



Leitrim County Council

**Planning & Development Acts 2000 (As Amended)
PART XI**

**Planning & Development Regulations 2001 (As Amended)
PART VIII**

Planning Register Ref. No. 21-C-03

***4 NO. DWELLING HOUSES AT
DRUMAHAIRE TD, DROMAHAIR,
CO. LEITRIM***

SEPTEMBER 2021

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1.0 Introduction and Scheme Overview

The proposed development seeks to construct a residential development of 4 no. houses at Drumahaire Td, Dromahair, Co. Leitrim. The subject site is located to the rear of the proposed new unconstructed library on a corner site that is currently occupied by a storage shed and recycling receptables and such is considered as an 'infill' or 'brownfield' site. The subject site is located in the designated town centre 'Mixed Use' zone within the Architectural Conservation Area on a site of 0.087Ha (see Figure 1 below). The site lies adjacent to an established residential area with existing houses on the opposite side of the road. The subject site is on a corner location which fronts onto the local road known as 'the Back Line' which is off set and runs parallel with Main Street (see Figure 2 below). The proposed development includes 4 no. fully serviced units consisting of 2 no. 2 bed semi detached bungalows and 2 no. 2 bedroom 2 storey semi detached houses providing a contemporary design and taking account of the topography of the surrounds.

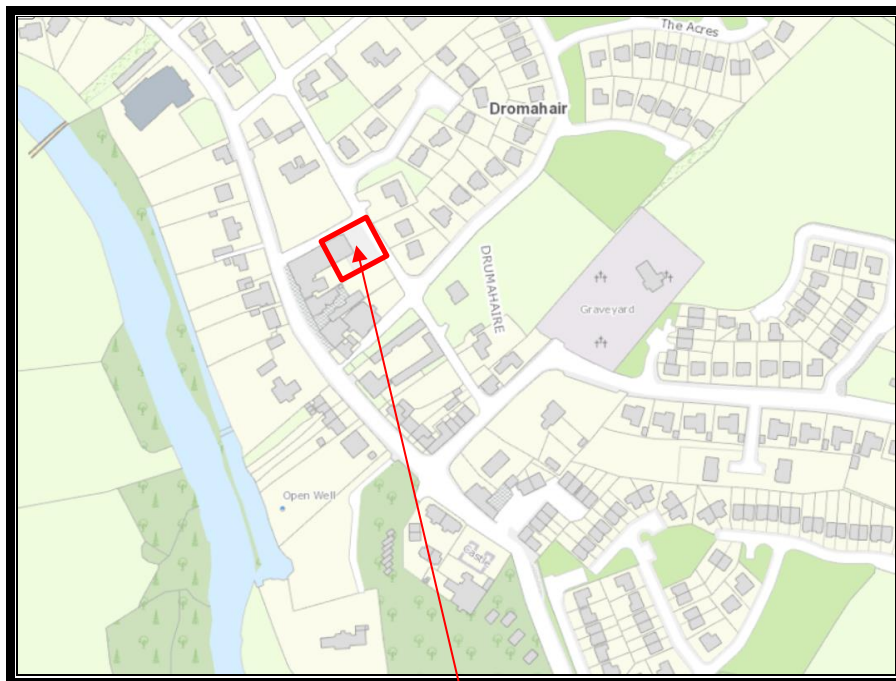


Figure 1 Location of Proposed Development

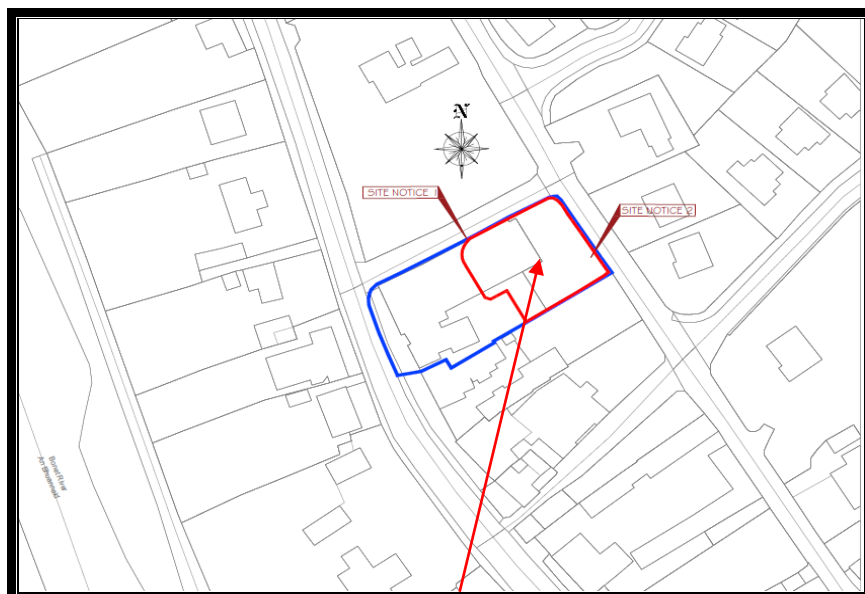


Figure 2 Subject Site

The proposed development arises in response to the local housing need as set out in the Leitrim Housing Strategy 2015-2021. The '*waiting list*' has identified 523 no. approved applicants in Co. Leitrim with a total of 18 no. households having an address in the Dromahair area. This proposal will meet the needs of 4 no. applicants from the waiting list.

