

**CONSTRUCTION OF 15 DWELLING UNITS & ALL ASSOCIATED SITE WORKS AS
PART OF PHASE 2 WORKS AT CONNOLLY PARK, TOBERCURRY, CO. SLIGO**

Developer: Sligo County Council
Planning Authority: Sligo County Council

PART 8 REPORT



Rialtas
na hÉireann
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Tionscadal Éireann
Project Ireland
2040


**Rebuilding
Ireland**
Action Plan for Housing and Homelessness



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Introduction

In pursuance of its Social Housing Capital Programme, Sligo County Council proposes to further upgrade and develop the mixed tenure social housing development at Connolly Park, Tobercurry, Co.Sligo.

The development will provide an additional 15 no. dwelling units as follows: Construction of 7 no houses (2no. two-storey 2 bedroom semi-detached houses, 4no. two-storey 3 bedroom semi-detached houses, 1 no. two-storey 4 bedroom detached house) and 8 no apartments (4no. 1 bedroom apartments in a two-storey block and 4no. 2 bedroom apartments in a two-storey block), and all associated site development works, open space and landscaping, and associated drainage including connections to public sewers, at Connolly Park, Tobercurry, Co. Sligo.

Nature and Extent of proposed Development:

Zoning / Planning Context:

The application site is located within Tobercurry, which does not benefit from a Local area plan (LAP). There is a draft plan (2015) for reference but this was not adopted. The site is unzoned. This being said, it is a brownfield site, with previous and current use as residential. As such we submit that the proposals for residential use are in keeping with the current use of the site.

Ownership: The site is in the ownership of Sligo County Council.

Existing Condition: The site is a Brownfield site.



Figure 1: historic aerial view of the development at Connolly Park. Circa 2000
Courtesy of OSI. Licence number 2020/30/CCMA/ Sligo County Council

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Connolly Park was originally constructed in late 1940's when 48 houses were originally provided. In the intervening years, the development has seen many changes from Tenant Purchases, to demolition of derelict dwellings, construction of new dwellings, and refurbishment of existing dwellings. The demolition of dwellings has, to date, provided a number of sites which have been fenced off and are retained as green spaces awaiting future development which will be determined on a needs basis. Phase 1 of development is currently under construction, comprising 10 new housing units.

Two brown-field sites within the estate are the subject of this planning application.

The Connolly Park estate currently has a housing type mix consisting of the following (including Phase 1 development under construction) – total 41 units.:

- 14no 3 Bed Dwellings
- 6no 1 Bed dwellings
- 5no 2 bed dwellings
- 2no 3bed refurbishments
- 2no 2bed refurbishments
- 1no 3 bed apartment
- 3no 2 bed apartments
- 8no private Dwellings

This development proposes 15 additional dwellings on sites C and D. This will result in a total of 56 units in Connolly Park within the site boundary, and will consolidate and complete the Connolly Park development.

Site Area: The development site has an area as follows:

Site C: 0.266Ha
Site D: 0.118 Ha.

Density: The proposed development has a site density of 39 dwellings/hectare which is consistent with the targets set out in Project Ireland 2024.

Urban Planning/Land Issues:

Strategically the site is an excellent location for social housing:

- It a redevelopment and upgrade of an existing Social Housing Scheme
- It lies within the confines of Tobercurrey Village
- Numerous amenities and services are in close proximity
- Prominent and visual site due to its high topography

Site analysis:

Boundaries, Neighbours, Protected Structures and Archaeology:

The site was a former workhouse, erected in 1853 and can be seen on the 1888-1913 OS Map. The workhouse was closed in 1923. The disused graveyard, known as the Famine Graveyard to the north-west of Connolly Park was associated with the workhouse.

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The development is primarily accessed from Circular Road (N17) past the recycling centre. There is a secondary entrance from the N17, beside the access to the North Connaught College of Further Education, which is predominantly used by pedestrian traffic rather than vehicular.



