



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

## Housing development at Adare, County Limerick

**Planning report**      October 2019



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## Introduction

In accordance with Circular NI/2007 - Revised arrangements (or the Appraisal, Approval and Management of Social Housing Projects and the guidance document 'Quality Housing (or Sustainable Communities)' published by the Department of Environment, Community and Local Government (2007), the following planning report has been prepared for the provision of 31 no. new social housing units and 8 no. plots for affordable housing with associated service connections, lighting, drainage and landscaping at two separate development locations (henceforth referred to as the North and South development areas) for a site at Deerpark and Rathkeale road, Adare, County Limerick. This project will be developed by Limerick City & County Council under the Rebuilding Ireland Programme.

The proposed site plan developed by Limerick City & County Council identifies the following key objectives:

1. Set out a cohesive layout of two storey duplex and detached single storey dwellings to the Northern Site located off a new road which will connect the existing Deerpark housing Estate to the Rathkeale Road making best use of current local services and public infrastructures;
2. Set out a cohesive layout of semi-detached two storey dwellings and detached two storey future affordable housing plots to the Southern site located off a new road which will connect to the existing Rathkeale road;
2. Integrate the development with the existing Deerpark housing estate, the historical Limekiln and adjoining stone structure and possible future housing developments proposed for adjoining sites respecting existing street lines, considering the massing of the development in relation to falling contour levels and using appropriate materials;
3. Delivery of a high quality public realm and residential accommodation;
4. Examine infrastructural issues and options

The site comprises one of twenty sites identified for residential development and the delivery of social housing in the city and county. The site was identified by Limerick City & County Council and underwent an internal pre-assessment procedure with the Physical, Social and Economic pillars, to determine its suitability for housing. Accordingly, site selection was advanced taking a holistic approach to development and need throughout the city and county.

The proposed development comprises:

- (a) Provision of 31 no. units and 8 no. plots for affordable housing at two separate development locations. The housing typologies are comprised of 7 no. single storey residential units, 18 no. 2 storey residential units, 6 no. apartment units and 8 no. plots for affordable housing. The unit mix comprises; 2 no. single bedroom units, 17 no. 2 bedroom units, 12 no. 3 bedroom units.
- (b) New street connecting proposed scheme with Existing Deerpark Estate, new street connections to the N21, associated footpaths, the reconfiguration of the existing carpark (33 no. spaces) and the provision of new car parking (59

no. spaces);

- (c) Hard landscaping including; homezone areas, bin stores, privacy strip to front gardens, rear garden walls and installation of street lighting;
- (d) Soft landscaping including planting and trees;
- (e) Construction of and / or remedial works to boundaries with adjacent sites;
- (f) Construction of new watermain, new foul sewer connection, storm sewer and surface water drainage systems;
- (g) Connection to public utilities;
- (h) All associated site works.

## Architects Report

### 1.0 Site Description

The proposed housing development will be spread over two separate areas (Hereafter referred to as the Northern and Southern development area respectively) on a greenfield site located on the southwestern approach to Adare town. Originally part of Deerpark, an established woodland, the southern development area includes a stone faced boundary wall with an existing purpose built entrance off the N21 with adequate sight distances already provided. The narrow plot to the North of the site (the Northern Development Area) extends from the existing Deerpark housing Estate southwards towards an overgrown limekiln (behind which a Quarry is located) through eastwards towards the Rathkeale Road/N21 opposite the primary school, Scoil Naomh Iosaf. A carpark and attenuation tank have been recently constructed to the eastern end of the Northern Development Area as part of the N21 Adare Western Approach Improvement Scheme. As part of the project brief this carpark is to be reconfigured to provide for a new entrance point and road network that will service the proposed housing scheme and provide access to other backlands while accommodating the same number of car parking spaces. The land generally falls towards the eastern boundary and includes a number of mature oak trees spread intermittently throughout



Fig 01 - The Northern Development Area - Existing Site Conditions



Fig 02 - The Southern Development Area - Existing Site Conditions

## 2.0 Site Conditions

### 2.1 Archaeology

There are no Protected Structures and no Recorded Monuments within the boundaries of the subject site. The Recorded Monument, LI025-032001, classified as the historic town of Adare is located to the west of the site. Archaeological assessments including test excavations were commissioned for both areas designated for housing. Nothing of archaeological significance was recorded and no further mitigation is proposed. The future enabling works servicing the both sites (refer to subsection 11. Drainage), however, will be archaeologically monitored as stipulated by LCCC's Archaeologist.