The Part VIII consultation documentation comprised of the following:

1. Site Notice
2. Newspaper Publication
3. Appropriate Assessment Screening Report
4. Archaeological Report
5. Asbestos Survey Report
6. Invasive Species Report
7. Flood Risk Assessment Report
8. Environmental Impact Assessment Screening Report
9. Bat Survey Report
10. Planning Briefing Report
11. Conservation Report
12. Existing Site Layout & Site Location Map
13. Proposed Site & Landscaping Layout
14. Proposed Site Elevations, Sections & Boundary details
15. Proposed House Type A & A1 General arrangement
16. Proposed House Type B General arrangement
17. Proposed Site Services Layout
18. Supplemental Report received by email on the 26th August 2021

Planning History

Planning permission was granted but did not proceed under ref 041956 to demolish the existing Breffni Centre hotel and function room and to construct a 3 storey hotel complex. Planning permission was refused in 2008 to demolish the hotel and dancehall under ref 07-1233 but appealed to An Bord Pleanála who granted same. This development did not proceed. Planning permission was also granted but did not proceed under ref 17-132 for change the use of part of former hotel to sit down/take away restaurant use and to convert a section of the existing hotel bedroom space into living accommodation

2.0 Public Consultation Process

The project was initially formally advertised for public consultation between Wednesday 07th July 2021 and Wednesday 04th August 2021. Details of the proposed works were available for inspection during normal office hours at the office of the Planning Authority and also on the Council website. The closing date for submissions was Wednesday 18th August 2021.

3.0 Planning Policy Context

3.1 National Planning Framework - Ireland 2040

This document sets out the vision for the future growth of Ireland over the next 20+ years. It 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 160,000 -180,000. This proposed development contributes to strengthening the existing towns and builds 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 and the proposed development will help contribute towards this target.

3.2 Rebuilding Ireland

The Rebuilding Ireland strategy launched by the Irish Government in July 2016 seeks to address the shortfall in housing supply. This strategy is focused on "5 Pillars", where Pillar 2 involves the accelerated supply of social housing. 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 is part of this Government strategy to increase local authority built housing. This development will supply much needed housing units to the people of Leitrim and is a step towards meeting the national targets set by the Government in 2016.

3.3 Quality Housing for Sustainable Communities 2007

This document sets a wide range of measures to promote better homes, better neighbourhoods and better urban spaces by setting minimum standards for housing units and residential development design.

3.4 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.

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.*

3.5 Leitrim County Development Plan 2015-2021.

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.

Section 4.2.1 Reinforcement of Existing Towns and Villages states that 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. As such the plan includes Policy 6 set out below whereby development which consolidates existing urban centres is encouraged.

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

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.

Residential Development in Towns and Villages (Section 5.3)

Development proposals in the towns and villages of the County should be designed to respect the scale, character and finishes of the local built environment. Proposals located on the edges of built-up areas should be designed to integrate with the existing urban fabric and not to create sprawling boundaries to the towns and villages. Infill proposals will be evaluated to ensure that detailed design elements harmonise with adjoining buildings and that overdevelopment of restricted sites does not result.

Leitrim County Housing Strategy 2015-2021

The Leitrim County Housing Strategy 2015-2021 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 'Core Settlement Strategy' required as part of the Development Plan.

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, inter alia, by the direct provision of housing.

4.0 Submissions

4.1 Referrals

The application was referred to the following:

Internal

1. Access Officer
2. Chief Fire Officer
3. District Engineer North Leitrim
4. Senior Engineer Water Services
5. Environment Leitrim County Council

External

1. None

Reports were received from the following;

Environment Leitrim County Council report received on the 10th August 2021

The number of proposed houses in planning application 21-C-03 (4. No.) does not meet the threshold criteria (1) suggested above. As a standalone project it would not meet the criteria listed in the best practice guidelines requiring the preparation of a C&D Waste Management Plan. However when the overall redevelopment works (entire site including area of site designated for the proposed library) are taken into consideration it would be expected to generate in excess of 100m³ of waste, (unless the contrary can be projected via a C&D waste calculation budget) it is also of note that there is a large volume of asbestos materials on site, and there are a number of sensitive receptors nearby, (schools, residential areas, public spaces, River Bonet) therefore I would recommend the following:

- *A Construction and Demolition Waste Management Plan for the redevelopment should be produced by the appointed contractor and submitted to the Environment Department of Leitrim County Council for review*

- *An experienced asbestos contractor should be employed to remove asbestos containing materials which have been identified at the site (asbestos roof sheeting, asbestos fibre cement slates, asbestos floor tile, asbestos ceiling tiles) prior to demolition works commencing at the site. Details of the asbestos contractor appointed to do these works should be forwarded to the Environment Department of Leitrim County Council for review.*
- *An Authorised waste collector, permitted to transport hazardous waste should be employed to transport asbestos containing construction materials (EWC 17 06 05*) off site to an appropriate and authorised facility for the disposal / treatment of asbestos containing materials*
- *The appointed contractor should be requested to retain and submit all waste transfer dockets and waste disposal receipts for this project; for inspection by the Environment Department of Leitrim County Council.*
- *All asbestos removal contractors, permitted waste collection contractors, and permitted waste facilities which are intended for use should be documented in the C&D Waste Management plan with copies of waste collection permits, NWCPO permit numbers and / or Permitted Waste Facility / Certificate of Registration numbers presented in the document*
- *Non-hazardous wastes generated during site development, such as soil, stone, concrete, bricks, ceramics, and tiles, shall be disposed of appropriately at an authorised facility to accept such wastes, again relevant waste codes, Waste Facility Permit / COR numbers and the NWCPO permitted waste collector numbers should be documented / presented in the C&D Waste Management Plan*
- *Waste segregation and waste minimisation techniques should be applied where possible and this approach should be discussed in the C&D Waste Management Plan for the site*

District Engineer North Leitrim report received on the 18/08/2021 and on the 14/09/2021*

- Lack of car parking spaces, which will result in cars parking on the footpath, blocking the sight lines from the side road L-4183-2 onto the Backline L-4183-6. Car parking space beside unit 4 is not served by footpath.
 - Signage will have to be erected for designated car parking spaces.
 - The base course of the road should be macadam.
 - Tactile paving does not appear to match up at crossing points, and at house unit number one, parking space is accessed by driving over tactile paving.
 - Public lighting- A survey will be required by Electric Skyline of the existing public lighting to confirm that suitable light will be provided to the new footpaths servicing the development. Existing public lighting may have to be upgraded. If so, this new public lighting should be constructed in the new footpath.
 - Existing overhead Eir line will have to be undergrounded.
 - Very narrow access from car park for library to back of units 3 and 4.
 - There is an existing concrete channel running along the site, on both the Backline L-4183-6 and the side road L-4183-2. The existing gully on the Backline located at the eastern corner of the site, will be diverted into the new surface water system serving the development, and additional new gullies constructed along the road edge of the site, and these too connected to the new surface water system. Gullies would be required where the kerb steps in for the designated car parking spaces.
 - All road openings carried out to be reinstated to the standard set out in the Purple Book and in consultation with the local District Engineer.
- * Following the supplemental documentation from Sweeney Architects dated August 23, 2021, and the information provided on the planned parking provided by the housing development and the New Library, I am content that the issue of car parking spaces has been addressed.

