

Section 179.A Planning Report (Architectural)

for 18 no. Housing Units at Brugh na Deise, Bruff, Co. Limerick

Prepared by LA Housing Construction & Maintenance Dept.
Limerick City & County Council
24th February 2024



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1. Team Directory

Client	LA Housing Construction & Maintenance, LCCC. Representatives: Caroline Curley (Director of Service)
Project Manager	LA Housing Construction & Maintenance, LCCC. Representatives: Aidan Doyle (Project Manager)
Architect	LA Housing Construction & Maintenance, LCCC. Representatives: Brian Ranahan (Project Architect)
Civil & Structural Engineer	Cronin Sutton Cotter Consulting Engineers Representatives: Fionnán De Burca.
Mechanical & Electrical Engineer	CBS Consulting Engineers Representatives: Rory Yates.

2. Introduction

This Section 179A application is for the provision of 18 no. housing units on land owned by the Housing Agency at Brugh na Deise, Bruff, Co. Limerick. Please refer Appendix 1 for consent as provided to Limerick City & County Council to apply for approval to deliver the proposed development. The Council seeks to create sustainable communities and acknowledges that this requires the delivery of quality housing in well-managed estates. This report has been prepared and compiled by Limerick City & County Council's LA Housing Construction & Maintenance Department.

3. Development Overview

The subject site is located within the settlement of Bruff, and to the rear of the Brugh na Deise housing estate. Please refer to the Site Location Map. Measuring 0.81 hectares in area, the site is green-field and agricultural in nature. Hedgerows bound the site to the east, north and west, and it is proposed to retain same.

The site is bounded to the east, north and west by green-field sites, and to the south by the Brugh na Deise housing estate.

Site suitability:

1. The site is zoned for residential development as per the Limerick Development Plan 2022-2028. The proposed density for this development is in line with Limerick Development Plan requirements. The proposal as designed has undergone pre-planning assessment by the Limerick City & County Council Planning Dept.
2. Refer to Engineering drawings and reports for all roads and civils proposals. The site is serviced by the existing public road at Brugh na Deise.
3. The site is not vulnerable to flooding, and can be serviced by connection to the existing drainage network.
4. Refer to AA & EIA screening reports for environmental assessment.

4. Environment & Heritage

Refer to AA & EIA screening reports for environmental assessment.

The proposed development does not fall within or in proximity to any of the following Natura 2000 sites:

1. Special Protection Area (SPA).
2. Proposed Natural Heritage Area (pNHA).
3. Natural Heritage Area (NHA).
4. Special Area of Conservation (SAC).

There are no protected structures or national monuments location within the site.

5. Development Standards

Development Density

The proposed density for this development is in line with Limerick Development Plan requirements.

Access & Parking Provision

Refer to Engineers proposals regarding roads, vehicular parking & bicycle parking provision.

Public Open Space & Private Open Space

A minimum of 15% of the site area will be provided as public open space. Refer to the two areas of public open space to the northern end of the site.

The provision of private open space for each unit will meet the requirements of the Limerick Development Plan 2022-2028. Each unit will have an area of private open space to the rear of the unit, with an additional privacy strip to the front. All privacy strips will be secured by walls, railings and own access gates.

Compliance with Part L Regulations

Air-to-Water Heat Pump systems will be installed in each unit to provide both space and hot water heating. This will meet the current requirements for inclusion of renewable technologies as set out in Part L.

Electric car charging infrastructure will be provided as per Part L requirements. Detailed M&E proposals have been provided as part of this application.

Compliance with Universal Design Standards

6 no. of the proposed units have been designed to comply with Universal Design Guidelines. The units in question are located in Block C: Units 13 – 18 inclusive. These units are comprised of 2 no. and 3 no. bedroom single storey dwellings.

6. Design Statement

Summary

1. Proposed 18 no. units (16 no. houses and 2 no. apartments).
2. An extension of the existing road at Brugh n Deise will service 12 no. units to the eastern side of the site and 6 no. unit to the western side of the site. A turning circle at the end will allow for general vehicles to turn including fire tender and bin trucks.
3. The 12 no. units along the eastern boundary are two storey in height and continue the building line established by the existing houses no.'s 15 & 16. The architectural form will be conventional pitched roof, with roughcast render the predominant external finish, and with selected areas of brick to the front and at ground floor level.
4. The 6 no. units to the western part of the site will all be single storey in nature, with roughcast render the predominant external finish. These units are arranged in perimeter formation, ensuring no exposed side and rear garden boundary walls. These 6 no. units have been designed to comply with Universal Design standards.
5. The scheme has been designed to ensure minimal exposed side or rear gardens, with compact and coherent street edges throughout.
6. Roof form proposed for the 6 no. unit block has been designed to absorb the change in site levels and present a coherent architecture on the street.
7. Provision of vehicular parking to either side of the new street, including accessible parking, bicycle stands and e-charging points as per the requirements of Limerick Development Plan 2022-2028.
8. 15% open space provided to the northern end. There is also an existing playground immediately south of the development.
9. Side access paths have been provided for access to the rear gardens, including for bin storage. Exceptions to this are Unit No's 11, 14, 16. For these units, secure bin storage will be provided to the front garden privacy strip.
10. Existing hedgerows will be retained save for works to erect fences along the boundaries. Baekart fences will be erected to rear gardens of units along the eastern boundary (Unit No's 1-12) to ensure that wildlife can continue to pass through the hedgerow, and to ensure that light and rainfall continues to pass through the hedgerow.