There is an existing Lime Kiln, with an associated stone built structure located in the northern development area, neither of these has statutory protection and they are not listed on the National inventory of Architectural Heritage. The lime kiln is marked on the 1st edition (1840s) OS map, where it is part of an industrial complex, comprising the kiln, the associated structure, a quarry and access roads serving the complex. On the 25" (1900s) OS map the quarry has expanded in size. This would suggest that the lime-kiln and quarry may have supplied works within the town during the 19th century which makes it part of the later very extensive architectural heritage of the town.

It is proposed that, as part of this project, the lime kiln be preserved and rehabilitated, vegetation be cleared and loose masonry be re-pointed utilising best practice conservation techniques (lime mortar) and be made safe appropriately. The associated stone built structure will be integrated into the proposed development, re-purposed to provide accommodation while the proposed homezone to the front of the Lime Kiln will incorporate interpretative signage and a bench allowing people to engage with its unique character.



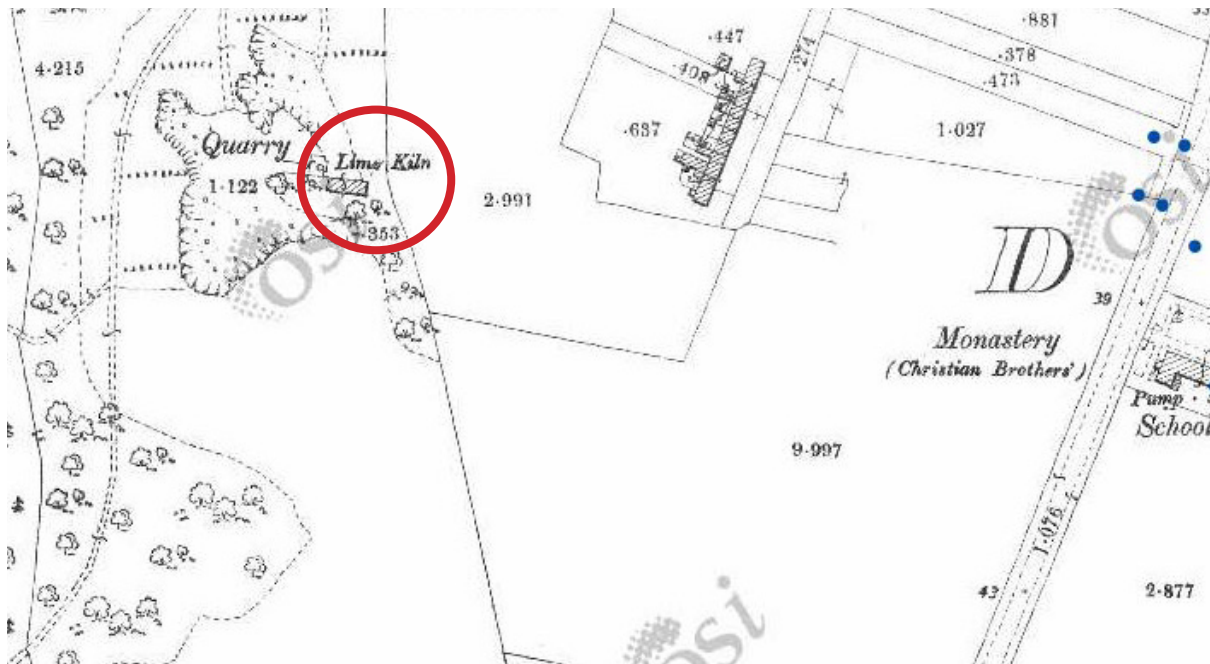


Fig 03 - The Northern Development Area - Lime Kiln referenced on the Historic 25" OSI map



Fig 04 - The Existing Lime Kiln today

## 2.2 Trees

There are a number of Significant trees/hedgerows located within and adjacent to the proposed development areas. These have been surveyed and documented as part a Tree Survey Report completed by Arborcare and included in this Part 8 submission. While every effort has been made to retain as many trees as possible, 3no. trees are proposed to be removed as part of this planned development.

