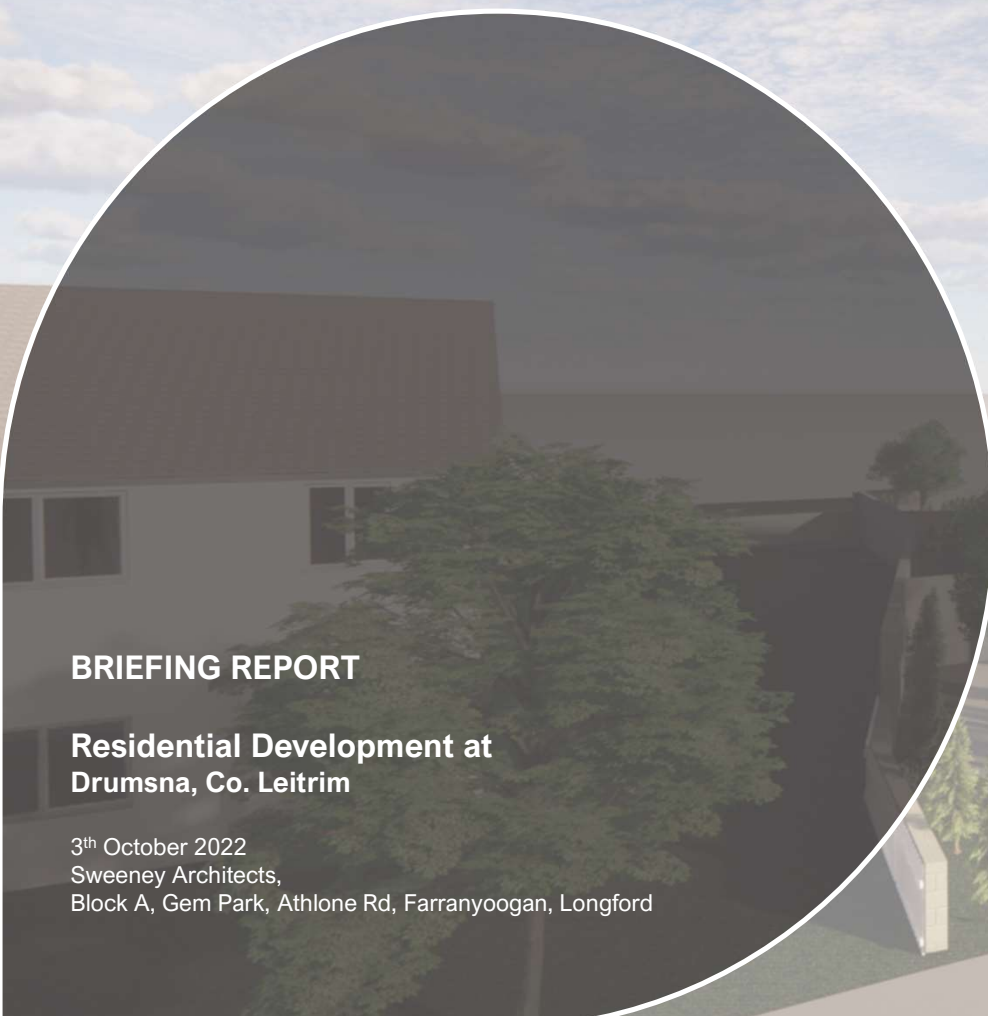


BRIEFING REPORT

**Residential Development at
Drumsna, Co. Leitrim**

3th October 2022
Sweeney Architects,
Block A, Gem Park, Athlone Rd, Farranyoogan, Longford



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1. DESIGN TEAM

Architects

Sweeney Architects Limited

Block A, Gem Park, Athlone Rd, Farranyoogan,
Longford

The design team for this project is led by Sweeney Architects 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:

C&S - Alan Traynor Consulting Engineer Ltd.

M&E - Coffey Engineer Ltd.

QS – Mc Hugh Glynn QS.

Developer

This report has been prepared as Part 8 application for a Proposed Residential Development at Main Street, Drumsna, Co. Leitrim for the Housing Department Leitrim County Council.



2. CLIENT INFO

Leitrim County Council

The Government's Housing for All Plan has been prepared in the context of changing demographics and in light of the urgent need to address climate change through more sustainable settlement patterns.

We must also continue to improve not only the quantity of housing output across all the various forms of tenure but also to maintain and improve on the quality of residential development, and to do so in an economic manner.

Each development aims to integrate into its surrounding context while also creating a unique sense of place, delivering a high quality residential environment.



3.0 PLANNING POLICY CONTEXT



3. 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.

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.

Housing for all

Housing for All is the Government's plan to increase the overall supply of housing over the next decade. A key action of Housing for All is that local authorities will develop and submit Housing Delivery Action Plans to include details of their proposed social and affordable housing delivery. 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;

3. PLANNING POLICY CONTEXT

Quality Housing for Sustainable Communities 2022

In February 2022, 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.

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.

Leitrim County Development Plan 2015-2023

The Leitrim County Development Plan 2015-2023 was finalised and adopted on 12th January 2015 and came into effect on 9th February 2015, now extend up to 31st March 2023, Drumsna has been identified as a Tier 4 Village 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 2023. 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.

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.

3 PLANNING POLICY CONTEXT

In terms of the Council's role in housing provision the County Development Plan 2015-2023 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

Leitrim County Housing Strategy 2022-2026

The Leitrim Housing Delivery Action Plan 2022-2026 is a key action of Housing for All. 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

This proposed development by Leitrim County Council is aligned with the Leitrim Housing Strategy 2022-2026.

4.0 ARCHITECT'S PROPOSALS



4.1 INTRODUCTION

This Planning Report Form is part of a housing development application for apartments at Drumsna, Co. Leitrim. The proposed development will provide a high-quality housing on a site in the urban area providing an active and vibrant residential estate.

The purpose of this document is to set the Architectural Design principles that underpin the proposal and to describe the rationale behind design decisions. This document is intended to be read in conjunction with the separate reports, drawings and other information prepared by specialist consultants.