Figure 3: Aerial View of Connolly Park. Development site marked in red.
Courtesy of www.googlemaps.com

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Archaeology:

The site lies inside the Zone of Archaeological Potential as per the Record of Monuments and Places (RMP). A desktop assessment was prepared for the phase 1 development and this together with the findings from excavation monitoring during construction of phase 1 forms part of this submission.

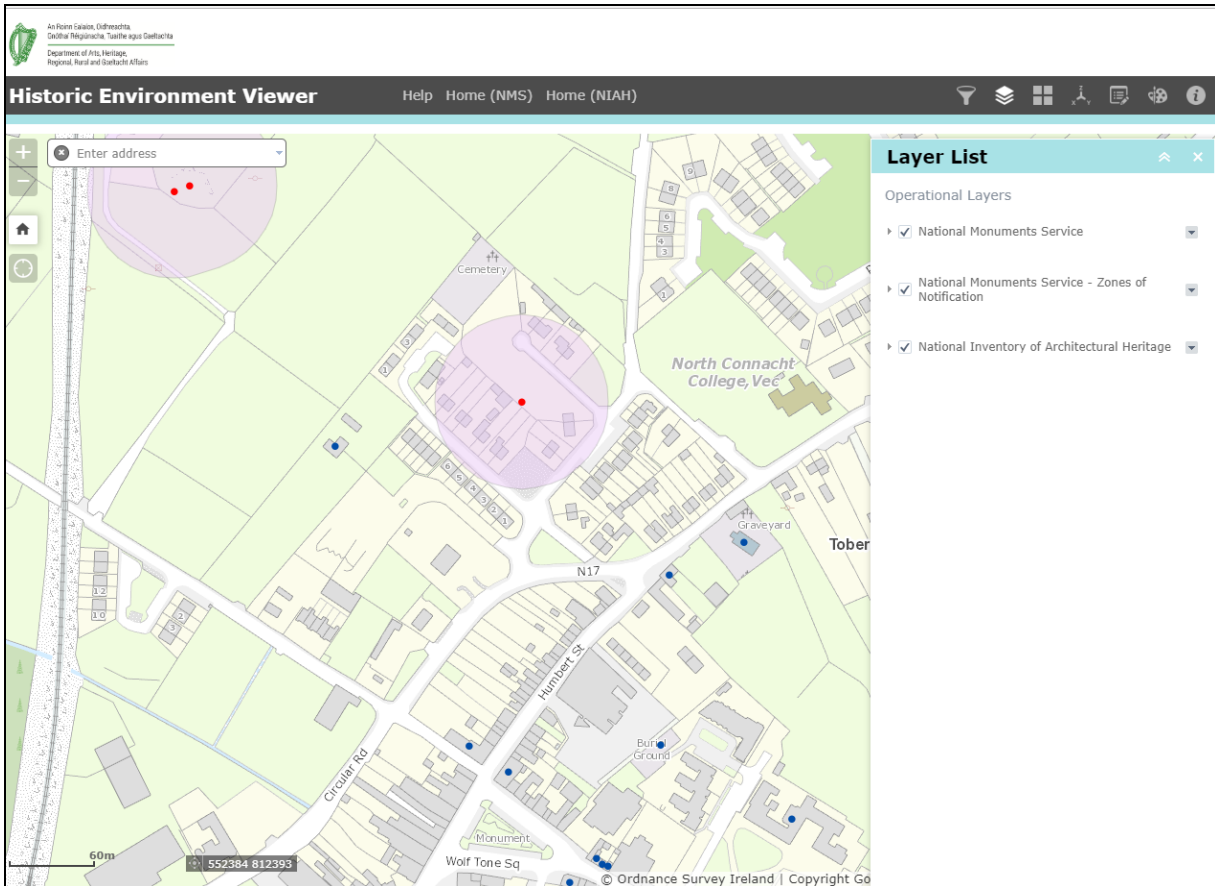


Figure 4: Extract from www.archaeology.ie identifying the zone of notification at Connolly Park.

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Flood Risk Assessment:

There are no Flood Points or Recurring Flood Points in the vicinity of the site. This is illustrated below on the extract from the OPW website Flood Info.