*(Please note: number references below relate to Tree Survey report completed by Arborcare)*

T788 – To be removed – highlighted for removal in Tree report

T – 786 – To be removed – Agreed with Arborist– mitigation measures include the planting of two semi-mature oak trees to compensate for its loss.

T- 789 – To be removed – It is anticipated this tree will have to be removed in order to accommodate for required drainage service lines and a connecting road between the proposed linear development strip and the existing Deerpark housing estate. While we had endeavoured to keep this tree the required road levels as dictated by the existing levels to the front of the lime kiln (which we intend to rehabilitate and preserve as part of this proposal) require a level cut and retention between the proposed road and the existing green open space which will most likely undermine the root system as indicated in the RPA. In conjunction with the proposed road there are also planned service routes through this area. The positioning of these service routes was dictated by the need to tie into services available in the existing Deerpark Estate while avoiding excavation works through quarry lands to the north west (slit trenches were carried out to determine the start of the quarry). These proposed drainage connections will service not only the planned LCCC scheme but have been sized appropriately to accommodate potential future housing developments opening up development opportunities for a number of backland sites near the Adare village core. These proposed services are in accordance with Adare's LAP objective 'to provide for development which accommodates envisaged housing need and density to sustain vibrant socially balanced communities'. We propose to plant three semi-mature oak trees to compensate for its loss.

## 2.3 Bats

Data has been gathered by JBA Consulting from a preliminary habitat and roost survey carried out and from the assessment of transect and static bat detector data. It has determined that the suitability of the trees on this site for roosting bats is moderate and the suitability of this site for foraging and commuting bats is high.

It is noted that many of the mature, dying and dead trees on or near the site have potential roost features (PRFs). It is recommended that these trees are retained within the development. If they are to be removed, further surveys will be required to determine the presence of roosting bats; if presence of roosting bats is found, a derogation licence will be required for their removal.

Please refer to the Bat Report completed by JBA consulting for further information.

### 3.0 Context and Policy

Adare provides a number of civic amenities, schools, shops, pubs and churches for the rural hinterland, with a high concentration of urban buildings focused on the Y-shaped configuration of Main Street and Rathkeale road. The character of the village is informed, however by the culturally significant man-made and natural elements: Adare Manor and its attendant landscape features and the wooded banks of the Mague River contribute to Adare's position as the premier tourist town in Co. Limerick.

The consistent nature of the built environment, particularly in terms of scale, requires management and forward planning, in order to allow the village to grow in a sustainable and cohesive manner. This is recognised in the Adare LAP, which in accordance with strategic policy focuses on

- a) Rationalising the residential land use in the village to comply with the population targets as set out in the county development plan core strategy
- b) Ensuring development accommodates envisaged housing need and density to sustain vibrant socially balanced communities
- c) Ensuring that land use zones and objectives provide for adequate social and recreational facilities, in tandem with the growth of Adare
- d) Enhancement and development of the village centre
- e) Ensuring that the village develops in a way that protects and enhances the richness and integrity of the villages natural built and cultural heritage.

The proposed site to the South is zoned as a *'Residential Development Area - Phase 1'* while the proposed site to North extends across three different zoning catchment areas. The proposed single storey houses and 1 no. Duplex building are located along the linear strip of land to the East within the *'Residential Development Area-Phase 1'* zoning. An additional 2 no. Duplex buildings (one of which is a re-purposed existing stone structure) and historical Lime Kiln structure are located under the *'Existing Residential'* zoning. These proposed residential dwellings are interlinked via a (one-way) shared surface which transverses through the *'Open Space and Recreation'* zoning area.

Adjacent to the South Western boundary of the Southern Development Area the existing Deerpark woodlands is zoned as a potential Natural Heritage Area, and indeed the landscape naturally extends into the proposed site. It is the policy of the Council to ensure that the archaeological, natural and built heritage of Adare is protected.