Senior Engineer **Water Services** report received on the 23rd July 2021

- The proposed development lies near a water distribution area serviced by Irish Water.
- The applicant shall submit a pre connection enquiry and the connection feasibility can be determined.
- Where the applicant proposes to connect to a public water network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
- All works and drawings shall comply with the Irish Water Standard Details and the Irish Water Code of Practice for Water Infrastructure, Connections & Developer Services, Design & Construction Requirements for Self Lay Developments.

Chief Fire Officer report received on the 13/08/2021

- A Commencement Notice is required in respect of these works. The Commencement Notice and required fee and associated documentation to be uploaded to the BCMS before works commence.
- The works should be supervised by an Assigned Certifier and a Certificate of Compliance on Completion should be entered on the Register prior to use or occupation.
- The residential units should be designed in accordance with Technical Guidance Document B, Volume 2, Dwelling Houses and any photovoltaic panels should be provided with an external isolation switch in accordance with ET101, 2008.

Access Officer report received on the 26th July 2021

No stated objection.

In light of the requirements of the Building Regulations and Building Control Regulations, it is recommended that any consent should include a separate letter advising the applicant as follows:

Notwithstanding the Part VIII approval in relation to this proposal, the Building Control Authority would advise that the buildings are subject to the requirements of both the Building Regulations and the Building Control Regulations.

In this regard you are advised that it will be necessary that you submit a Commencement Notice, in accordance with the Building Control Regulations, prior to any works commencing on this development. You are further advised that the Commencement Notice must demonstrate how this building complies with all aspects of the Building Regulations and it will be necessary that the commencement notice include a Certificate of Compliance (Design) by a registered architect, building surveyor or chartered engineer. It is also necessary that the project be supervised by an Assigned Certifier and that a Certificate of Compliance on Completion by submitted to the Authority.

Response

The purpose of this stage of the process (Part VIII public consultation) is to make the general public aware of the intentions of Leitrim County Council who are exempt from having to obtain planning permission to undertake development within their own administrative area. It is respectfully considered that all of the points raised in the submissions received, where considered relevant, will be taken into account at the detailed design stage of the project. The Local Authority will adhere to all requirements set out in the respective reports which relate to compliance with separate codes at detailed design and construction stage. The comments of the District Engineer are noted and will be addressed by way of condition.

4.2 Submissions from the General Public

There were 5 no. submissions received from the general public from the following;

1. Desmond Fowley
2. Desmond Gillmor
3. John & Joyce Gillmor
4. Fergus McGowan
5. Kevin Gillmor

The following is a summary of some of the concerns raised:

- Unwarranted provision of new houses given the number of existing vacant and derelict houses in the village.
- Desire for green space in the village at this location.
- Proximity of proposed houses to road and traffic safety.
- Issues with traffic volumes arising from proximity to funeral home.
- Concerns regarding car parking associated with proposed Library.
- Site more suitable to car parking and green space or sheltered outdoor space
- Car parking required at this centre location.

5.0 Assessment

5.1 Policy Assessment

This report has outlined the principal relevant provisions of the Leitrim County Development Plan 2015-2021 as applicable to the consideration of this Part VIII proposal. On the basis of the reports which were prepared and formed part of the Part VIII application, the Planning Authority is satisfied that the proposed development adheres to and is consistent with the policy framework contained with the statutory Leitrim County Development Plan 2015-2021.

The site is zoned as '*Mixed Use*' and the proposed use is 'acceptable in principle' with the zoning matrix as identified in Table 10 Land Use Zoning Matrix of the Leitrim County Development Plan 2015-2021 and therefore it is not considered that further analysis is required in this regard.

5.2 Siting and Design

The subject site is an infill site zoned as '*Mixed Use*' and covers an area of 0.087Ha and accessible from the existing 'Back line' road. The site is located to the rear of the permitted Library site approved under the Part 8 consultation, Register Reference 20-C-4. There is a gradual slope from the existing road with no formal or designated footpath along the side boundaries of the site. However part of this proposal includes the provision of a footpath along the roadside boundary located to the north-west and the north east sides. The site is currently occupied by a single storey storage shed and recycling receptables (See Photos 1 & 2 overleaf).

