



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Part 8 Planning Report

P r o j e c t :

9 No. Unit Social Housing Development at
Churchglen, Ballylanders, Co. Limerick

LA Housing Construction & Maintenance
Limerick City & County Council

D a t e :

February 2022

Design Team Directory:

Architect / Client:

Limerick City + County Council, Merchant's Quay, Limerick

Local Authority Housing Construction + Maintenance

Contact: Mr. Cathal O'Boyle / Mr. Don Shorten

Civil + Structural Engineer:

Cronin Sutton Cotter, 45 O'Connell Street, Limerick City

Contact: Mr. Gary Cotter

Mechanical + Electrical Engineer:

Moloney Fox Consulting, 46 O'Connell Street, Limerick City

Contact: Mr. Matt Fox

Project Supervisor Design Stage:

Aegis Safety Management, Greenpark Avenue, S.C.Rd., Limerick

Contact: Ms. Christine Madden / Mr. Mike Keyes

Quantity Surveyor:

Cuddy QS, 20/21 Grove Island, Corbally, Limerick

Contact: Mr. Dave Cuddy

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1.0 Introduction

This Part 8 Report addresses a range of topics that are pertinent to the planning process for the enclosed 9 No. unit social housing scheme in Church Glen, Ballylanders, County Limerick. This report contextualises the project with respect to: the proposed site and associated site conditions; the design approach; planning objectives; heritage, conservation and archaeology; accessibility; parking and bicycle facilities; services; materials and construction; and, environmental considerations, SuDs and biodiversity.

This project has been developed in accordance with current planning guidelines, departmental circulars and the Capital Works Management Framework (CWMF) process.



Above – 3D image of proposed scheme

2.0 Site Location + Description

The subject site (Co-ordinates: 52.368696 N, -8.344513 W [WGS84]) measures approximately 0.62 ha. in area and is located within the settlement of Ballylanders, which is approximately 40 km South-East of Limerick City on the Limerick-Mitchelstown Road. Ballylanders is 13km North of Mitchelstown and the Limerick / Cork border. The settlement is located in a valley in close proximity to Galtymore Mountain. Ballylanders is also 10km East of Kilfinane (LDP Level 4 settlement) and the Ballyhoura trails.

Access to the proposed site is via the existing residential access road serving the Church Glen estate, comprising of 27 no. two-storey and one-storey units. There are existing footpaths and public lighting provision in the estate. The town centre, which is 500m from the site and within a 10-minute walk, has a range of existing

services and amenities that support development in the area including: a church; community hall; GAA Club; Health Centre; Garda Station; park and playground; Ballylanders National School; and, a range of shops.



Above - Ballylanders Satellite Image with indicative Site Boundary (in Red)

3.0 Context + Planning Policy

The project approach has been developed with consideration to the Limerick County Development Plan 2010-2016 and the Draft Limerick Development Plan 2022-2028 (LDP), in addition to associated national planning documents and guidelines.

With respect to LDP Objectives for Level 5 Settlements, as defined by the Settlement and Housing Strategy, there are Planning Objectives from both National Policy and the LDP of relevance, including:

- NPO 3c – “30% of all new homes targeted within Level 5 Small Villages are within their existing built-up footprints.” Note the below LDP excerpt indicates the site location within the village boundary.



- SS013 Development within Level 5 Settlements – *“It is an objective of the Council within these settlements to facilitate development, subject to compliance with the following: a) The scale of new residential schemes shall be in proportion to the pattern and grain of existing development and shall be located within the development boundary, thus avoiding ‘leap frogging’ of development and delivering compact growth and providing for the organic and sequential growth of the settlement. Infill and brownfield sites will be the preferred location for new development. In this regard, any development shall enhance the existing village character and create or strengthen a sense of identity and distinctiveness for the settlement. b) New commercial developments shall generally only be located within the core area and shall contribute positively to the village streetscape. c) New community and social facilities shall be provided in conjunction with residential development as required.”*
- SS014 Scale of Growth for Level 5 Settlements – *“It is an objective of the Council to ensure that, generally, no one proposal for residential development shall be larger than 5–7 units. A limited increase beyond this may be permitted where demonstrated to be appropriate, dependent on the extent of the settlement and the services in place to serve growth.”*
- Policy SS P2 (Development of tier 2-6 settlements) - *It is policy of the Council to support the sustainable development of settlements within tiers 2-6.*
- Objective SS O1 (Scale of development within tiers 2-6): *Tier 5 settlements - Generally no one proposal for residential development shall be larger than 10-12 units. A limited increase beyond this may be permitted where demonstrated to be appropriate.*
- Objective SS O4: *Where no specific zoning is identified for a settlement, new developments shall be within or contiguous to the core identified for each settlement, thus avoiding “leap frogging” of development and shall be designed so as to consolidate existing villages /towns and provide for the organic and sequential growth of the settlement. Infill and brownfield sites will be the preferred location for new development.*