**Objective ED5: Protect the natural built and cultural heritage features from unwarranted encroachment of unsuitable development.**



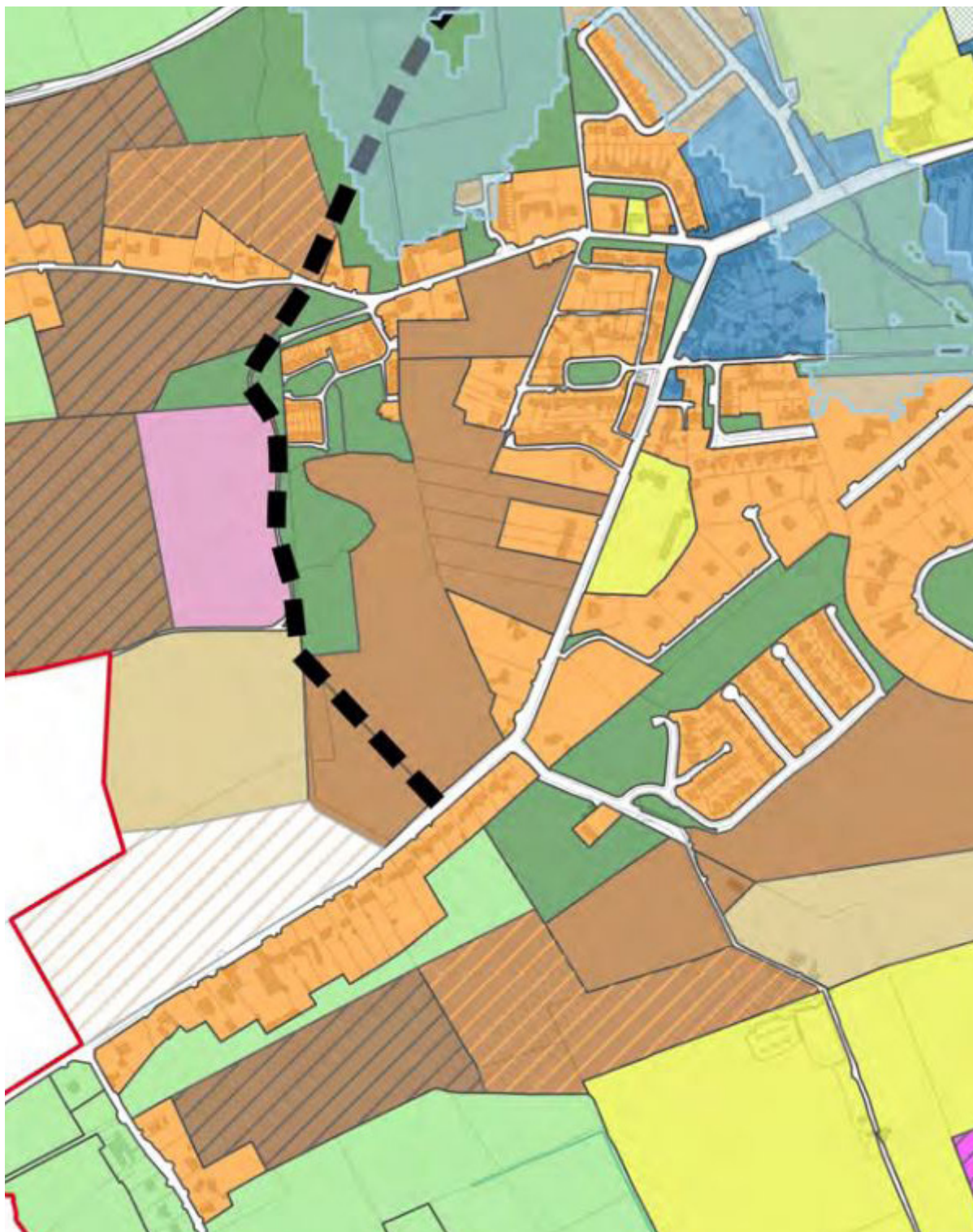


Fig 05 - Adare LAP Zoning Map extract

## 4.0 Schedule of Units

A total of 31 no. housing units and 8 no. plots for affordable housing are proposed as part of this submission. A full unit schedule is included in this Part 8 application. The following housing mix will be provided;