Photo 1

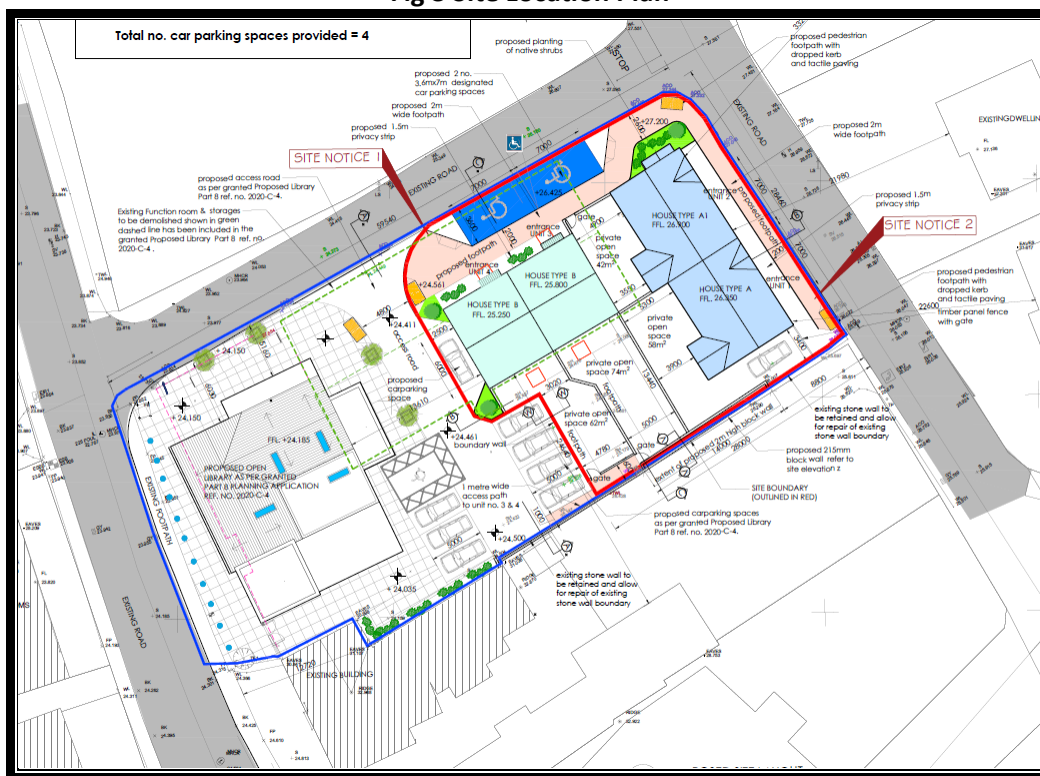


Photo 2



The proposal provides 2 no. 2 bed semi detached bungalows and 2 no. 2 bedroom 2 storey semi detached houses following the established road alignment and orientation of this existing access road (See Fig 3 Site Layout overleaf). The proposed units will be set back approximately 4.0m from the access road and will provide minimum 42sqm open space with the gable wall of house type B providing the rear boundary wall of house type A1. The proposed dwellings allow for sufficient private off street parking spaces to the front and side of the proposed dwellings. The dwellings will be served by a new footpath which runs along the front boundary of the subject site and will connect into the existing footpath that serves the library and beyond to the footpath along Main Street.

Fig 3 Site Location Plan



The proposed development provides 4 no. fully serviced units consisting of 2 no. 2 bedroom semi detached bungalows and 2 no. 2 bedroom semi detached units with the design matching and complimenting the existing units adjacent. A Planning ‘Briefing Report’ was submitted as part of this Part 8 documentation. This report includes the following:

1. Project Information
2. Location
3. Site Context
4. Proposed Scheme
5. Site Layout
6. Contextual Design

Project Information

The Project Information section provides a summary of the proposed development and identifies the owners as Leitrim County Council, provides a development description, identifies the coordinates, provides the site area, identifies the zoning as per the Leitrim County Development Plan 2015-2021 including reference to the site being located within an Architectural Conservation Area (ACA). A background synopsis of the site is also provided.

Location

The Briefing Report identifies the location of the subject site and associated zoning as it pertains to Dromahair being within the formal settlement envelope as identified in the Leitrim County Development Plan 2015-2021 Appendix E Book of Maps (Map 3). See Screen shot overleaf. The Briefing Report also identifies the Architectural Conservation Area zone (see screenshot overleaf)

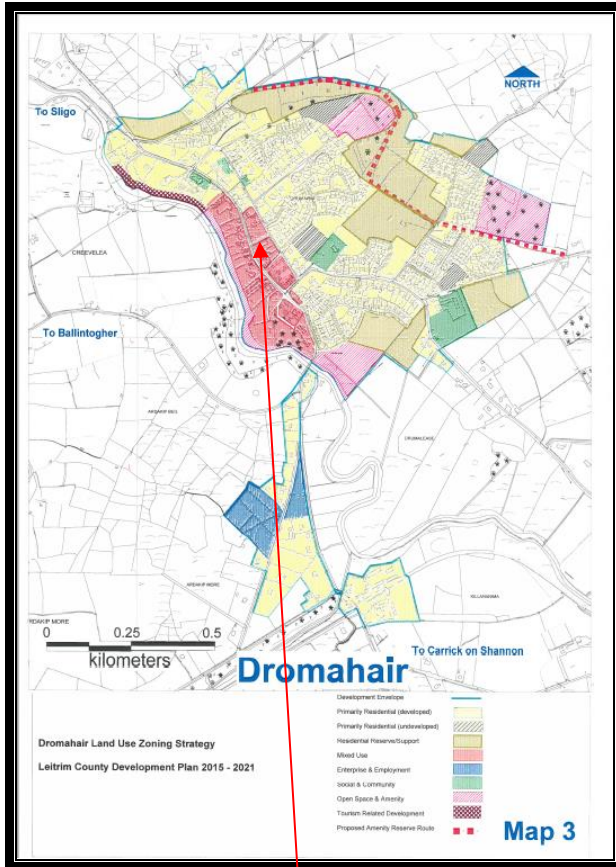


Fig 4 Subject Site

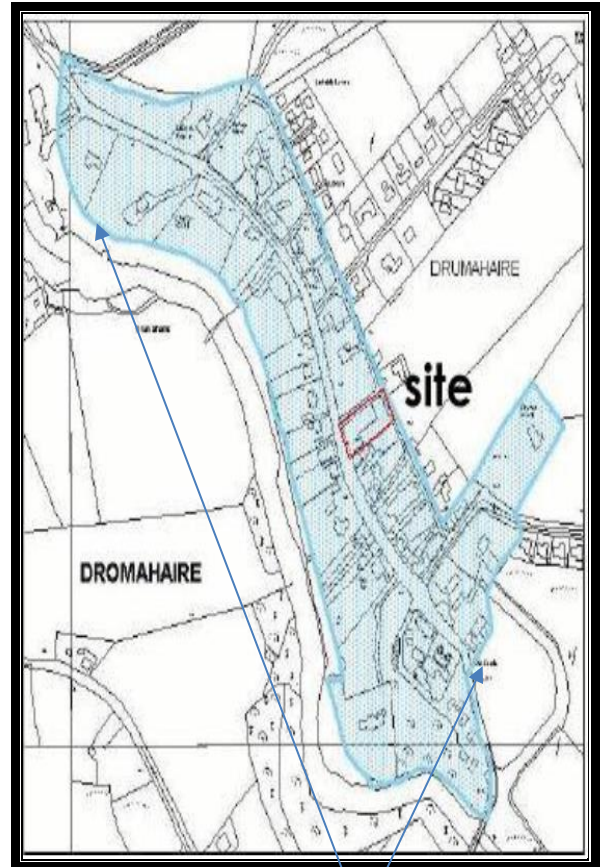


Fig 5 Dromahair ACA (Map 4.14 LCPD)

Site Context

The site context identifies the zoning including that the area of the site is 0.087Ha. The section of the *Briefing Report* identifies that there is no existing footpath at this location. However is to be included with this proposal and will provide a 2m wide footpath along the proposed side boundaries to serve the occupants and the wider community. The submitted details also asserts that the proposed houses will enhance the existing character and strengthen the existing streetscape at this location.