The report aims to outline how the proposed scheme has been developed in response to a range of issues, while being consistent with the policies, standards and objectives set out in the Leitrim County Development Plan 2015-2023, whilst being cognisant of the site context, history and topography and also the key aspects of the proposed design. The Development also takes guidance from the following documentation:

- Best practice guidelines Quality Housing for Sustainable Communities (2022)

Sweeney Architects Ltd have been engaged by Leitrim County Council to compile this planning policy report to accompany the Part 8 application to construct a two-storey apartment building which consist of 2 no. 1 bed units at Ground floor and 2 no. 1 bed units at First Floor. and 4 car parking space, connections to existing foul main, watermain and surface water discharge, landscaped open space and all ancillary and associated works at Main Street, Drumsna, 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 the centre of Drumsna.



4.2 SITE CONTEXT AND ANALYSIS

Site Zoning

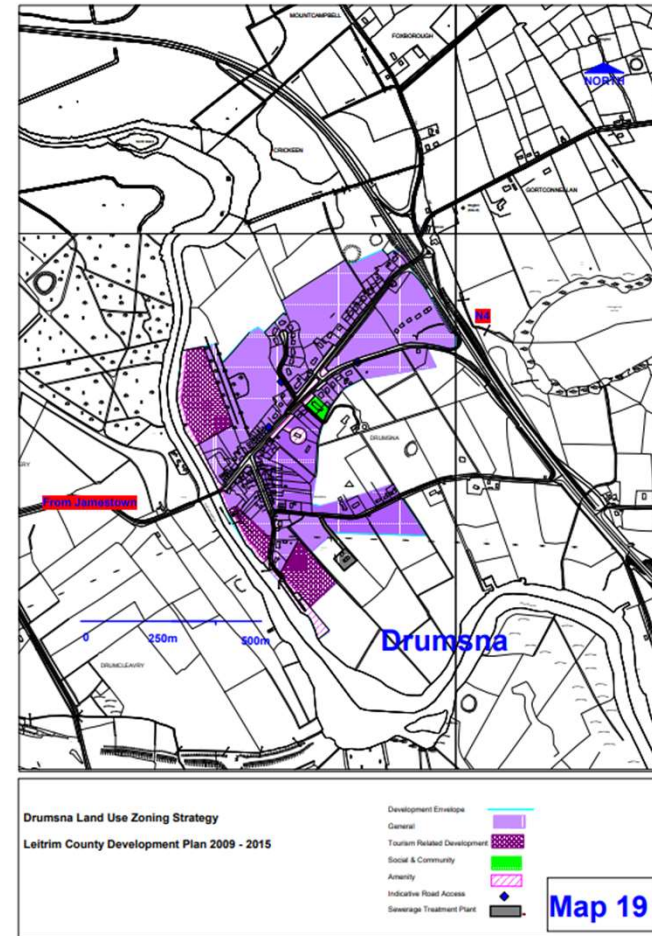
As noted in the County Development Plan 2015-2023 the social and economic infrastructure of urban areas are under threat from population decline. As such it is important to consolidate new residential development within the core of existing urban centres where possible.

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.

(Leitrim County Development Plan 2015-2023)

The zoning for the proposed site is set out within Map 19 Drumsna Land Use Zoning Strategy (See Fig 1 below). The site is within the Development Envelope and is zoned “general”.

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 Drumsna. The proposed development is in line with the zoning objectives of the governing County Development Plan 2015-2023 and is consistent with the policies set out within this plan.



4.2 SITE CONTEXT AND ANALYSIS

Proposed Site

The GPS Coordinates are @54.618608, -7.944846.

The Site is located on the R299 in the centre of Drumsna Village in the heart of County Leitrim. The site area is approximately 0.2 Acres.

This site previously had planning permission for 2 No. dwelling houses comprising three-bedroom semidetached townhouses (planning permission 15/135 expired in 2020). There is a right of way running along the north-eastern boundary in favour of the owners of folio LM19649 to allow them to maintain hedge cutting.