House Type	Proposed Mix
12 no. 3 bedroom / 5 person house ( 2 storey)	31%
6 no. 2 bedroom / 4 person house ( 2 storey)	15%
3 no. 2 bedroom / 4 person house ( single storey)	8%
4 no. 2 bedroom / 3 person house (single storey)	10%
4 no. 2 bedroom / 4 person duplex apartment	10%
2 no. 1 bedroom / 2 person duplex apartment	5%
<i>Affordable plots for future development</i> 8 no. 3 bedroom / 5 person house (2 storey)	21%

Unit Types	Quantity	Proposed Mix
1 bedroom units	2	5%
2 bedroom units	17	44%
3 bedroom units	20	51%

## 5.0 Design Statement

### 5.01 Connectivity

The Adare Local Area Plan has been reviewed to assess planned pedestrian and cycle routes and these have been incorporated into the design proposal. The roads layout within the proposed development will be designed in accordance with guidance set out in DMURS.

Northern Development Site:

Following road analysis and design in accordance with best practice, Dennany Reidy Engineers have redesigned the existing access junction (servicing the recently constructed car park) at Rathkeale Road to allow for new road access. Access to the reconfigured car park will be provided internally within the site via the new road. A one way street is also proposed from the existing Deerpark Estate southwards, connecting into the linear housing strip development. This one way street is proposed to be a shared surface, providing the people of the existing estate an accessible and safe approach to Scoil Naomh Iosaf. This shared surface will also provide a high quality public realm to the front of the existing Limekiln, highlighting its historical significance.

Southern Site:

The proposed access point to this site is located centrally along an existing entrance junction which has sufficient sight visibility splays provided. The principles of Homezones will be implemented within this development site. Through minimising carriageway widths, reducing

raised kerbs and combining pedestrian, vehicular and on-street parking to create shared surface streets we can effectively calm traffic in residential areas. Please refer to Dennany Reidy's report included in the part 8 application for full details on the road design and traffic assessments.

## 5.02 Public Realm

The DMURS sets out objectives and standards for street design, building forms, public open space design and building material palettes, which have been taken into account in the proposals now submitted.

- The internal streets within the site, including turning circles, corner junction radii, footpath and road widths comply with the parameters set out in DMURS.
- The proposed unit 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.
- Building materials will provide sense of character and place.
- The Southern Development Area will incorporate a pedestrian/cycle 'green route'.
- Trees, footpaths, soft landscaping and high quality public lighting is proposed within and to the perimeter of the site.
- Trees planted within the public realm will be of sufficient maturity to withstand potential vandalism. (Please refer to the JBA's Landscape Drawing for full details on the proposed landscaping).
- Provision of individual privacy strips to each unit, providing a transition buffer from the public realm.

## 5.03 Site constraints and implications on unit design

Northern Site:

- The site is mostly long and narrow with an average width of 25 metres.
- It must accommodate the attenuation tanks for the N21 surface water drainage and safe vehicular access to the site.
- There is a freestanding house and a care home adjacent therefore overlooking is an issue.
- The existing car park is required for parents for dropping children off to the nearby school.

Working with these design constraints, the proposed configuration for the scheme is as follows:

A series of low cottages, semi-detached 2 bedroom units are arranged in a row along the "town side" of the site boundary. Gardens to the front and rear are minimal (under 11m in length) to optimise the use of the site; there is space to the side for off-street parking. Single storey houses are proposed to avoid overlooking and to be compatible with the scale of adjacent housing along the road.

A small turning circle is established at the top of the road. This positioning of this turning circle is partially generated by the requirement to retain a mature oak tree but also to create a "hinge" between 2 parts of the Northern site. The road is bonded by a 2 storey apartment

block with windows facing the proposed green open space to provide passive supervision of the site at this point.

An existing small estate and historical Limekiln are located to the most northerly point of this site. Here a similar two storey apartment block is planned to be located adjacent to an existing duplex apartment building of a similar nature and scale. This building has been positioned to have windows from the living room area face the proposed homezone space to the front of the Lime Kiln providing passive supervision.