Proposed Scheme

This section of the *Briefing Report* acknowledges the site context with the proposed new development on the site adjacent to a new Library which was recently approved on the site adjacent to the west. (See Site Cross section screenshot below). It should be noted that the approved development includes some shared serviced space in the form of a vehicular entrance.

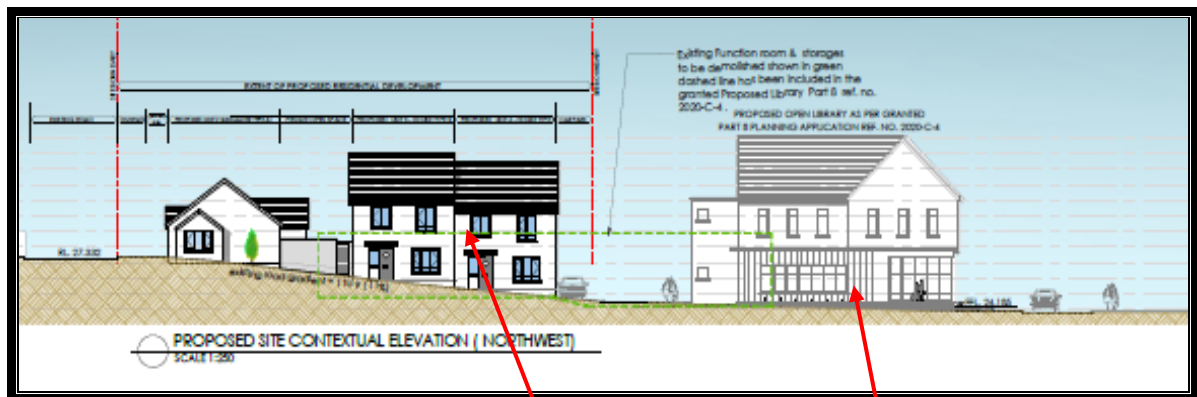


Figure 6 Site Cross Section of proposed development including proposed new library

It is noted that House Type A units are designed to cater for older people and as such a level access at the front and rear of the house has been provided with wider door clear opening proposed. Also, additional space has been provided for the future installation of stair lift (if needed) whilst the toilet is located beside the bedroom on the ground floor for ease of access and use of same. The design also allows for the future conversion of the ground floor toilet into a level walk in shower with walls of adequate strength to include handrails and shower seat etc. Hard spots in the ceilings are also included in the design to cater for the future use of hoist installation should the need arise.

The *Briefing Report* identifies the following guidelines which were used and applied in this project as follows;

- Recommendations for Site Development Works for Housing Areas (DELG) 1998
- Quality Housing for Sustainable Communities (DEHLG) 2007
- Design Manual for Urban (DECLG) 2013
- 10 ways co Construct a More Lifetime Adaptable and Age Friendly Home. Fingal CC 2019
- Technical Guidance Document M Access and Use. 2010
- Technical Guidance Document B Fire Safety Vol 2 Dwellings houses 2017
- Buildings for everyone, inclusion Access and Use (The National Disability Authority) 2002
- Sustainable Residential Development in Urban Areas (DEHLG) 2009
- Transport Infrastructure Ireland

Site Layout

The orientation of the proposed units is such that they will receive adequate natural daylight with each of the respective and individual private open spaces facing south and south west respectively thereby maximising passive solar gain. The proposals provide necessary private open space for each of the 4 units and is as follows:

Unit	Private Open Space
1	58m ²
2	42m ²
3	74m ²
4	62m ²

Figure 7

In relation to car parking, it is noted that sufficient parking spaces are proposed for each of the 4 no. units including for people with mobility issues with 2 no. disabled parking spaces located along the northern and roadside boundary.

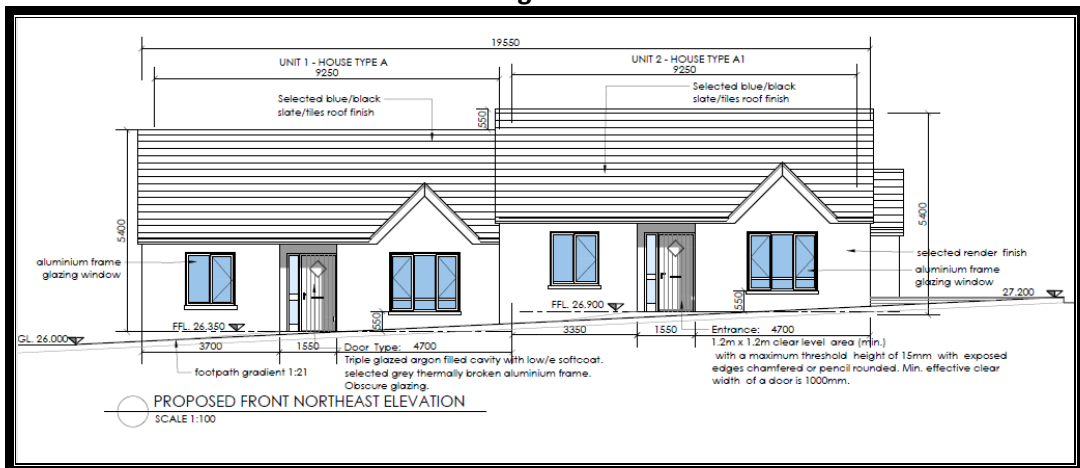
The proposals will also include a 2m wide footpath with uncontrolled tactile paving as per TII standards and which will also include a 1.5m privacy strip between the housing units and public footpath to provide a buffer between the intended occupants and 3rd party public footpath users.