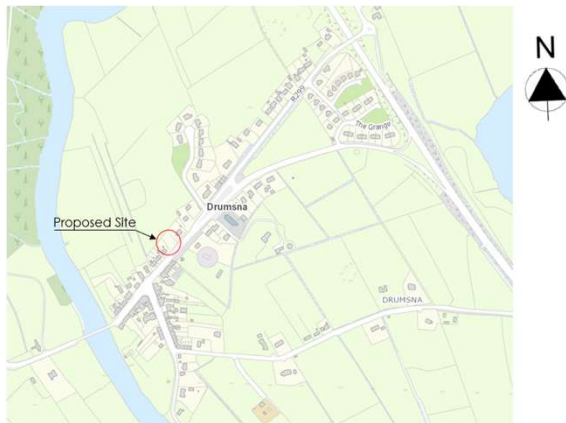


Fig 2 – Extract from Google Earth



Fig 3 – Extract from Google Earth

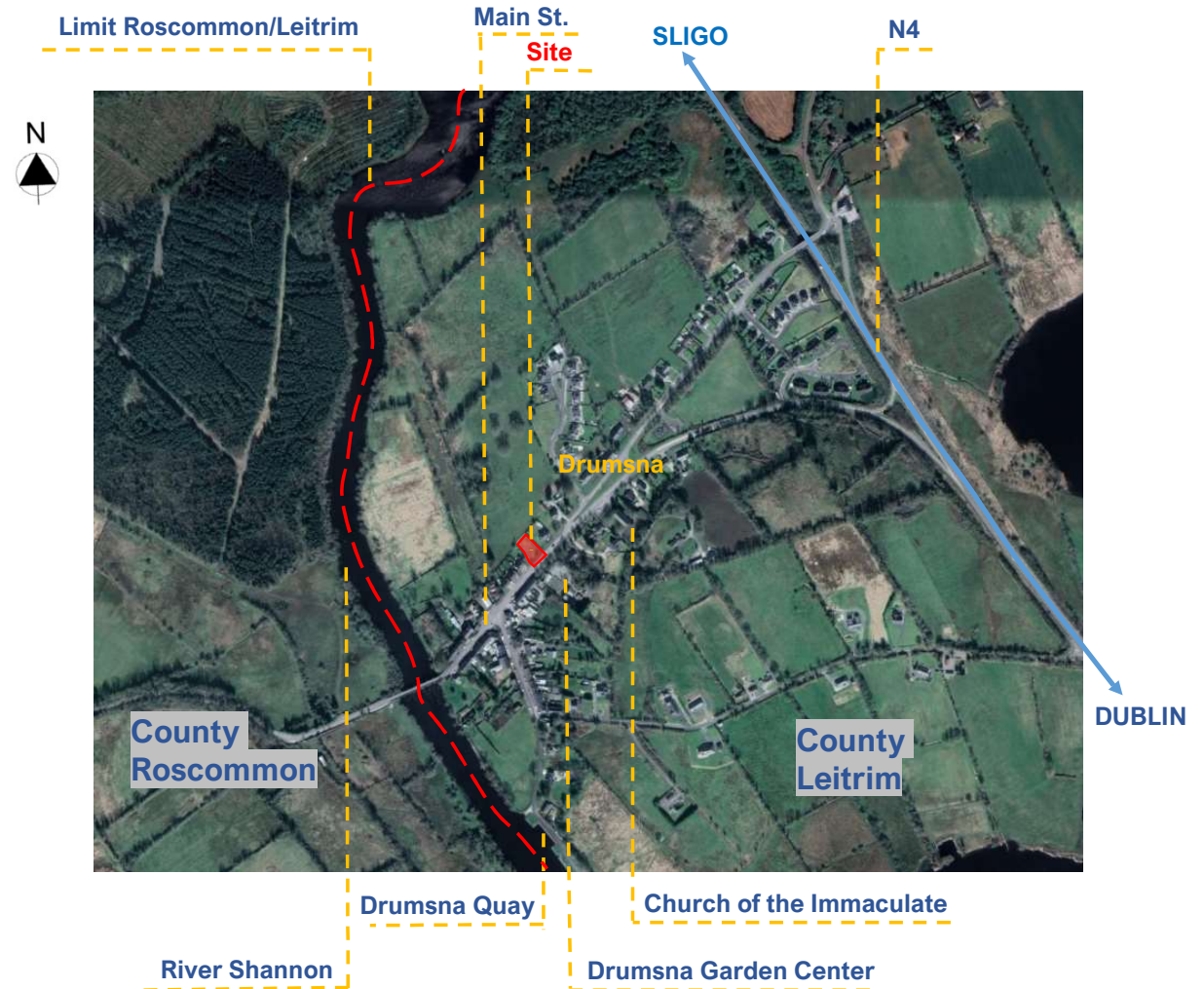
4.2 SITE CONTEXT AND ANALYSIS

Description of Existing Site and Surrounding Area

Drumsna is a village in County Leitrim, Ireland. It is situated 6 km east of Carrick-on-Shannon on the River Shannon and is located off the N4 National primary route which links Dublin and Sligo.

The proposed site is located on the R299 in the centre of Drumsna village in the heart of Co. Leitrim. The site covers an approximate area 0.2 Acres in total. The general topography of the site includes a insignificant slope from the site to the road and a limited site clearance works required. The site itself is currently a vacant infill site.

The existing site is bordered by a large detached two storey private residence on its north eastern boundary and a semi-detached two storey property on its south western boundary.



4.3 DESIGN DEVELOPMENT

First Principles – Concept Design

The topography of the site combined with the neighboring context of residential development greatly influenced the initial concept design massing and site layout. Various alternative site plan layouts were considered as shown in the following pages to best utilise the sites orientation, views, topography and the existing units that exist in Drumsa. The proposed development consists of 2 storey apartment building containing 4No 1-Bed apartments with 4No parking spaces to front accessing Main Street with the ability to cater for a wide spectrum of housing needs. The design takes account of all national and local policies and meets all the standards set to provide a high quality, sustainable development. The design of the proposed development must consider the residential dwelling on both sides and ensure privacy and enjoyment of their full property is maintained whilst ensuring that the character of the area is not adversely affected. Various alternative site plan layouts were considered as shown in the following pages to best utilise the sites orientation, views and topography.



Fig 4 – Site photograph 1 (southwest) subject site shown in red dashed line.



Fig 5 – Site photograph 2 (northeast) subject site shown in red dashed line.

4.3 DESIGN DEVELOPMENT

Initial massing and layout Option 1

There are two one-storey semidetached houses, one to the front and one to the rear of the site. The front units have independent driveways which maintains existing street rhythm. The rear semi-detached houses have a shared entrance with guest parking for the scheme.



Initial massing and layout Option 2

This option will have a single entry point to cater for front and rear units with adequate landscaping to front area.



Initial massing and layout Option 3

This option will have 4 individual access points to each unit. The three units are facing the access road and one at the rear.



Initial massing and layout Option 4

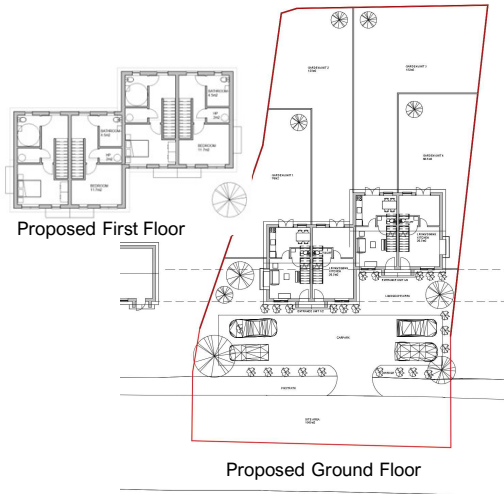
This layout is the reverse of Option 3



4.3 DESIGN DEVELOPMENT

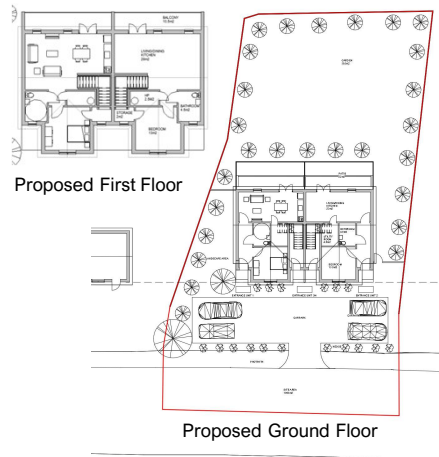
Initial massing and layout Option 5

There are two storey semidetached houses to the front of the site in staggered layout following existing building lines of adjoining houses.