The proposal provides for 9 no. dwellings contiguous to the existing residential development and is considered to accord with the above policy and objectives.

4.0 Schedule of Units

The proposed development includes 9 No. housing units, which includes 5 no. houses and 4 no. duplex apartment units. This is summarised in greater detail in the table below for clarity.

House Type	Area	No. Units	No. Bedrooms	Double Bedrooms	Single Bedrooms	No. People p/Unit [Total]
A	101 sqm	1	3	2	1	5 [5]
B	77 sqm	1	2	1	1	3 [3]
C1 / C2	46 / 47 sqm	2	1	1	0	2 [4]
D	76 sqm	2	2	1	1	3 [6]
E	48 sqm	1	1	1	0	2 [2]
F1 / F2	46 / 47 sqm	2	1	1	0	2 [4]
Total	-	9	-	-	-	24 People

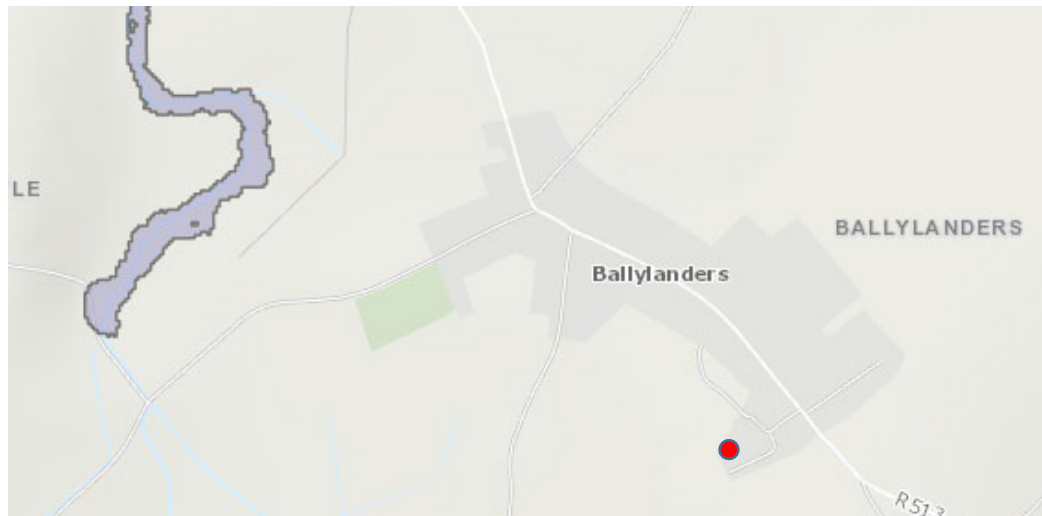
Note: House types C / F are duplex apartment units, with own door access to the first floor unit. The stairwell is approximately 19.8 sqm in each instance.

5.0 Site Conditions

The site is a greenfield site located in the existing housing estate of Church Glen. It slopes steeply from the road to the Northeast to the boundary to the Southwest. It can be accessed readily at an accessible level from the existing hammerhead to the South. The site is located to the rear of existing housing and the proposal will form a new urban block with the existing units. Two site boundaries are comprised of native hedgerows that will be protected and incorporated into the landscaping proposal for the completed development. There are scenic views of hills to the Limerick / Cork border to the East due to the sloping topography and elevated position.