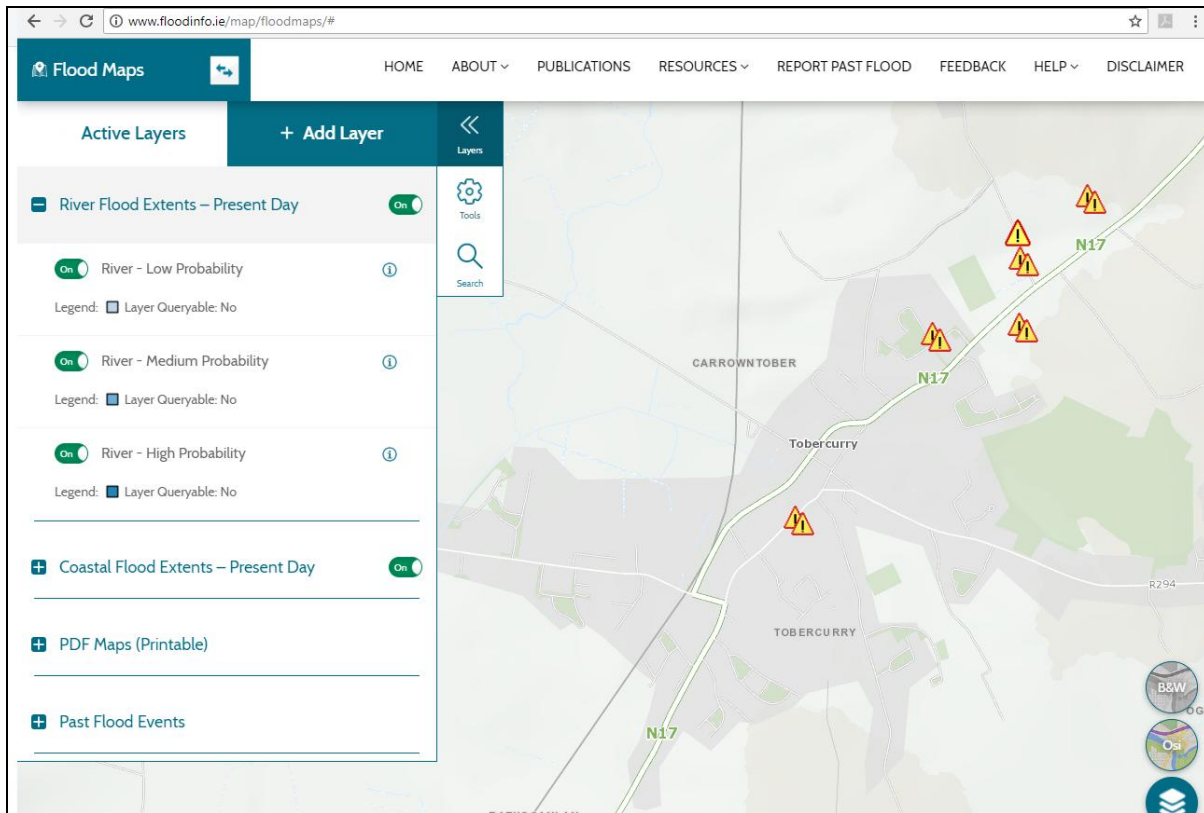


Figure 5: Extract from www.floodinfo.ie

Site Layout and House Types:

The proposal comprises development of 2 sites. Site C will include the development of 6no. two-storey semi-detached houses (2 x 2 bed and 4 x 3 bed) and 4 x 1 bedroom apartments. Site C has a hammerhead for vehicular turning, which also facilitates a view over the graveyard and to the Ox Mountains beyond. Parking for these units will be located either within the cartilage of the property, or on street, outside the property. Each house and ground floor apartment has side access to a back garden.

Site D is situated in a prominent visual position in Connolly Park. It includes the development of 1 x 4 bedroom detached two-storey house and 4 x 2 bed apartments. The apartment block will address the public open space to the south-west and the road to the north of Connolly Park. Parking for the house is located within its cartilage, for the ground floor apartment units 1 parking space has been allocated within its cartilage, with the remainder of the required parking facilitated along the street.