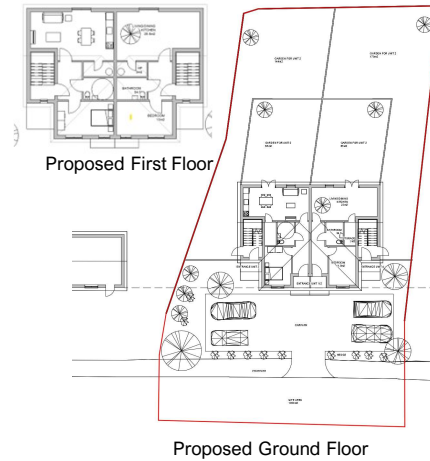
Initial massing and layout Option 6

There are two storey semidetached houses to the front of the site with two units at the ground floor and two at the first floor with all units accessed from the front of the building.



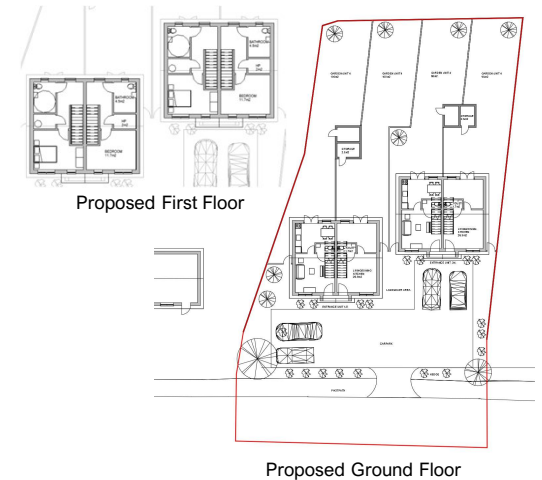
Initial massing and layout Option 7

There are two storey semidetached houses to the front of the site with two units at the ground floor and two at the first floor. All the units have their private open space, but shared driveway which maintains existing street rhythm.



Initial massing and layout Option 8

There are two storey semidetached houses to the front of the site with two units at the ground floor and two at the first floor. This option shows two separate building in staggered layout.



4.3 DESIGN DEVELOPMENT

Initial massing and layout Option 9

Option preferred – Two storey apartment units with two units at the ground floor and two at the first floor, following the existing building line. All of them have their private open space, but shared driveway which maintains existing street rhythm



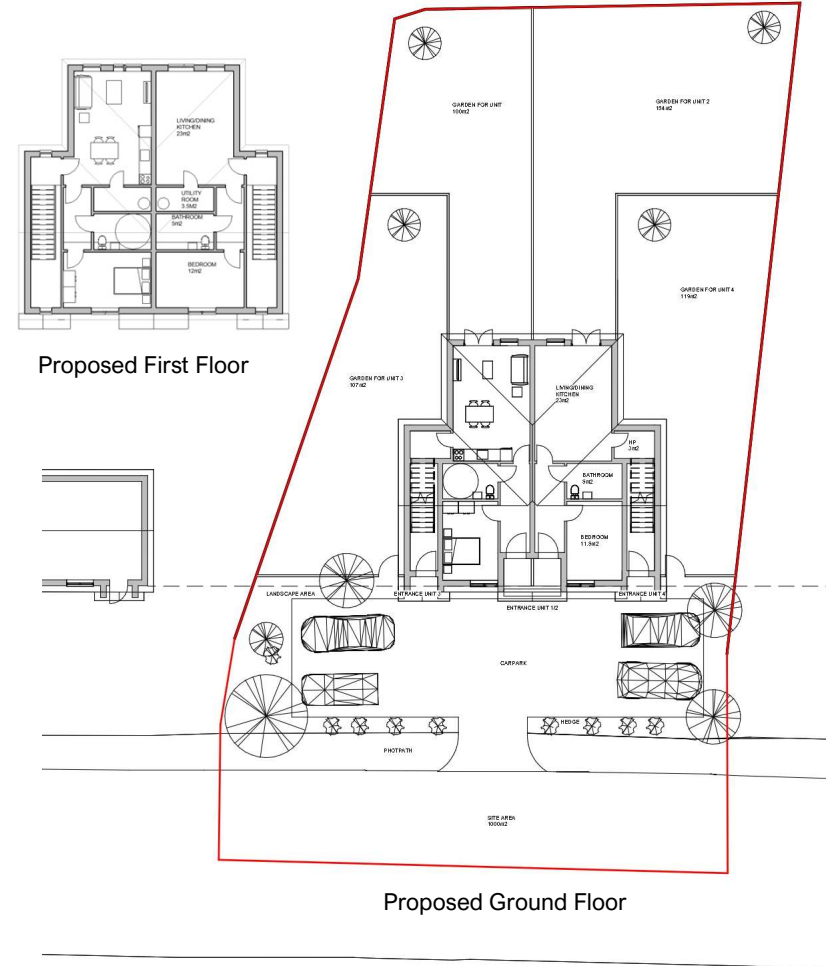
3D View



3D View



Front Elevation



5 PROPOSED DEVELOPMENT



5. PROPOSED DEVELOPMENT

Option 9 – Proposed Site Layout and Concept Design

The topography of the site combined with the neighboring context of residential development greatly influenced the initial concept design massing and site layout.