5.1 Flood Risk Assessment

The site is located in an elevated position and does not appear to have immediate hazards in terms of a risk of flooding. As per the below excerpt from “floodinfo.ie”, national flooding maps indicate that the site is not located in a registered flood zone.



Above: Local flood zone in blue hatch, site location defined by red dot

5.2 Archaeology

A Preliminary Archaeological Impact Assessment was carried out (14.12.20) on the site by Sarah McCutcheon, Executive Archaeologist with Limerick City and County Council. The Assessment noted that there were no known monuments in the vicinity of the site.

It was noted that *“The field system has not changed since the first edition OS and there does not appear to be any pre 19th century field divisions. The proposed development, however, is over 0.5h (closer to 0.8ha) and is green field. In these instances, there would be a planning condition for archaeological monitoring during construction. In the previous schemes we have often erred on the side of caution and also carried out advance archaeological testing as part of the design process.”*

5.3 Topography

The site is located on a natural slope which has directly influenced the design of the road, landscaping and footpath layout in addition to the levels of the houses. This has primarily impacted the scheme with respect to: pedestrian access and gradients; ground works / retaining elements; varying floor levels; and terraced / ramped landscaping to both the public and private open space.

6.0 Design Statement

The design approach responds to a number of site conditions. There is a steep slope between the existing road servicing the one-storey elderly housing units to the North and the lower part of the site, to the Southwest, where the proposed road extension and turning circle are to be located. This factor results in connectivity and

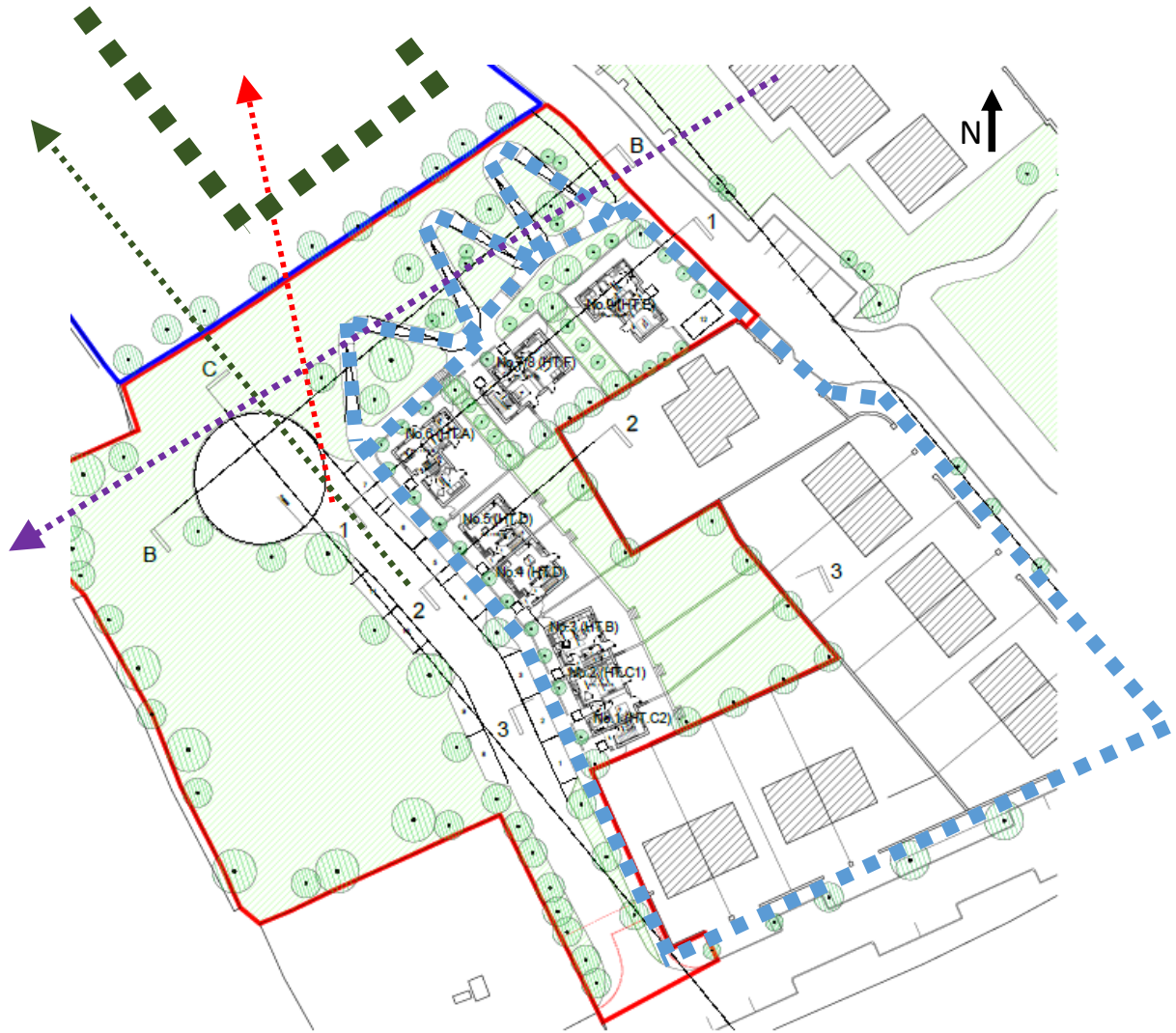
accessibility through the site being of particular importance, particularly in the context of the presence of accessible housing units and housing for the elderly. There are also a variety of existing house types in the surrounding estate and, in response to this context, the scheme has a varying approach to scale, form and finish. Public realm, house design and passive surveillance are further considerations of note.

