

DEMOLITION OF 2 no. BUNGALOW UNITS AND CONSTRUCTION OF 4 no. DWELLINGS
& ALL ASSOCIATED SITE WORKS at
SITE OF 1 and 2 Old People's Homes, Green Road, Coolaney, Sligo

Developer: Sligo County Council
Planning Authority: Sligo County Council

Part VIII of the Local Government (Planning and Development) Regulations, 2001 (as amended)
Development By Local Authority

PART 8 – REPORT



Rialtas
na hÉireann
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040

Rebuilding
Ireland
Action Plan for Housing and Homelessness



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Introduction: Aims of the Project

'Delivering Homes, Sustaining Communities' Statement on Housing Policy (2007) requires Local Authorities to seek to provide for integrated communities, delivering accommodation choices for a wide range of households. A clear aim of this Policy Statement is to ensure that households in need of support are offered options tailored to their needs.

The Social Housing Strategy 2020 makes reference to sustainable neighbourhoods as areas where an efficient use of land, high quality urban design and effective integration in the provision of physical and social infrastructure such as public transport, schools, amenities and other facilities combine to create places people want to live in.

Additional features of sustainable neighbourhoods include compact, energy efficient and high quality urban development; tenure mix with a wide range of accommodation types; accessibility via public transport networks and meeting the needs of the pedestrian and cyclist; and provision of a range of amenities and services within safe walking distance of homes.

This site meets these criteria; it is centrally located in the village of Coolaney and is close to amenities. Coolaney is an established village community in south county Sligo.

In pursuance of its Social Housing Capital Programme, Sligo County Council proposes to demolish 2 no. vacant bungalow units and construct four no. dwellings at Green Road, Coolaney Co. Sligo.

The development will provide 2 no. one-bed apartments, and 2 no. two-bedroom houses, together with all associated site development works, landscaping, and associated connections to the existing drainage system.

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Nature and Extent of Proposed Development

Planning Context:

Location:

The site of 1 and 2 Old People’s Homes, Green Road Coolaney, Co. Sligo is a brown field site, currently accommodating 2 no. vacant bungalow units. It is centrally located within the village of Coolaney, in a well established residential area of two storey housing.

Existing Condition: The Site is currently occupied by 2 no. redundant vacant bungalows (originally constructed 1987). These 2 units are proposed for demolition.



Boundaries and Neighbouring uses

The site is bounded to the north west and south east by existing housing.
To the north east, the rear boundary is to the existing water treatment plant for Coolaney.
To the southern boundary lies the public road and footpath.
It is proposed to widen the existing public footpath as part of this redevelopment scheme.



Green Road Streetscape view
indicating Bungalow units 1 and 2 proposed for demolition and redevelopment

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Zoning:

The site is zoned as an existing residential site within the Coolaney Mini-Plan Zoning Map within the Sligo County Development Plan.

The Planning Authority has confirmed that the site is appropriately zoned and can be considered for redevelopment.

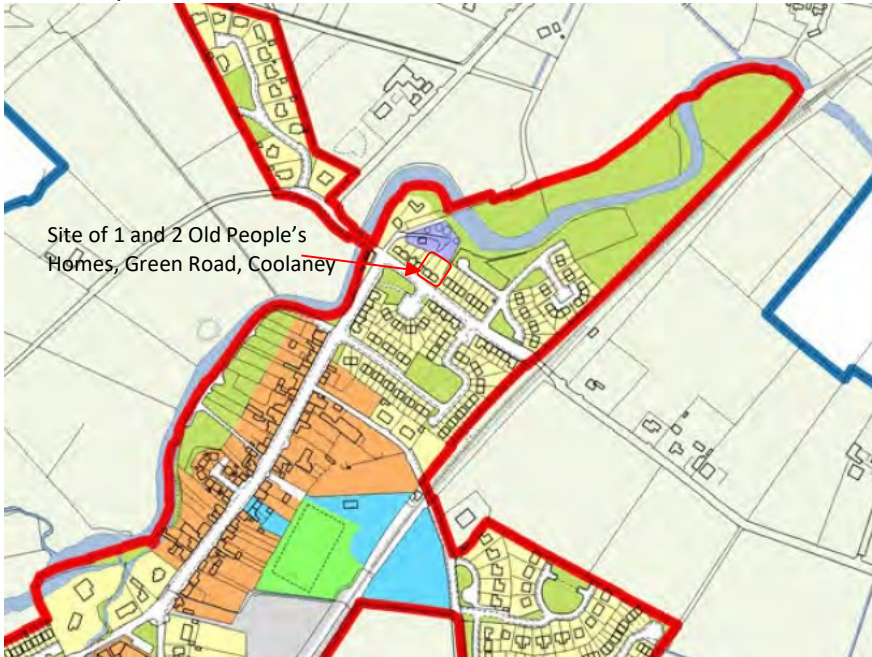


Fig 1: Extract from Coolaney and Rockfield Mini Plan 2017 page 7

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

Site Area: Total Site Area: 0.0796 hectares (796 m²)