The site conditions created the opportunity to locate the four apartments front to the Main St. orientated in a Southeast configuration. Existing character of the neighbourhood is the main priority of the design of house types in order to blend into existing neighbourhood.

The proposed units 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.

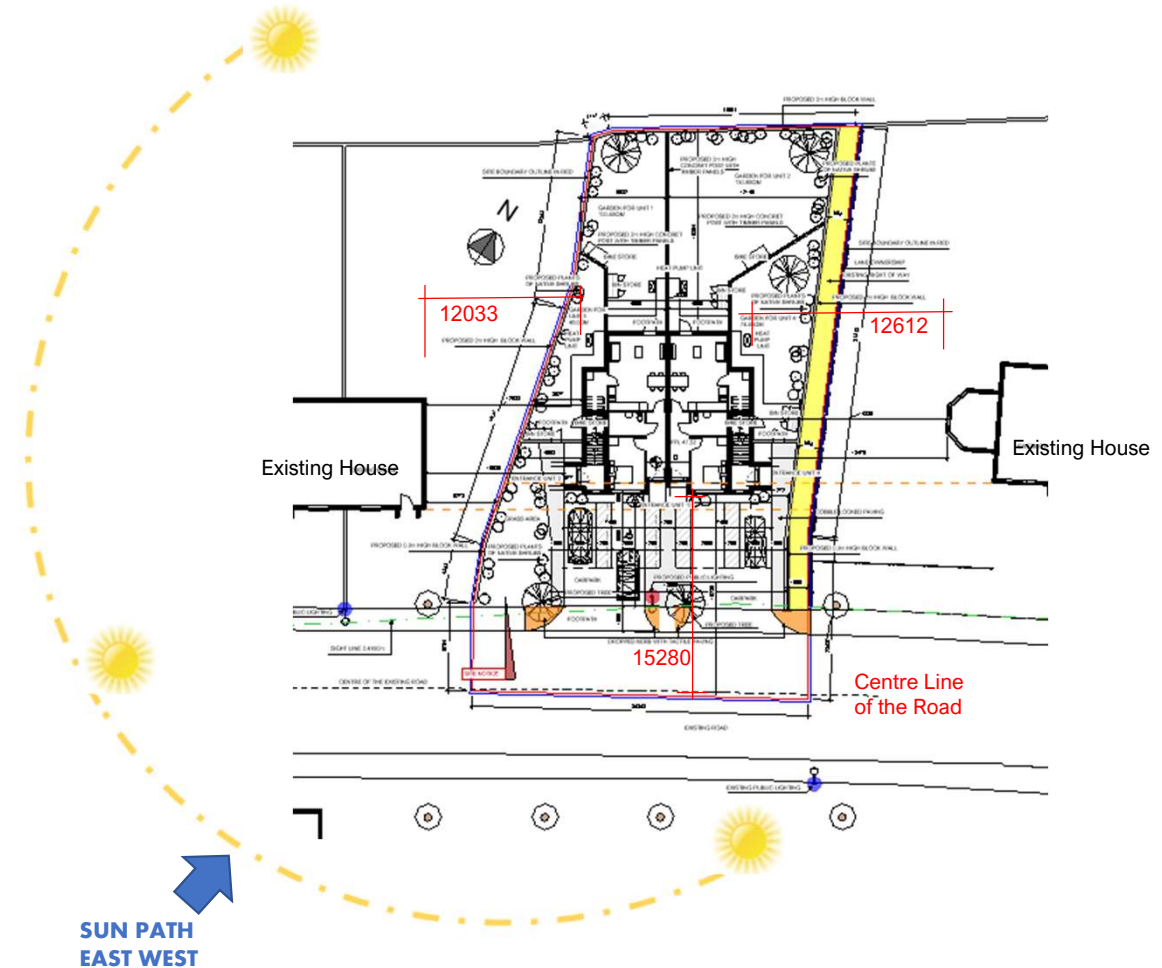
Adequate private open spaces for the units have been provided with all have access to rear garden. The Universal Design Guidelines principles are also incorporated in the design of the internal layout as per Planning Department's recommendation.

Proposed 2m wide footpaths with uncontrolled tactile paving is designed as per Transport Infrastructure Ireland Standards. Plant boxes with native shrubs are also provided for landscaping.

The emerging website strategy is based on the following design Principles:

- The ground floor apartments are accessed from the front and the 1st floor apartments are accessed from the side.
- Level access at the front and rear of the house has been provided with wider door clear opening.
- All apartments have private open space.
- Four no. vehicular/pedestrian access to Main St with one disabled parking.
- The units shared driveway which maintains existing street rhythm.

The proposed scheme has been developed in a manner which employs best practice in design and in accordance with the current Development Plan.



Proposed Site Layout

5. PROPOSED DEVELOPMENT

Option 9 – Areas

The site conditions created the opportunity to locate the 4 apartments front to the Main St. orientated in a Southeast configuration. Existing character of the neighbourhood is the main priority of the design of house types in order to blend into existing neighbourhood as well as their privacy. The proposed development will give positive contribution to the neighbourhood area of Drumsna.

The Proposed Development will consist of 4 units are arranged as follows: 2 units on the ground floor and 2 on the first floor.

Each units is composed of Living/Kitchen/Dinning Room, storage utility room, 1 bedroom and 1 bathroom. Toilet is located beside bedroom easy access.

The two-storey layout will increase areas required private open space. Adequate space at the entrance lobby is provided.

This house type will be suitable for elderly people.

Floor Areas of all units are designed in accordance with the Quality Housing for Sustainable Communities (Department of Environment, Heritage and Local Government Published 2022 and Universal Design Principles.