6.1 Connectivity

As noted, the challenges posed by the natural slope of the site have a direct consequence on the layout of the proposal, the connectivity around the site and the potential for future development.

It is not practical to link the two vehicular roads with the natural incline that is present, the angle of the road (relative to the slope and an accessible pedestrian gradient) would be overly oblique with respect to the existing development. This approach would render a large area of the remaining site redundant and would not be pragmatic.

To optimise the land use for the current phase of development, the proposed lower turning circle provides an opportunity for a future “low road” to be extended and built parallel to the existing “high road”. This will enable effective land use and opportunities for future phases of housing in a layout mirroring the current proposal. The following diagram illustrates the approach in greater detail.



Above – Siteplan illustrating connectivity. Red Dashed Arrow – indicates required angle of road to achieve pedestrian gradient of 1:21 to natural slope on site; Purple Dashed Arrow – indicates public open space creating vista linking existing units to views of hills / countryside to the Southwest; Blue Dashed Line – indicates accessible pedestrian routes / permeability through the proposed development; and, Green Dashed Line / Arrow – indicates future phases of housing enabled by the approach to the slope / road / proposed site layout.

6.2 Scale, Form + Finish

The proposal reflects the site location in a rural town setting; incorporating densities appropriate to a village context and rural vernacular building forms, while maintaining a residential environment. The existing estate is comprised of two developments: a row of one-storey elderly housing units (to the North); and 10 No. semi-detached houses, in addition to a bungalow, that make up an existing “L” shaped block. This proposal seeks to complete the “L” block and form a new coherent urban block with a defined building line. It also introduces a softly landscaped green space to connect the roads.



Above – Siteplan illustrating scale / massing approach. Blue blocks indicate two storey units and purple blocks indicate single storey units.

The proposed houses relate in scale and form to the existing houses. The only unit proposed to the top of the hill is single storey to relate to the adjacent bungalow and the elderly housing units. It also functions to reduce the scale of the development as the taller two-storey units are located down the slope and consequently have a reduced impact. This is apparent in the enclosed Contiguous Elevations A-A – C-C [DWGs 19092-111 to 19092-113] in addition to the 3D visualisations.



Above – Image illustrating front elevation of units turning the corner to ramped pedestrian green area

A number of the units have recessed porch entries and the rear gardens which include raised planting beds and raised landscaped green areas, this is to manage the slope of the site. The small front open spaces are efficiently laid out to provide a private defensible space from the street and to house bins / bikes and planting to soften the front elevations.



Above – Image illustrating example of front garden with recessed porch incorporating corner window, seat and planter.

The houses are finished in painted render with a blue / black slate roof and Aluclad windows. A blue/grey brick is used to the front elevations to provide variation, contrast and depth. The front boundary treatment will also include galvanised steel railings that will allow for visual permeability and the opportunity for planting to soften the front boundaries over time.