The boundary walls along the southern side are 2m high rendered blockwork walls and piers and are to be provided and upgraded including a proposed 215mm block wall together with planter boxes with native shrubs. This will provide additional privacy for the intended occupants. The boundary walls between House Type B provides 2m high blockwork and rendered on both sides. The boundary treatment between the 2 semi-detached unit types provides a 2m high concrete H post and treated timber panel fence with 1m high gravel boarding to base.

Contextual Design

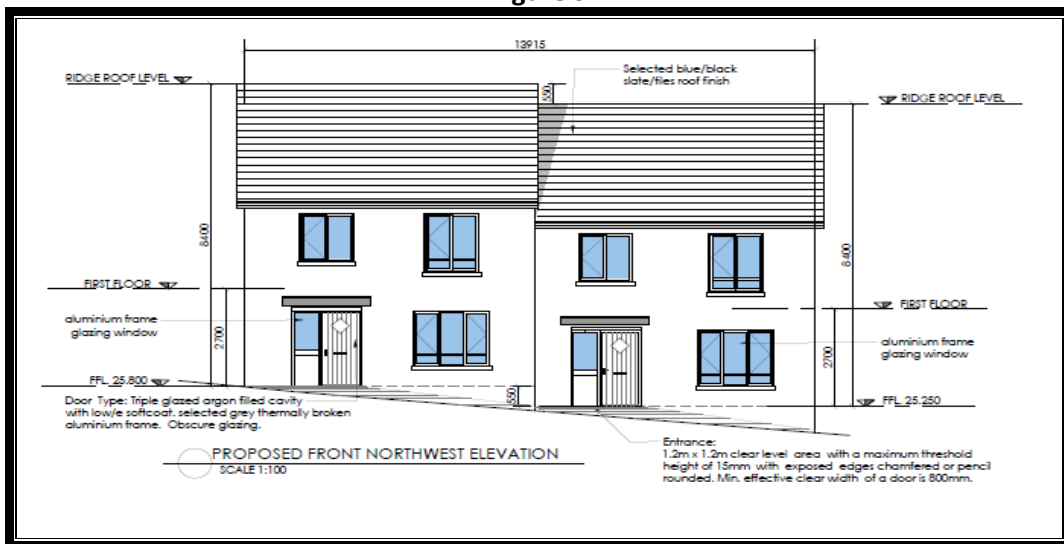
The proposals provide for 2 distinct design types which include 2 no. 2 bedroom semi detached bungalows (Type A&A1) and 2 no. 2 bedroom semi detached 2 storey units (Type B) (See screen shot overleaf).

Figure 8



Semi detached bungalows (Type A&A1)

Figure 9



Semi detached 2 storey units (Type B)

The *Briefing Report* states that the floor layouts are designed in such a way that are easy to understand, use and manage with open plan living, dining and kitchen layout. The details submitted presents the rationale for the overall scheme layout and also includes the individual floor areas of each of the units proposed. Overall the Planning Authority is satisfied with the design as submitted and the floor areas meets the minimum required as set out in DHPLG Guidelines (see Figure 10 & 11 overleaf).

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

House Type A : 2 bedroom Bungalow/3 person

Relevant Area	Proposed Unit	DHPLG Guidelines
Bedroom 1	13	13
Bedroom 2	7.1	7.1
Total area Bedrooms	20.2	20.1
Total Area Living/ Dining/Kitchen	28	28
Utility/storage	3	3
Floor Area	67.8	60

House Type A1 : 2 bedroom Bungalow/3 person

Relevant Area	Proposed Unit	DHPLG Guidelines
Bedroom 1	13	13
Bedroom 2	7.1	7.1
Total area Bedrooms	20.2	20.1
Total Area Living/ Dining/Kitchen	28	28
Utility/storage	3	3
Floor Area	69	60

Figure 10

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

Semi Detached House Type B : 2 bedroom/3 persons

Relevant Area	Proposed Unit	DHPLG Guidelines
Bedroom 1	13.7	13
Bedroom 2	7.9	7.1
Total Bedroom	21.6	20.1
Living Area (aggregate)	28	28
Storage	5	3
Floor Area	94	80

Figure 11

1. Density

The *Guidelines for Planning Authorities Sustainable Residential Development in Urban Areas* defines a small town between 2,000 and 5,000 inhabitants. Although Dromahair is not considered to be a ‘small town’ within this range, the subject site is located in the core of the settlement. The proposed development measures 0.087Ha and as such provides a density of 45.977 units per hectare. Given the location of the subject site, the Planning Authority accepts the density as proposed which is line with the ‘35-50 dwellings per hectare’ as per the guidelines above.

2. Overlooking

No impact arises in this case. The configuration of the rear garden spaces allows residential amenity to remain unaffected by the proposal.

3. Public/Private Open Space

The public open space requirement for the proposed 4 no. units is provided for within the existing area of public open space located adjacent to Dromahair. The small site area and the low number of units proposed does not allow for additional shared public open space.

In terms of private open space, each of the rear gardens within the proposed development exceeds the minimum 40m² standards as per *Best Practice Guidelines-Quality Housing for Sustainable Communities*. The Planning Authority is satisfied that all dwellings have clearly defined private open space.

A detailed landscaping plan has been proposed which allows for a mix of grass and planted borders with trees and hedging to soften the built edge.

4. Boundary Treatment

The proposals provide a measure of defensible space to the front of dwellings which avoids overlooking onto the private spaces of passers-by arising. Boundary treatments throughout the development range from standalone 1.8m high timber and concrete post fences between each rear garden and concrete retaining walls at varying heights around the perimeter of the site. This is acceptable.

5. Bin Storage

Specific bin storage space has not been identified on any of the drawings submitted. However the Planning Authority is satisfied that sufficient private open space has been provided to allow adequate bin storage within the rear gardens of each of the units.