Quality Houses for Sustainable Communities
By Department of the Enviroment, Heritage and Local Government

APARTMENTS			
Relevant Area	Proposed Ground Floor Units 1/2	Proposed First Floor Units 3/4	DHPLG Guidelines
Bedroom	11.5 sqm	12.5 sqm	11.4 sqm
Living/Dinning/Kitchen	25.7 sqm	25.3 sqm	23.0 sqm
Storage	4.9 sqm	7.3 sqm	3.0 sqm
Floor Area	53.3 sqm	68.4 sqm	45.0 sqm
TOTAL AREA	Ground FGloor: 141.8 + First Floor: 124.4 = 266.2		

Unit	Private open space provide (sqm)
1	95.4 sqm
2	140.0 sqm
3	58.4 sqm
4	77.4 sqm

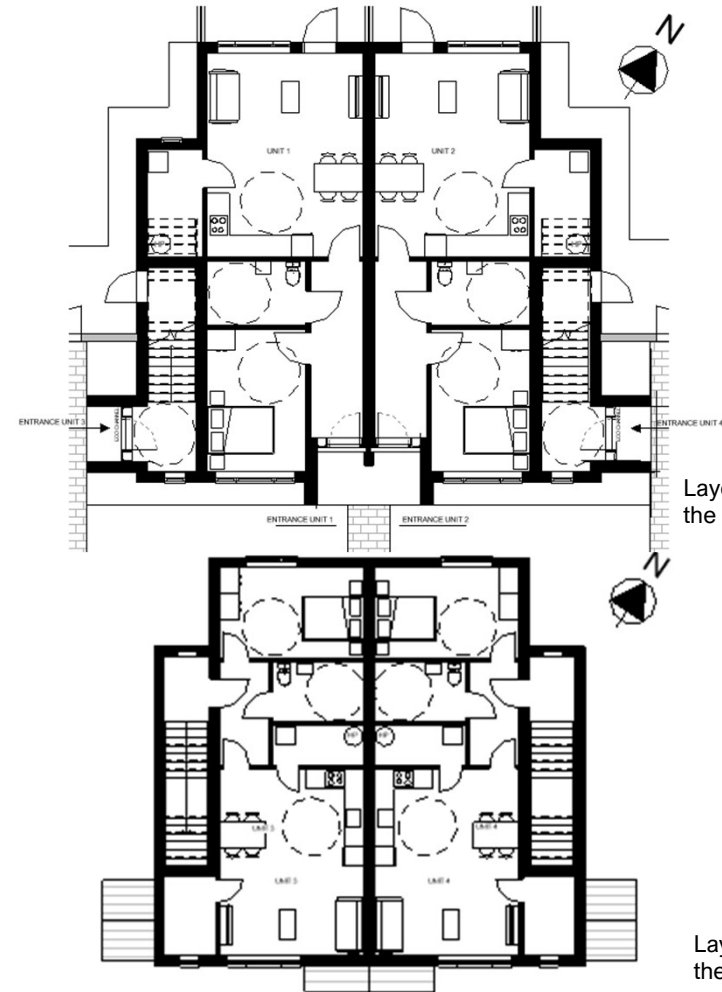
5. PROPOSED DEVELOPMENT

Option 9 – House Layout

The proposed layout has been designed to cater for housing for all. The development will give positive contribution to the neighbourhood area of Drumsna. 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)
- 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

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.

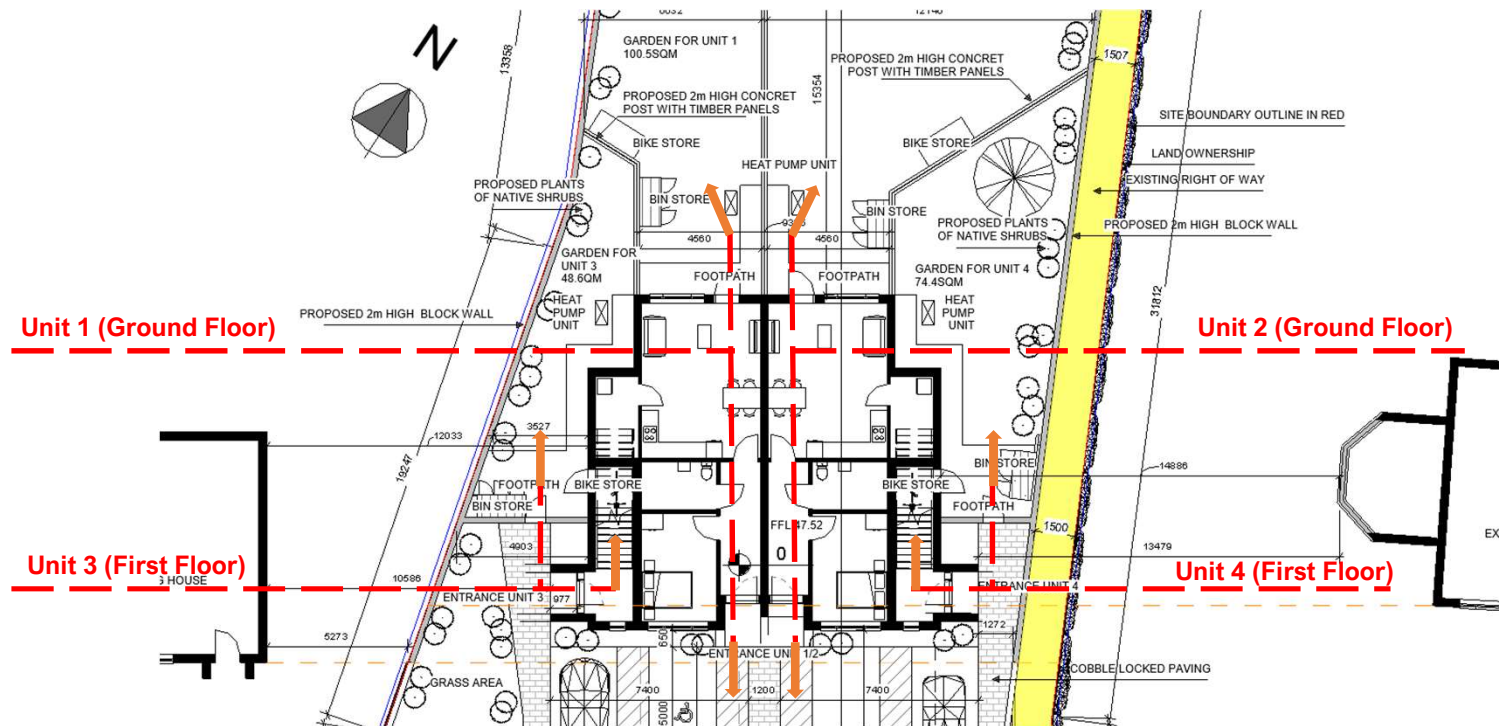


5. PROPOSED DEVELOPMENT

Option 9 – Proposed Open Space

The apartment at the Ground Floor has access from the front entrance straight to the back yard.