6.3 Public Realm

The DMURS and QHFSC guidelines set out objectives and standards for street design, dwelling design, public open space and private open space which have been taken into account and carried through to this proposal.

- The design of internal streets within the scheme, including turning circles, corner junction radii, footpath and road widths comply with the parameters set out in DMURS. Carriageway widths will be minimised and combined with on-street parking to effectively calm traffic;
- The proposed building forms and interface comply with parameters for the proposed street types and aims to maximise active frontage and passive surveillance, while respecting the privacy of the individual units;
- The selected building materials will reinforce a sense of place with the proposed rendered elevations referencing local vernacular residential units;
- The roads layout within the proposed development will be designed in accordance with guidance set out in the Design Manual for Urban Roads and Streets (2013) and the LDP;
- Trees, footpaths, soft landscaping and high quality public lighting is proposed within and to the perimeter of the site;
- Trees planted will be of sufficient maturity to withstand potential vandalism;
- Provision of privacy strips to each unit with provide transition buffer from public realm.

Public Open Space:

The CDP requires the provision of 15% public open space in the case of residential development proposals on greenfield sites. The site area is approximately .62 ha and the proposed green space to the Southwest, within the site area, is .17 ha, which accounts for over the 15% requirement.

Shared Surface + Landscaped Area:

The shared surface area is to be a surface of hard landscaping where people and vehicles share a section of the street space safely, and on equal terms, and has been designed in accordance with guidance set out in DMURS.

The landscaped area, with ramped pedestrian access that links the two roads, has been included to manage accessible limitations set by the fall of the slope through the site. This has been used as an opportunity to provide a unique area of landscaping that will contribute to the individual character of the development and area. A palette of high quality hard materials and finishes and the careful placement of trees and street furniture will be included ensure a successful outdoor space for residents. Well designed and robust communal features will be incorporated into the area including; seating, so that people can gather and converse in comfort – particularly older people; and, street trees, areas of planting and a pockets of green space will provide a high level of amenity in a small area.

Private Open Space:

As per the LDP, 1-2 bedroom houses are required to have a 48 sqm rear garden and 3-5 bedroom houses are required to have a 60-75 sqm garden. Private amenity space [PAS] for apartments is set out in “Design Standards for New Apartments 2020” and one-bedroom units require a minimum of 5 sqm. The 9 no. proposed units comply with these standards as per the table below which outlines the proposed rear garden areas.

Unit No.	Unit Type	Garden / PAS Requirements	Proposed Rear Garden Area
1	1 Bed Duplex Apartment	5 sqm	176 sqm
2	1 Bed Duplex Apartment	5 sqm	147 sqm
3	2 Bed House	48 sqm	207 sqm
4	2 Bed House	48 sqm	85 sqm
5	2 Bed House	48 sqm	85 sqm
6	3 Bed House	60-75 sqm	75 sqm
7	1 Bed Duplex Apartment	5 sqm	27 sqm
8	1 Bed Duplex Apartment	5 sqm	96 sqm
9	1 Bed House	48 sqm	60 sqm

Note the design of the units has sought to provide rear gardens to all units, including the upstairs apartments. Due to the locations of the existing rear boundary walls this has resulted in generous back gardens in certain instances. This will be addressed in the landscaping specification at detail stage, bark mulch tree planting areas, with a geotextile membrane, will be included to create low maintenance garden zones for the residents.

6.4 House Design

The design of individual houses for the development aim to create active street frontages and to maximise passive surveillance of the surrounding streets and spaces. All units are provided with own door access. Room sizes within units are based on minimum habitable room sizes set out in ‘Quality Housing for Sustainable Communities – Dept. of Environment, Heritage & Local Government, 2007’.

6.5 Passive Surveillance

In order to create a safe and secure environment for residents, the proposed development emphasises an active frontage along the street and public open space. The scheme is designed with each dwelling type including forward facing living / kitchen-dining space to maximise overlooking of public areas. Elevations are designed to incorporate large windows to enhance passive surveillance of the entrances, street and landscaped area.

