of the house for parking and to provide a buffer zone between the public path and the dwellings.

8.3 Quality Housing for Sustainable Communities 2007

Below are the minimum standards set out in Quality Housing for Sustainable Communities 2007 document and the proposed Space Provision and Room Sizes for Typical Dwellings proposed for this development:

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VAT No. IE9852532Q

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 (1 Storey)	60	13	28	20	3

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 (1 Storey)	70	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
3 Bed/5P House (2 Storey)	92	13	34	32	5

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

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
3 Bed/5P House (2 Storey)	102.5	15.8	34	32.6	5.2

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Proposed Dwelling Type E	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 (1 Storey)	68.1	16.9	29.1	27.7	3.0

Proposed Dwelling Type F	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 (1 Storey)	70.1	18.9	31.1	27.7	3.0

Proposed Dwelling Type G	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 (1 Storey)	80.2	17.8	31.9	25.5	4.4

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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	13.3 sqm
	Bedroom 2	12.0 sqm
	Bedroom 3	7.3 sqm

Proposed Dwelling Type 'E & F'	Bedroom	Area
	Bedroom 1	13.0 sqm
	Bedroom 2	7.7 sqm

Proposed Dwelling Type 'G'	Bedroom	Area
	Bedroom 1	13.6 sqm
	Bedroom 2	11.9 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 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:

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Proposed Dwelling Type 'A'	Storage Location	Area
	Ground Floor: Utility	4.0 sqm
	First Floor	5.2 sqm

Proposed Dwelling Type 'E & F'	Storage Location	Area
	Ground Floor: Store	3.0 sqm

Proposed Dwelling Type "G"	Storage Location	Area
	Ground Floor: Kitchen	0.6 sq.m
	First Floor	4.4 sq.m

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