The apartment on the first-floor access to the patio from the entrance hall on the ground floor.



5. PROPOSED DEVELOPMENT

Option 9 – Neighborhood

Due to the nature of the existing ground contours, two storey apartment building are designed along the Main St. southeast 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.

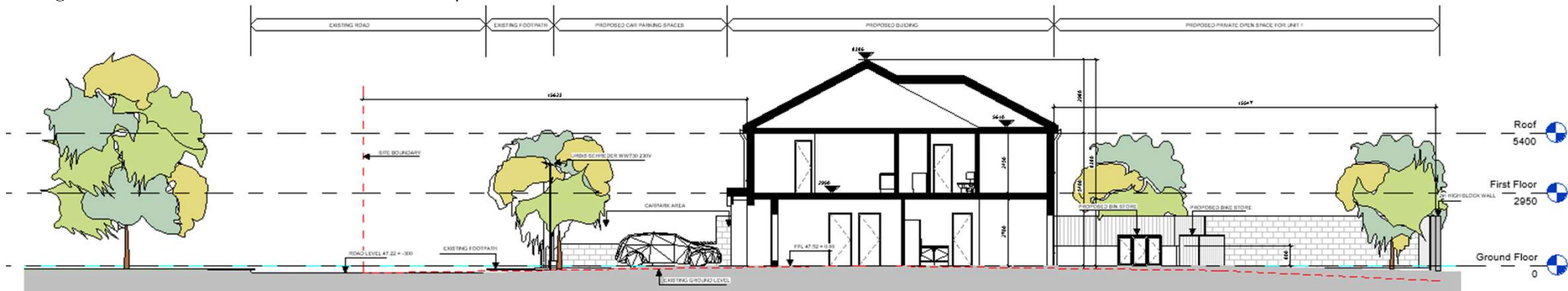
Taking into accounts the existing character of the neighbourhood, the proposed apartment units roof match the existing gable roof of the neighbour at the southwest.



Southeast Elevation

Option 9 – Site

Taking Site Contextual the semidetached the house was planned to be flat.



Section B4

5. PROPOSED DEVELOPMENT

Option 9 – Potential Facade Materials

A distinctive façade of the entrance porch offer the scheme a unique identity. The following precedence images (fig no's 6 – 7 - 8) illustrate the design intent of the scheme materials and finishes.



Fig 6 – Raised stone detail for selected areas on front and side elevation porches.



Fig 7 – Door model for main entrance.



Fig 8 – Door model for main entrance.

5. PROPOSED DEVELOPMENT

Option 9 – Potential Roofs and Eaves details

A distinctive roof and eaves offer the scheme a unique identity. The following precedence images (fig no's 9 – 10 – 11 - 12) illustrate the design intent of the scheme materials and finishes.



Fig 9 – Raised stone detail for selected roof.



Fig 10 – Raised stone detail for selected tile.



Fig 11 – Raised stone detail for selected eave.



Fig 12 – Raised stone detail for selected eave.

6. SERVICES LAYOUT AND SECTION

FOUL WATER & SURFACE WATER Refer to Traynor's Engineers Drawings

Surface Water Drainage - Existing

There is no existing surface water drainage on site. The site is completely covered in grass. There are 225mm diameter surface water sewers located in Main Street running past the front of the site.

Surface Water Drainage – Proposed

It is proposed to connect to the existing surface water sewer in Main Street. The surface water will pass through a bypass interceptor prior to being discharged to the public surface water sewer.

Foul Drainage – Existing

There is an existing 225mm diameter foul sewer running past the front of the site in Main Street which connects to a wastewater treatment plant on the outskirts of Drumsna.

Foul Drainage – Proposed

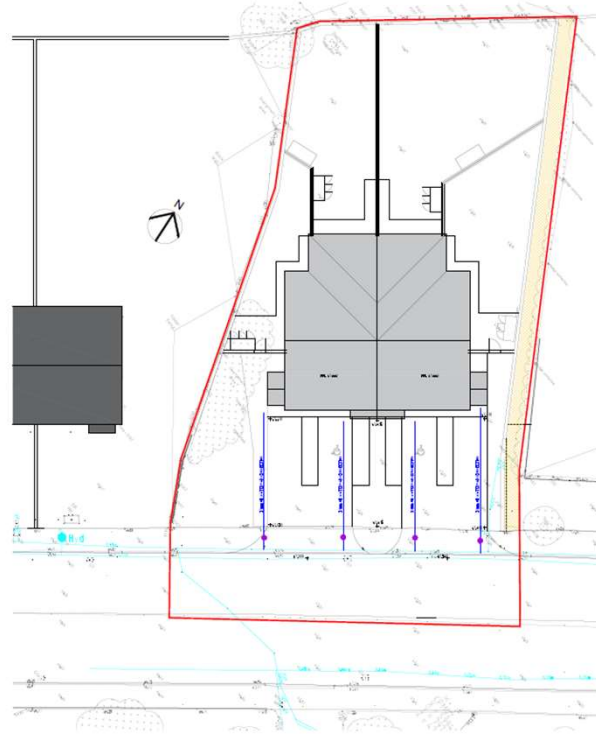
It is proposed to collect the foul water from the four new units using a suitably sized network and discharge into the existing foul network in Main Street through a new connection point. A Pre-Connection Enquiry Form has been submitted to Irish Water.