7.0 Accessibility

The proposed scheme aims to foster an inclusive approach to the design and construction of the public realm and new residential building developments. The site development works and residential units have been designed to comply with the requirements of Part M 2010, Section 3: Access and Use of Dwellings.

- The approach to dwelling entrances will be level or gently sloping;
- Main entrances will be accessible;
- Internal corridor widths / clear widths of doorways comply with TGD Part M requirements;
- All units will be provided with an accessible WC;
- Switches and sockets will be located at accessible heights; and,
- Rear gardens have been designed to accommodate accessible access.

8.0 Car + Bike Parking

As per the LDP the following tables address the requirements for car and bike parking in the proposed development.

Car parking requirement	Resident requirement	Visitor requirement	Total
Three-bed houses (1 no.)	1 space p/u (1 no.)	1 space per 3 no. Units (.3 no.)	1.3 spaces
Two-bed houses (3 no.)	1 space p/u (3 no.)	1 space per 3 no. Units (1 no.)	4 spaces
One-bed houses (1 no.)	1 space p/u (1 no.)	1 space per 3 no. Units (.3 no.)	1.3 space
One-bed apartments (4 no.)	1 space p/u (4 no.)	1 space per 3 no. Units (1.3 no.)	5.3 space
Total	9 No Resident Parking	3 No Visitor Spaces	12 No Total

Important Note – Unit No.9 (one-storey unit) to the top of the hill will have a private vehicular access point with parking to be located in the front garden of the house as indicated on the site plan and Contiguous Elevation AA

Bike parking requirement	Resident requirement	Visitor requirement	Total
Three-bed houses (1 no.)	1 space p/u (1 no.)	1 space per 2 no. Units (.5 no.)	1.5 spaces
Two-bed houses (3 no.)	1 space p/u (3 no.)	1 space per 2 no. Units (1.5 no.)	4.5 spaces
One-bed houses (1 no.)	1 space p/u (1 no.)	1 space per 2 no. Units (.5 no.)	1.5 spaces
One-bed apartments (4 no.)	1 space p/u (4 no.)	1 space per 2 no. Units (2 no.)	6 spaces
Total	9 No Resident Bike Parking	5 No Visitor Spaces	14 No Total

9.0 Materials + Construction

The building materials will be of a high quality with a focus on robust materials that reduce the requirement for excessive maintenance works. This will include rendered elevations with plinths and sections of brick elevations and brick to boundary walls.

Fibre cement slate roofing, aluclad windows and galvanised steel railings and gates are also proposed. Quality, durable materials will also be selected for external and landscaping finishes – street lighting, paving etc. It is envisaged that traditional masonry construction systems will be implemented throughout the project.

10.0 Mechanical + Electrical Services

10.1 Electrical Supply

An existing ESB minipillar is located at the entrance to the existing estate, this will provide the basis for an individual ESB connection for each residential unit. In order to ensure a clear and uncluttered appearance of the public realm, all mini-pillars will be concealed in boundary walls. A duct is to be included to the roadside parking spaces to provide provision of services for electric vehicle charging points in future. Refer to annexed Mechanical and Electrical Engineer's documents for further information.

10.2 Telecom Services

An existing Eir chamber is located at the entrance to the existing estate, this will be the basis for the distribution of telecoms ducting. Individual underground telecom ducts will be distributed to each of the new residences in the zone from a designated telecom distribution network.

10.3 Television

TV cabling and TV points shall be provided within each residential unit. Wire ways and data cabling shall be provided for broadband facility within each residential unit.

10.4 Heating

An exhaust air heat pump (EAHP) unit will be installed in each house complete with flexible connections and anti-vibration mountings. Wet areas such as utility rooms, bathrooms, en-suites, and kitchens will be provided with extract grilles from manifolds. Refer to annexed Mechanical and Electrical Engineer's documents for further and more detailed information.

11.0 Energy + Environment

11.1 Thermal Performance

U Values of individual elements of the buildings will be within the maximum elemental U-value standards set out by Technical Guidance Document Part L of the Building Regulations.