As part of the proposed renovation of the existing Lime Kiln it is proposed to renovate and re-purpose the neighbouring stone structure, inserting a contemporary duplex apartment into the existing stone framework (House Type G - refer to drawing P-126). In order to minimise the load on the original stone structure it is proposed to insert a steel framed upper storey inside the buildings existing walls. The metal cladding and glazing are suspended from the steel structure minimising the load. The lower-ground floor apartment will be set within the original stone structure utilising original openings for doors and windows where possible.

#### Southern Site:

The proposed housing typologies to the southern site reflect the sites location in a rural town setting; incorporating densities appropriate to a village context and rural vernacular building forms, while maintaining a residential neighbourhood environment. The building height to all units located here will be 2 storey, responding to the pedestrian priority homezone square to the centre of the plan, to which these dwellings address.

It was felt it was essential to have housing units positively address both the main entrance road off the N21 and the internal perimeter of the proposed homezone area. This layout results in minimal gardens (under 11m in length) to the front and rear to optimise the use of the site. The resulting restrictions on overlooking and distances between rear facing first floor windows between house types B & C where addressed by ensuring all upper floor habitable windows face towards the front elevations of the units. All rear-facing openings above first floor level are provided for ventilation/ light purposes and these will be opaque throughout.

The planned layout for the affordable housing development plots also take into consideration concerns of future overlooking within the adjoining site to the North and allow for the required 11m rear back garden. These plots will be the subject of future individual planning applications for development thereon.

## 5.04 House Design

The design of each unit for the proposed development aims to create active street frontage and maximise passive surveillance of the surrounding streets and spaces. A privacy strip mediates the transition from the public realm to the private dwelling. All units have external private open space in the form of private rear gardens and/or upper floor terraces. Room sizes within units meet or exceed minimum habitable room sizes set out in 'Quality Homes for Sustainable Communities' (DPHLG, 2007). In the houses, living and kitchen-dining spaces are located at ground level, with bedrooms on upper floors provided with generous windows. All units are provided with own door access.



In the duplex apartments, each unit is provided with own-door access and there are no communal shared circulation spaces. Upper floor apartments have a ground floor private yard accessed via the circulation core. The stairs to first floor level comply with Part M requirements for the ambulant disabled.

### 5.05 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 spaces. To the Northern site the scheme is designed in the formation of a continuous strip while to the south the scheme is designed in the formation of a courtyard, both arrangements eliminate exposed walls to rear gardens.

The internal layout design also supports the principles of passive surveillance. Generous windows to habitable rooms at both ground and first floor will maximise overlooking onto the public street. A privacy strip provides secure positions for individuals to enter and exit their dwellings, and the scale of this intermediate zone creates a usable space for the resident, further contributing to a sense of ownership and surveillance onto the street.



Fig 06 - Proposed Developable Area to the South

## 6.0 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 and minimum 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.

## 7.0 Car Parking

Existing Car park:

The recently constructed carpark / set down area located opposite Adare National School (constructed as an advance contract to the planned N21 overlay contract) is encompassed as part of the northern development site. Here, the development proposes the construction of 13 no. units (one and two-storey) along a new access route which will interconnect the existing Deerpark Estate (opening up the existing Lime Kiln) with the N21 at the National



Fig 07 - recently constructed carpark located across from Adare National School

School. In so doing, the development will necessitate reconfiguration of the existing carpark / set down area for reconciled access to / from the N21. The same number of car parking spaces will be provided by the reconfigured carpark.

#### Proposed Car Parking:

Table 10.5 of the CDP sets out vehicle parking requirements as follows:

Car Parking Requirements	
Dwelling	
3 bedroom or less	1 space
4 bedroom or more	2 spaces
Visitor Parking	1 space every 3 dwellings
Flat/Apartment	
2 bedroom or less	1 space
3 bedroom or more	1.5 space
Visitor Parking	1 space per 2 apartments

Number of proposed car parking spaces provided to the Southern site:

18 No. Units - require 18 no. Spaces (all 3 bedroom units or less)

Visitor car parking - 6 no.