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Figure 6: The development in the context of Connolly Park.

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Connection to Services

Connolly Park has connection to all services (foul, surface water, water, electricity etc.) on site. This scheme will include the decommissioning of some disused pipe-work, some re-routing of live pipe-work and connection to all existing services.

An Irish Water pre-connection enquiry (CDS 20007989) has been deemed feasible by Irish Water. See engineer's report attached in relation to other services.

Design of Dwelling Units:

All the units comply with the Quality Housing for Sustainable Communities and Sustainable Urban Housing: Design Standards for New Apartments.

The massing and form of the houses are in keeping with the vernacular, and include traditional gables as a design feature. Timber effect cladding panels also add a point of interest to the elevations and tie the development together.



Figure 7: Elevation along Site C

Public Open Space

The provision for open space for the development has been predominantly included in the existing and phase 1 development. This space will serve the development of Connolly Park in its entirety, and provide a much needed community resource.

Overall area of Connolly Park: 23000m² (red line)

Site areas for phase 1 and 2 development: 5115m² (ph1) + 3989m² (ph2) = 9104m²

See Figure 8:

Open space A: 525m²

Open space B: 1600m²

Open space C: 290m²

Total public open space (A+B+C) as % of the overall development: 10.05%

Total public open space developed during phase 1 and 2 developments (B + C) as a % of phase 1 and 2 development: 20.7%

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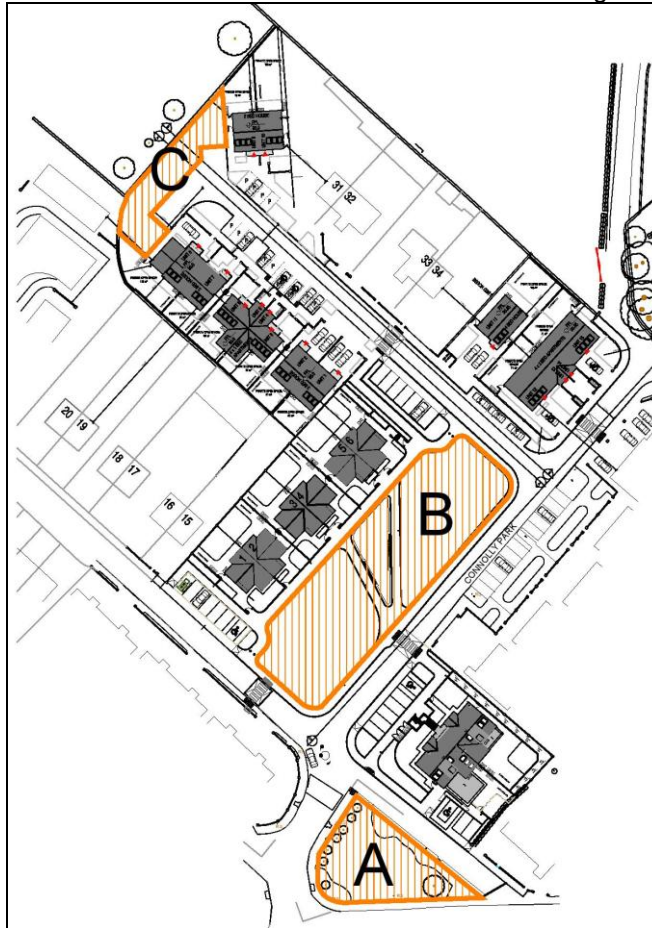


Figure 8: Provision of Public Open Space

Private Open Space

Private open space is required at 75m² per house, 5m² per 1 bed apartment and 7m² per 2 bed apartment. Provision for private open space can be reduced (to a minimum of 60m²) where a narrow plan is presented.

Private open space is being provided to each unit with a private back garden to all houses and ground floor apartments, and balconies for first floor apartments.

The design of the scheme includes narrow plans to the houses (e.g. 6.3m for the 3 bedroom unit) which has resulted in provision of the reduced garden size. This has been mitigated by the inclusion of a front garden with in-curtilage parking.