11.2 Water Conservation

All units will be provided with low or variable capacity flushing toilets as well as low volume taps and showerheads. Compact water distribution systems will be provided to hot water distribution pipework. Grey water systems will also be included with water storage tanks, connected to the rear rainwater down pipe / drainage system, provided to the rear garden for external domestic use / gardening.

11.3 Refuse

All units will be provided with individual secure bin store areas, located within the privacy strip at the front of the units or to the rear, in the case of semi-detached units with side access. These bin store areas will be robust in nature and will be constructed to match the front garden boundary construction.

11.4 Biodiversity

The scheme design has been developed with reference to guidelines set out in the publication Biodiversity in New Housing Developments: Creating Wildlife-Friendly Communities - NHBC Foundation 2021. In this respect, the existing hedgerows to the Northern and Western boundaries are being retained and the proposed works will be sensitive to that effect. This will incorporate these green buffers into the proposed boundaries and help to maintain cover for the flight of bats and birds. The retention of the hedgerow, and associated Trees, will also retain a natural habitat and provide a means for wildlife to move in and out of the green spaces around the proposed scheme. It will also provide shelter to the public open space which will contribute to the amenity of the scheme. In addition, areas of the public open space will also be landscaped and include wildflower meadow areas in line with the "avoid, minimise, rehabilitate, compensate / offset" framework for new greenfield housing development.

The provision of integral roost and nest sites / bee blocks will also be included to the facades / boundary walls to provide nesting sites for bats, house sparrows, starlings and solitary bees. These will be set out to provide shelter, passive solar gain, proximity to the existing hedgerow and support for native / migratory colonial species.

12.0 Drainage

12.1 Water Supply

It is intended that the scheme will connect to the existing services present in the housing estate, a pre connection enquiry has been made to Irish Water and the scheme has received approval in principle. Please refer to Cronin Sutton Cotter consulting engineer's enclosed documents for further information.

12.2 Foul + Storm Drainage

It is intended that the scheme will connect to the existing services present in the housing estate, a pre connection enquiry has been made to Irish Water and the scheme has received approval in principle, this has been enclosed as part of the submission for reference. Please refer to Cronin Sutton Cotter consulting engineer's enclosed documents for further information.

12.3 S u D s

As per LDP policy on surface water drainage, a sustainable urban drainage system will be incorporated into the design to manage surface water across the site. In terms of the approach, hard surfaces will be avoided, where practicable, and soft surfaces to encourage the slow-down of water run-off will be specified. The principles of the SuDs management train will be implemented through the use of swales to both the back garden slopes and also to the green spaces throughout the public open space. The green areas to the ramped pedestrian link (between the roads) will include appropriate planting to support rain gardens at intervals and as the proposal proceeds to the lower section of the site. Permeable paving will be included to hard landscaped areas and to the shared-surface to the road. As broached, grey water storage tanks will also be installed to the rear gardens to provide domestic grey water systems for garden use.

13.0 Conclusion

This Part 8 Report demonstrates how the enclosed 9 no. unit housing proposal in Church Glen has been designed and developed to constructively address: the requirements of local housing demand; local urban design objectives, the site and the characteristics of the local context; planning objectives; heritage, conservation and archaeology; accessibility; parking and bicycle facilities; services; materials and construction; and, environmental considerations, including SuDs and biodiversity.

The number of units proposed comply with the current Development Plan and the increase beyond the limit set under the Draft Development Plan is considered justified in this instance based on location, layout, provision of

services, and to meet the demand of the LCCC Housing Waiting List for the area. The scheme is a well-considered proposal that will positively address local housing demand in Ballylanders and contribute to the development of the unique urban fabric of the area.