Development Schedule

Site Area:	0.81ha
No. of Housing Units:	18
Proposed Density:	22.2 upha
No. of Bed spaces:	80 (Average of 4.4 per unit)
No. of Parking Spaces:	30

Schedule of Units

1 Bedroom Units:	2 no.
2 Bedroom Units:	8 no.
3 Bedroom Units:	6 no.
4 Bedroom Units:	2 no.
Total:	18 no.

Materials Selection

Note: All proposals for material finishes to be issued to Limerick City & County Council's representative at detailed design stage for approval. All materials to be approved by Limerick City & County Councils representative on behalf of the employer.

A. External Walls

Predominantly roughcast render finish. To be painted with suitable paint. Roughcast not to be confused with pebbledash finish.

Clay brick to selected areas around house entrances and entrance recesses.

Suitable beading to be used where there is a transition from render to brick.



Figure 2.0 – Roughcast Render.

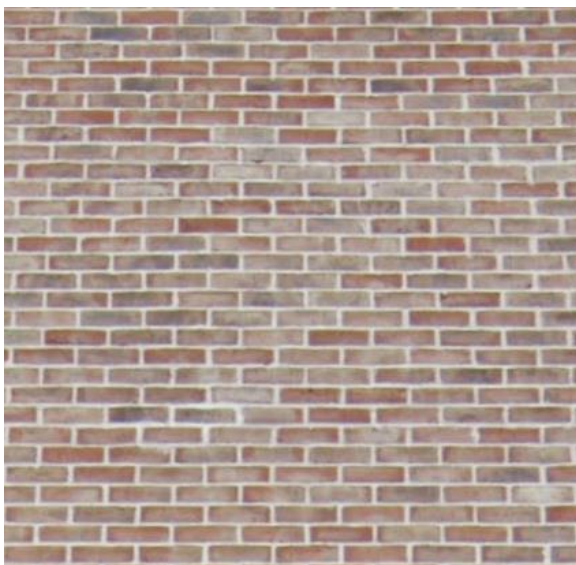


Figure 3.0 – Clay brick to selected areas.

B. Roof

Standing seam roof finish or equivalent to the Employers approval.

Eaves and dry verge details to be approved by the Employers Representative at detailed design stage.

C. Rainwater Goods

Powder coated galvanised steel rainwater goods system. Round pipe style.



Figure 4.0 – Round pipe style galvanised steel rainwater goods.

D. Windows & Doors

Alu-Clad windows and external doors – for all items. Front external doors to be flush panel in style with integrated fixed side glazed panel the same height as the door.

Alu-Clad windows to be flush style finish to external face; for example where a window has casement opening section, the external face of the opening section is to finish flush with the external face of the frame, when the opening section is closed.



Figure 5.0 – Flush panel style Alu-Clad front entrance door with integrated fixed side glazed panel.



Figure 6.0 – Flush panel casement style windows.

E. Front garden boundary treatment

Front garden boundary treatments to be a mix of brick wall and galvanised steel railings. To be designed in detail at detailed design stage, and to the approval of Limerick City & County Councils representative.



Figure 7.0 – Boundary railings style.

End of Report

Appendix 1

An Ghníomhaireacht Tithíochta
The Housing Agency



16th May 2023

Planning Department
Limerick City & County Council,
Merchants Quay,
Limerick,
V94 EH90

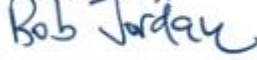
Re: Proposed Social Housing development by Limerick City & County Council – Brugh na Deise, Bruff, Co. Limerick

Dear Sir / Madam,

We wish to confirm that the Housing & Sustainable Communities Agency (the Housing Agency), as the legal owner of lands at Bruff, Limerick (Folio LK65986F) gives consent to Limerick City & County Council to submit a Part 8 Planning Application for 18 units on 0.81ha of the lands contained within the folio.

It is intended that Limerick City & County Council will carry out the physical development of the land under a license agreement. The ownership of the subject lands land will transfer to Limerick City & County Council on completion of the development and subject to approval of the Board of the Housing Agency and Minister for Housing, Local Government & Heritage.

Yours faithfully,



Bob Jordan
Chief Executive Officer

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