6. Access and Traffic Calming

Access to the proposed development is via the existing service road. It is noted that the proposed development provides 1 no. parking space which does not meet the requirement of a minimum of 2 car parking spaces per unit as set out in Table 24 of the Leitrim County Development Plan 2015-2021. However under section 5.5.2 of the Leitrim County Development Plan 2015-2021, the Council can reserve the right to alter the car parking requirements having regard to the circumstances of each particular development and the proper planning and sustainable development of the area. Having regard to the nature of the intended occupants together with the number of bedrooms proposed and to the settlement core location, the Planning Authority is satisfied that sufficient parking spaces are provided in this case.

Further to this it is noted in the Supplemental Report submitted by e-mail on the 26th August 2021 that the proposed development is located centrally in the village and therefore encourages the occupants to use public transport, use recreational activity such as walking and cycling. The submission also makes reference to section 4.6.1 Sustainable Transportation which promotes more sustainable transport mode such as walking, cycling and public transport. The Report also refers to Section 5.5.1 (as above) where the Council reserves the right to alter the requirements below having regard to the circumstances of each particular development and the proper planning and sustainable development of the area.

7. Site Services

The site will be served by connections to the public water supply in the locality and existing foul sewer, both services now in the management of Irish Water. Surface water will connect to the existing surface water discharge.

5.3 Appropriate Assessment

NATURA 2000 sites are protected habitats for flora and fauna of European importance. They comprise Special Areas of Conservation (SACs), designated under the Habitats Directive and Special Protection Areas (SPAs), designated under the Birds Directive.

An Appropriate Assessment Screening Report was prepared by Noreen McLoughlin of Whitehill Environmental. This report notes that subject site is not located within or directly adjacent to any Natura 2000 site. The nearest being Lough Gill (Site Code 001976) which is 114m to the west. Boleynbrack SAC Site Code 002032 is located 9.3km east.

The conclusion of the Screening Statement for this project is that there would be no significant impacts on the qualifying interests or conservation objectives of any European Sites. The report submitted concludes that significant effects are not likely to arise, either alone or in combination with other plans or projects. Further to this, no mitigation measures were relied upon to make this assessment. This is acceptable and no issues arise in this regard.

The Planning Authority is satisfied that the project does not require to be progressed through to Stage II Appropriate Assessment under the Habitats Directive.

5.4 Invasive Species Report

An Invasive Species Report has been prepared for the proposed Part 8 Leitrim County Council development. The report was prepared by Noreen McLoughlin of Whitehill Environmental. The report finds that no species of Knotweed were found within the subject site. However certain precautions need to be complied with during the construction of the development.

5.5 Conservation Report & Impact Statement

A Conservation Report & Impact Statement has been prepared for the proposed development as the subject site lies within a designated Architectural Conservation Area as Leitrim County Development Plan, 2015-2021 (See Map 4.15 Leitrim County Development Plan 2015-2021). The report was prepared by Nicholas Sweeney of Sweeney Architects RIAI Conservation Grade 3 Architects. The report was prepared in accordance with the Conservation Principles and criteria set down in Chapter 7 of Architectural Heritage Protection: Guidelines for Planning Authorities (2011). The proposals identifies 2 items including the demolition of the existing building (Not protected) and the construction of a new structure(s). The conservation impact is considered to be Low and Positive. As such no issues arise.

5.6 Archaeological Screening Report

An Archaeological Screening Report has been prepared and submitted with this Part 8 application for the proposed development. This Archaeological report was prepared by Rory Sherlock, Consultant Archaeologist of Sherlock Archaeology. The report states that the proposed development will not impact upon any known archaeological monument with the nearest being over 150m away. The conclusion states that no mitigation is required and the impact on archaeology is very low. The conclusion further states that the proposals can proceed without any further archaeological mitigation. The Planning Authority is satisfied that no issues arise.

5.7 Asbestos Survey Report

An Asbestos Survey Report has been prepared and submitted with the Part 8 documentation for the proposed development. This report was prepared by Stephen Cullen of Asbestos Surveys Ireland Ltd. A survey was carried and completed on the 28th August 2020 and 10 no. samples taken. Of the 10 no. samples taken 4 no. samples (Sample 1, 2, 8 & 10) were found to have Chrysotile although was deemed to have low risk. Nevertheless, the recommended action was to remove same. It has been recommended that an Asbestos Contractor should be appointed before any refurbishment or demolition takes place.

5.8 Flood Risk Assessment

An Flood Risk Assessment has been prepared by Nevin Traynor of Traynor Environmental Ltd in accordance with the Flood Risk Management Guidelines 2009 and follows the approved approach with regard to Site description, Site Layout, Source Pathway Receptor (SPR) model (sequential approach/Justification Test), Determination of flood level, Mitigation Measures and conclusion. The submitted report also refers and includes the CFRAMS Fluvial Flood Risk Map which identifies that the subject site has not experienced significant flood risk (See screenshot overleaf).

Figure 12



The report concludes that the proposed development will not cause flooding to any other proposed development in the area and will not cause direct increased flood risk to adjacent properties. No additional flood storage compensation is required. The development will not impede flow paths and the access road is not at risk of flooding. The Planning Authority is satisfied that no issues arise.

5.9 Environmental Impact Assessment (Screening Report)

An Environmental Impact Assessment (Screening Report) has been prepared by Angela McDermott and Nevin Traynor of Traynor Environmental Ltd. The submitted report refers the following documents as follows:

- Environmental Impact Assessment (EIA) Guidelines for Consent Authorities Regarding subthreshold Development (DEHLG) 2003,
- Environmental Impact Assessment of Projects Guidance on Screening (EC) 2007,
- Guidelines on information to be contained in EIS EPA 2002.

The submitted EIA Screening Report concludes that the proposed project does not meet or exceed the threshold for which the preparation of an EIAR is mandatory as outlined in Schedule 5 of the Planning and Development Regulations 2001 (As Amended) or the thresholds listed in Part 2(10) of Schedule 5 in relation to 'Infrastructural Projects'. The Planning Authority is satisfied that no issues arise.