PRE-PART 8 INTERNAL SUBMISSIONS

TO:	Planning Department, Limerick City & County Council
CC:	Cathal O'Boyle, Senior Executive Architect LA Housing Construction + Maintenance
FROM:	Don Shorten, Executive Architect LA Housing Construction + Maintenance
DATE:	Friday, 4 th Feb 2022
REFERENCE:	Part 8 Submission pertaining to the proposed development of 9 no. housing units at Churchglen, Glennahaglish, Ballylanders, County Limerick

By email, dated 24th January 2022, the Planning & Environmental Services Department requested that design documentation pertaining to the proposed development of 9 no. new Social Housing units at Churchglen, Ballylanders should be referred to a prescribed list of Limerick City & County Council personnel for proposal comment / input. A copy of the preliminary Scheme Design documentation was circulated to the noted personnel via email dated 24th January 2022. A summary of personnel to whom design information was issued along with a record of comments received is scheduled hereafter:

<i>Name:</i>	<i>Issued:</i>	<i>Comment Date:</i>	<i>Reference:</i>
Tony Carmody	24.01.2022	-	
Lorraine Treacy	24.01.2022	04.02.2022	Refer Appendix B
Brian Bourke	24.01.2022	-	
Tara Flanagan	24.01.2022	-	
Pat Fitzgerald	24.01.2022	-	
Simon Jennings	24.01.2022	-	
Sinead Kennedy	24.01.2022	02.02.2022	Refer Appendix A
Robert Gallagher	24.01.2022	-	
Sean McGlynn	24.01.2022	-	
Sarah McCutcheon	24.01.2022	-	
Tom O'Neill	24.01.2022	-	
Tom Cassidy	24.01.2022	-	
Michael Ryan	24.01.2022	-	

Appendix A - Submission (1)


Sinead Kennedy

Flooding

02.02.2022

Submission Details:

Comments received in respect of the Scheme Design proposal as circulated are itemised hereafter. *LA Housing Construction + Maintenance comments are included in respect to each point (in blue / italic font) for clarity.*

Flooding
Flooding:
<p>There doesn't appear to be any flood risk associated with the site. Extract from GIS with flood zones (fluvial) attached.</p> 
<i>Noted</i>

Appendix B - Submission (2)

Lorraine Treacy

Planning Department

04.02.2022

Submission Details:

Comments received in respect of the Scheme Design proposal as circulated are itemised hereafter. *LA Housing Construction + Maintenance comments are included in respect to each point (in blue / italic font) for clarity:*

Ballylanders is a Tier 5 settlement under the current County Development Plan 2010-2016 (as extended). I would include the following relevant policies and objectives as they are from the current Development Plan, which is the Development Plan in place now when this Part 8 application is lodged:

Policy SS P2 (Development of tier 2-6 settlements): *It is policy of the Council to support the sustainable development of settlements within tiers 2-6.*

Objective SS O1 (Scale of development within tiers 2-6): *Tier 5 settlements - Generally no one proposal for residential development shall be larger than 10-12 units. A limited increase beyond this may be permitted where demonstrated to be appropriate.*

Objective SS O4: *Where no specific zoning is identified for a settlement, new developments shall be within or contiguous to the core identified for each settlement, thus avoiding "leap frogging" of development and shall be designed so as to consolidate existing villages /towns and provide for the organic and sequential growth of the settlement. Infill and brownfield sites will be the preferred location for new development.*

The proposal provides for 9no. dwellings contiguous to the existing residential development and is considered to accord with the above policy and objectives.

Noted, these policies have been referenced in Planning Report

- Last paragraph on page 17 – I would change to say that the number of units proposed comply with the current Development Plan and the increase beyond the limit set under the Draft Development Plan is considered justified in this instance based on location, layout, provision of services, and to meet the demand of the LCCC Housing Waiting List for the area.

Noted, point included in report

- Ideally a landscape plan should be provided. However at a minimum, details of boundary treatments (overall site and between units) and planting schedule (native species) should be provided.

<p><i>Noted, please note a landscape schedule is included on the siteplan and notes have been included on boundary treatment and planting specifications</i></p>
<p>- Good commentary on how the layout responds to challenges of site contours.</p>
<p><i>Noted</i></p>
<p>- The existing mature hedgerow along two site boundaries are indicated as being retained in report which you should note on drawings.</p>
<p><i>Noted on drawings</i></p>
<p>- I would include setbacks to boundaries of existing adjacent dwellings on site plan.</p>
<p><i>Noted on drawings</i></p>
<p>- How is car space no. 12 being accessed? If a new vehicular entrance is proposed, you will need to include this in development description and make it clearer on drawings. Roads Section likely to look for sightlines to be illustrated.</p>
<p><i>Noted on drawings and report</i></p>