Back garden depth is less than 11m in some instances due to the infill nature of the scheme. In all instances the minimum separation distance to first floor windows of 22m has been achieved.

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Private Open Space Requirement:

	Type	Minimum size required	Private Open Space provision
Unit 1 *	House	60 / 75 m ²	60 m ²
Unit 2 *	House	60 / 75 m ²	61 m ²
Unit 3	1 bed Apartment – Ground Floor	5 m ²	66 m ²
Unit 4	1 bed Apartment – Ground Floor	5 m ²	5 m ²
Unit 5	1 bed Apartment – Ground Floor	5 m ²	5 m ²
Unit 6	1 bed Apartment – Ground Floor	5 m ²	66 m ²
Unit 7 *	House	60 / 75 m ²	60 m ²
Unit 8	House	60 / 75 m ²	106 m ²
Unit 9	House	60 / 75 m ²	78 m ²
Unit 10	House	60 / 75 m ²	123 m ²
Unit 11	House	60 / 75 m ²	138 m ²
Unit 12	2 bed Apartment – Ground Floor	7 m ²	78 m ²
Unit 13	2 bed Apartment – First Floor	7 m ²	7 m ²
Unit 14	2 bed Apartment – First Floor	7 m ²	7 m ²
Unit 15	2 bed Apartment – Ground Floor	7 m ²	78 m ²

- Narrow house

Car parking

The development plan standards set out minimum parking standards of 2 spaces per dwelling and 1.5 spaces per apartment.

	Development Plan minimum	Phase 1 and 2 Development
Site A:	2 per unit x 3 units = 12 spaces	14 spaces
Site B:	1.5 per unit x 4 units = 6 spaces	9 spaces
Site C:	2 per unit x 6 units + 1.5 per unit x 4 units = 18 spaces	18 spaces
Site D:	2 per unit x 1 unit + 1.5 per unit x 4 units = 8 spaces	6 spaces
Total:	44 spaces	47 spaces

As indicated in the above table for Phase 1 and 2 development, the parking provision has exceeded the minimum standards, and includes dedicated disabled parking bays and provision for an EV charging point.

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Drawings & Documents included in this submission:

- 1.10.35-SCC-P8-001 – Site Location Map, Topographical Survey
- 1.10.35-SCC-P8-002 – Site Layout Plan
- 1.10.35-SCC-P8-003 – Boundary Treatment
- 1.10.35-SCC-P8-004 – Site Sections A-A, B-B and C-C
- 1.10.35-SCC-P8-200 – Unit 1 & 2 – Plans, Elevations, Section
- 1.10.35-SCC-P8-201 – Unit 3 - 6 – Plans, Elevations, Section
- 1.10.35-SCC-P8-210 – Unit 7 & 8 – Plans, Elevations, Section
- 1.10.35-SCC-P8-211 – Unit 9 & 10 – Plans, Elevations, Section
- 1.10.35-SCC-P8-220 – Unit 11– Plans, Elevations, Section
- 1.10.35-SCC-P8-221 – Unit 12-15– Plans, Elevations, Section
- 1.10.35-SCC-P8-222 – Unit 12-15– Plans, Elevations, Section

- 19835-SCC-MWP-02-00-DR-C-5001 Site Levels and Road Markings
- 19835-SCC-MWP-02-00-DR-C-5002 Foul, Storm and Watermain Services
- 19835-SCC-MWP-02-00-DR-C-5003 Typical Pavement Details

- Part 8 Report
- Public Site Notice (erected on site 13/04/2021)
- Newspaper Notice (Published 13/04/2021)
- Appropriate Assessment Screening report prepared by Paul Neary, Environmental Consultant
- Archaeological Desktop Report, Archaeological Monitoring Report for Phase 1 development and cover letter from Richard Crumlish, BA, MIAI, Consultant Archaeologist.
- Engineering Report prepared by Malachy Walsh & Partners - [19385-6004](#)
- Irish Water Response to Pre-Connection Enquiry

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Site Photographs



View along road, site C on the left.



Site C, looking north-west.

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Site D



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