5.10 Bat Survey

A Bat Survey has been prepared by Caroline Shiel of Sweeney Architects. The submitted report states that the buildings were surveyed internally and externally on the 27th May 2021 with Bat detector surveys conducted on the 7th & 8th June 2021. No bats were recorded in the buildings surveyed together with no bat droppings noted. Some evidence of a bat feeding was encountered but no evidence of roosting was present. The report states that there will be no impacts arising from the proposed development on bats and as such the works will not require a derogation licence. The Planning Authority is satisfied that no issues arise.

6.0 Conclusion and Recommendation

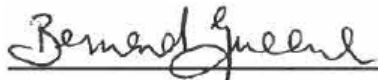
The Planning Department is satisfied that the principle of the proposed development adheres to the provisions of the statutory County Development Plan 2015-2021. The Planning Authority is equally satisfied that the proposed works will not adversely impact upon the local receiving environment and that the development would accord with the proper planning and sustainable development of the area.

Section 179(3) of the Planning and Development Act 2000, as amended, requires the preparation of a report by the Chief Executive of the Local Authority following the placing of the proposed Part VIII application on public display. This report shall culminate in a recommendation "*whether or not the proposed development should be proceeded with as proposed, or as varied or modified as recommended in the report or should not be proceeded with, as the case may be*".

It is recommended that the proposed development be proceeded with as proposed subject to the inclusion of the attached recommended conditions in Appendix 1.



Joe Duffy
A/Executive Planner
Date: 15th September 2021



Bernard Greene
Senior Planner
Date: 15th September 2021



Joseph Gilhooly,
Deputy Chief Executive
Date: 15th September 2021

Appendix 1 Schedule of Conditions

- 1 The development shall be executed generally in accordance with plans, particulars, details and specifications lodged as part of the Part VIII consultation documentation, save, as is herein under otherwise required or as agreed in writing with the Planning Department prior to the commencement of development.
2. Prior to the commencement of development, the following details shall be submitted to the Planning Authority and the written agreement of the Planning Authority obtained with respect to the following;
 - a) Details of signage to be erected for designated car parking spaces to serve the proposed residential units.
 - b) Details on the base course of the road to be provided in macadam.
 - c) Tactile paving shall match up at crossing points and no parking spaces shall be accessed by driving over tactile paving. A revision to the proposed car parking layout to serve unit no. 1 will be required.
 - d) A survey shall be submitted of the existing public lighting to confirm that suitable light will be provided to the new footpaths servicing the development. In the event that the existing public lighting may have to be upgraded, this shall be provided and constructed as part of the new footpath.
 - e) The existing overhead utility transmission line will have to be relocated underground.
 - f) The existing gully on the Backline located at the eastern corner of the site shall be diverted into the new surface water system serving the development and additional new gullies constructed along the road edge of the site which also connect to the new surface water system. Gullies are required where the kerb steps in for the designated car parking spaces.
3. Construction waste shall be managed in accordance with a Construction Waste Management Plan, which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. This plan shall be prepared in accordance with the “*Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects*”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Advice Note

- 1 The Planning Authority would advise that Connection Agreements will be required to be entered into with Irish Water to provide for service connections to the public water supply and wastewater collection network to serve the development and the standards and conditions set out in that agreement shall be adhered to.

In this regard;

- a) There shall be no negative impact to any of Irish Waters Drinking Water Source(s);
- b) Groundwater source(s) shall be protected so as to avoid deterioration in quality;
- c) No run off from the site shall be allowed to impact the intake;
- d) All development shall be carried out in compliance with Irish Water Standards codes and practices;
- e) Any proposals to divert or build over existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing, and;

- f) Separation distances between the existing Irish Water assets and proposed structures, other services, trees, etc. to be in accordance with the Irish Water Codes of Practice and Standard Details.
- 2 All road openings carried out to be reinstated to the standard set out in the Purple Book and in consultation with the North Leitrim District Engineer.
 - 3 An experienced asbestos contractor shall be employed to remove materials containing asbestos which have been identified at the site (asbestos roof sheeting, asbestos fibre cement slates, asbestos floor tile, asbestos ceiling tiles) prior to demolition works commencing at the site. Details of the asbestos contractor appointed to undertake these works should be forwarded to the Environment Department of Leitrim County Council.
 4. An Authorised waste collector, permitted to transport hazardous waste shall be employed to transport asbestos containing construction materials (EWC 17 06 05*) off site to an appropriate and authorised facility for the disposal / treatment of asbestos containing materials.
 - The appointed contractor should be requested to retain and submit all waste transfer docket and waste disposal receipts for this project; for inspection by the Environment Department of Leitrim County Council.
 - All asbestos removal contractors, permitted waste collection contractors, and permitted waste facilities which are intended for use should be documented in the C&D Waste Management plan with copies of waste collection permits, NWCPO permit numbers and / or Permitted Waste Facility / Certificate of Registration numbers presented in the document
 - Non-hazardous wastes generated during site development, such as soil, stone, concrete, bricks, ceramics, and tiles, shall be disposed of appropriately at an authorised facility to accept such wastes, again relevant waste codes, Waste Facility Permit / COR numbers and the NWCPO permitted waste collector numbers should be documented / presented in the C&D Waste Management Plan
 - Waste segregation and waste minimisation techniques should be applied where possible and this approach should be discussed in the C&D Waste Management Plan for the site
 5. Notwithstanding the approval of a Part VIII consultation process in relation to this application, the Building Control Authority would advise that the building is subject to the requirements of both the Building Regulations and the Building Control Regulations.

In this regard it is advised that it will be necessary to submit a Commencement Notice, in accordance with the Building Control Regulations, prior to any works commencing on this development. The Commencement Notice must demonstrate how this building complies with all aspects of the Building Regulations and it will be necessary that the commencement notice include a Certificate of Compliance (Design) by a registered architect, building surveyor or chartered engineer. It is also necessary that the project be supervised by an Assigned Certifier and that a Certificate of Compliance on Completion be submitted to the Authority.

The Commencement Notice and required fee and associated documentation to be uploaded to the BCMS before works commence.