*24 No. total car parking spaces required under the CDP*

**30 No. Total provided (inclusive of 2 no. Disabled spaces)**

Future affordable housing:

8 No. Units - 8 no. Spaces (all 3 bedroom units or less)

Visitor car parking - 3 no. Spaces

*11 No. total car parking spaces required under the CDP*

**16 No. Total provided**

Number of proposed car parking spaces provided to the Northern site:

Total no. Of spaces required - 13 (all 2 bedroom units or less)

Visitor spaces required 3 (for apartment units) + 2 (for housing units) = 5

*18 No. total car parking spaces required under the CDP*

**13 No. Provided**

It is proposed that the required 5 no. visitor car-parking spaces be accommodated in re-configured carpark to the east of the Northern development area. There are 33no. spaces available in this carpark.

**Total combined north & south car parking spaces provided - 59**

## 8.0 Materials and Construction

Quality, durable materials will be selected for external finishes including; nap and rough cast rendered elevations to housing units A-F, fibre cement roof slates, timber/aluminium windows, hedging to the front boundaries with galvanised steel access gates, and timber post and panel fencing to rear gardens.





Fig 08 - PKA's Sea Thrift Cottages -A similar material palette is proposed for Deerpark



Fig 09 - Hollybrook Grove House Dublin - it is proposed to utilise contrasting render finishes as a feature in a similar way in Deerpark

It is envisaged that traditional reliable construction technology will implemented for house types A-F, including masonry block cavity wall construction and timber roof trusses.

For house type G the proposed preservation and consolidation of the existing stone shed structure is fundamental to achieving an architecture where the old and new complement each other. The new building proposes to use the foundations and outer walls of the old stone structure, but a new metal framework will be inserted in the interior to create the upper floor apartment. The proposed metal cladding to the upper storey will contrast and interact with existing stone walls creating a different all be it rural architectural language.



Fig 10- Existing Shed At Deerpark



Fig 11 - The proposed preservation and consolidation of a similar stone shed in Northern Ireland (McGarry Mooney Architects)



Hard landscaping materials will be selected from material palettes identified in DMURS, please refer to JBA's landscape drawings for further information.

## **9.0 Mechanical and Electrical Supply**

### **9.1 Gas Supply**

An existing Gas Networks Ireland underground gas line is available opposite the site, along the Rathkeale Road (N21). This will be extended to provide individual gas supplies and associated metering facilities, complete with vandal resistant enclosure, terminating at the entrance to each residential unit on the ground floor. In order to ensure a clear and uncluttered appearance of the public realm, all meter boxes will be concealed, having regard to dimensional requirements of ESB Networks and Gas Networks Ireland.

### **9.2 Electrical Supply**

Individual ESB single-phase supplies will be provided to each residential unit.

### **9.3 Phone & Broadband/ Telecom Services**

Individual underground Eir (telecom & cable) ducting will be distributed to each of the new residences in the zone from a central underground media distribution network to run under the proposed roads.

### **9.4 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.

### **9.5 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.

## **10.0 Energy and Environment**

### **10.1 Thermal Performance**

High insulation levels, minimising thermal bridging and specified U-values and air-tightness (as set out in Part L of the TGD Building Regulations) will result in high levels of energy efficiency to all units.

### **10.2 Water Saving Measures**

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.

## 11.0 Drainage

A separate enabling service works contract will be carried out in advance of the proposed Part 8 housing development in order to de-risk the proposal (Refer to drawing P-350). These works will include for the installation of foul and storm water drainage services. As part of a direct major connection agreement carried out by Irish Water for LCCC (fig 12) which is currently underway, a foul sewer (public) extension will extend southwards from Adare Village to service the site. The proposed foul line for this Part 8 housing scheme will fall to the east (towards the N21 road) and tie into this planned public foul sewer extension. The proposed enabling works for the surface water drainage will discharge by gravity into the existing storm water sewer located at Deerpark housing estate adjacent to the proposed site.