Water – Existing

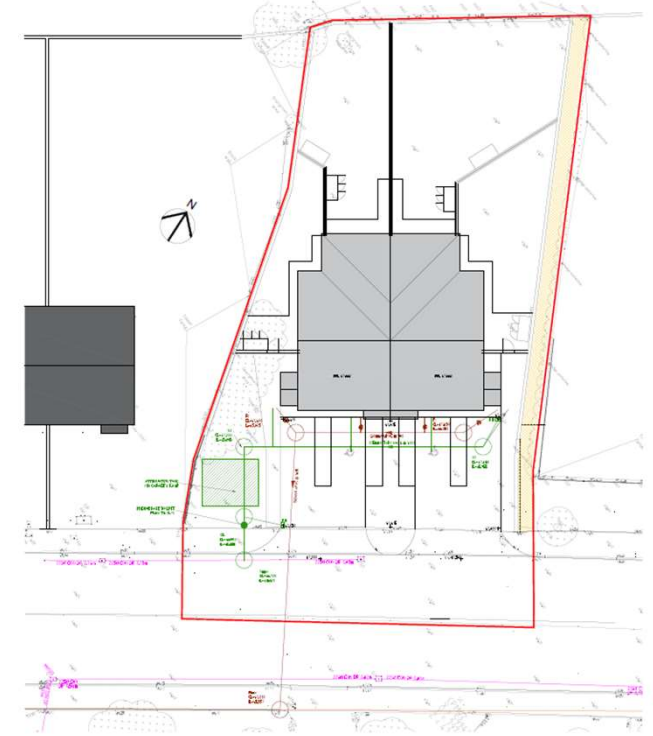
There is an existing watermain running along the site boundary in Main Street.

Water– Proposed

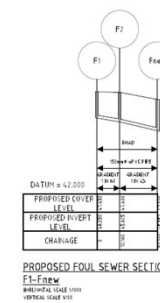
It is proposed to make four individual connections to the existing watermain in Main Street to serve the four new units. A Pre-Connection Enquiry Form has been submitted to Irish Water. There is an existing fire hydrant within 46 metres of the four new units.



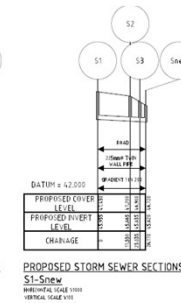
Proposed Watermain



Proposed Foul & Surface Water





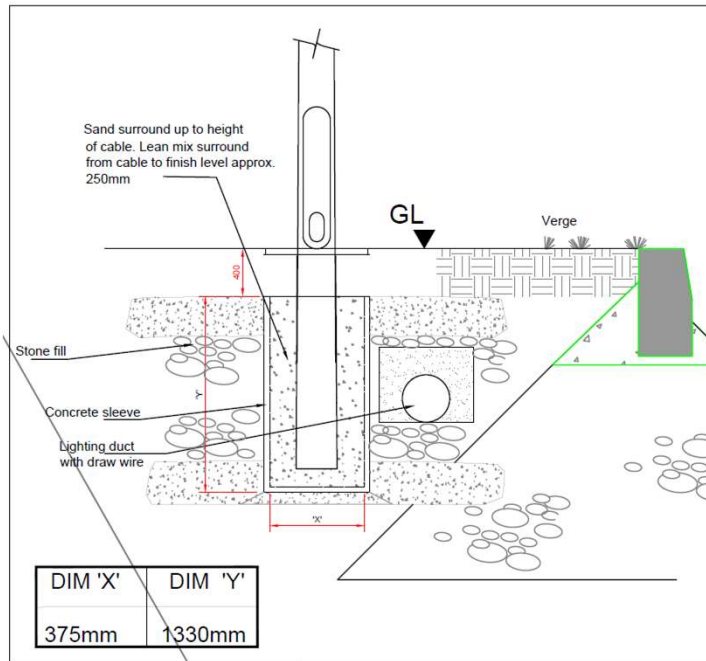
Proposed Foul Sewer Section



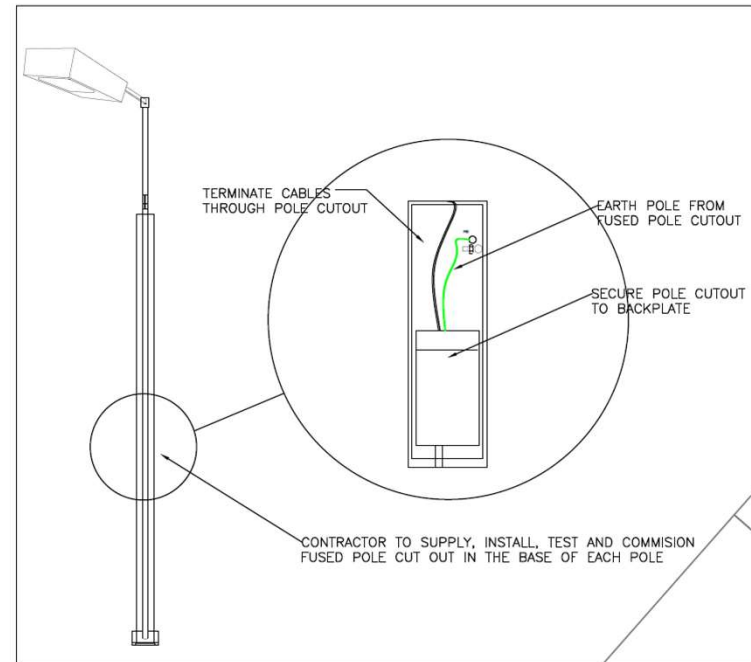
Proposed Storm Sewer Section

7. PUBLIC LIGHTING AND DETAIL


Luminaire A

**TYPE - AXIA 3.1 5266 INTEGRATED LENSES
LAMP – 8 OSLO SQUARE GIANT@600 mA WW 730 230V**



Typical Sleeve Detail



Typical Pole Cut Out Detail