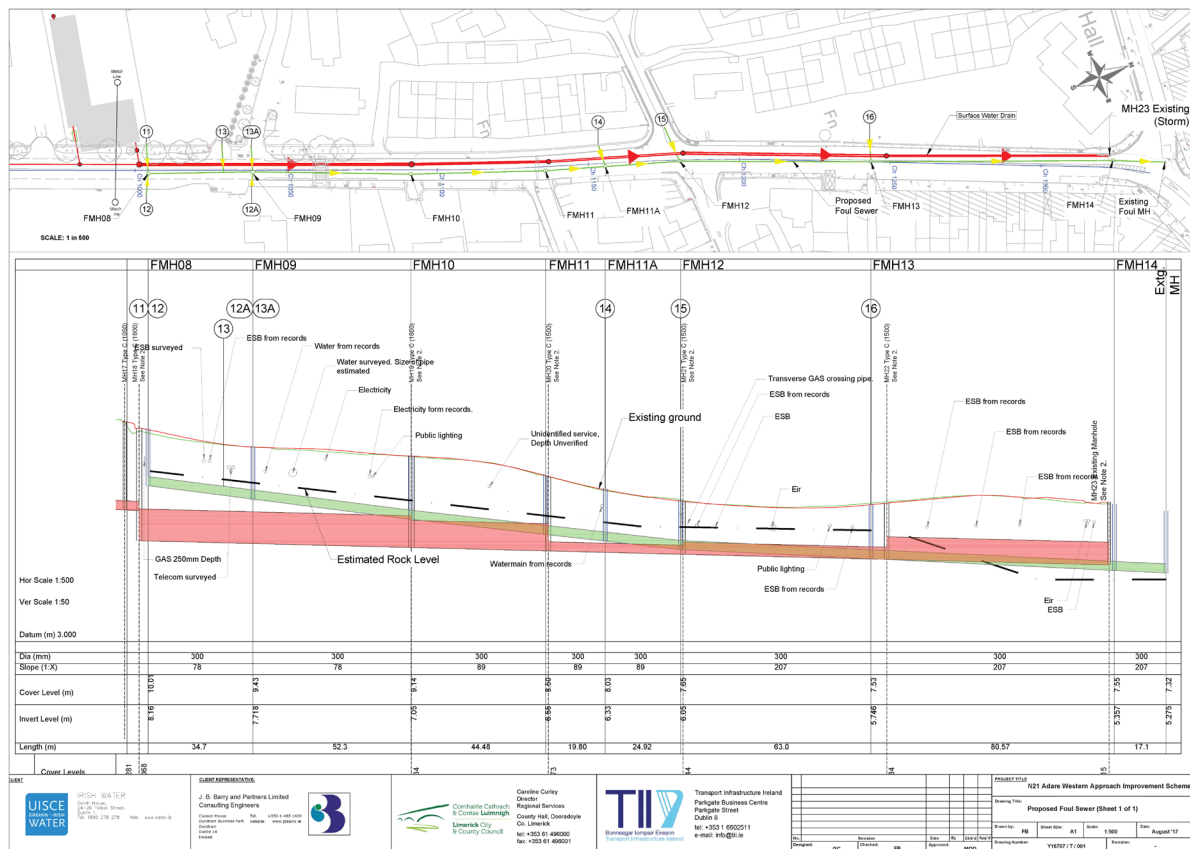


Fig 12 - N21 Adare Western Approach Improvement Scheme - Proposed Foul Sewer drawing

### **11.1 Water Supply**

It is intended a 100mm dia. cPVC water main will serve the development through connection to the existing public supply water main on the Rathkeale Road to the East of the site. Please refer to Dennany Reidy consulting engineer's report.

### **11.2 Foul Drainage**

The proposed system indicates gravity sewer connections from both development areas with 2no. duplex buildings connecting to an existing sewer to the North of the site (at the existing Deerpark housing Estate) and rest of development connecting to a planned foul sewer to the East (to be developed as part of the N21 Adare Western Approach Improvement scheme). Please refer to Dennany Reidy consulting engineer's report.

### **11.3 Surface Water Drainage**

It is proposed to discharge the surface water generated by the proposed residential developments at both the North and South Sites to new drainage pipework to be installed as part of the enabling works contract carried out in advance of this proposed housing development. The proposed surface water drainage will discharge by gravity into the existing storm water sewer located at Deerpark housing estate adjacent to the proposed site. All surface water shall be attenuated prior to discharge to the proposed drainage pipework installed as part of the enabling works.