Density: The proposed development of 4 no. residential units provides a site density equivalent to 50 dwellings to the hectare.

Site Coverage: The proposed development has a footprint of 167.58 m² : site coverage of 21%

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Historic Environment: Protected Structures and Archaeology

There are no registered monuments in the immediate area of the proposed site.

*There is **no risk to protected structures or archaeology** by the proposed development*



Fig 2: Extract from NIAH map

<https://maps.archaeology.ie/historicenvironment/> [accessed 11.04.21]

Key ● National Monuments Service Records are represented on map by a red dot
● National Inventory of Architectural Heritage (NIAH) Records are represented on map by a blue dot

Monument: SL025-157 *Remains of a bridge lie to the north east of the site, as indicated in Fig. 2*
The site is outside the minimum planning 50 meter diameter exclusion zone of this monument.
The site is a brown field site which has been significantly disturbed in the past by the construction of Green Road housing and therefore it is considered that the potential for archaeological impact would be minimal.

The NIAH Record of protected structures and the Coolaney Mini Plan name the Owenbeg Bridge as a historic protected structure.

The proposed development is also outside of the zone of impact for this historic structure

*There is **no risk to protected structures** by the proposed development*

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Habitats Directive:

The Appropriate Assessment Screening Report in assessing the potential impact of the development or in combination with other developments has determined that the proposed development will not have an impact on the Natura 2000 sites in Sligo and has therefore determined that a Stage 2 Appropriate Assessment is **NOT** required in the case of this development.

A copy of the Screening Report is enclosed in the Part 8 submission

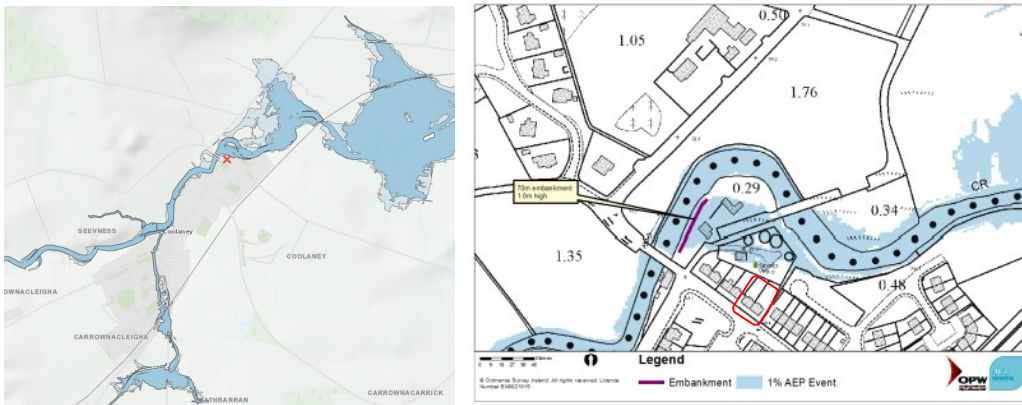
Flooding Risk:

The site is in proximity to the Owen Beg River.

However the OPW CFRAM Fluvial mapping of the area has indicated **no risk of flooding on the site.**

There is a wet land area to the north west side of the site.

SCC Housing Maintenance Team report there has been no recorded flooding issues with the proposed site since it's construction in 1987.



Figs 4 and 5

Extract from [Flood Maps - Floodinfo.ie](https://www.floodinfo.ie/) [accessed 12.04.21]

Extract from pg 157 OPW Flood Risk Management Plan 2018

[FRMP_Final2018_RiverBasin_35.pdf](#)

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Description of Proposed Development

Site Layout and House types

It is proposed to demolish the existing pair of semi-detached bungalow units and construct a 2 storey terrace block: comprising of

- 2 no. 2 bedroom houses and
- 2 no. 1 bed apartments

each unit with individual own door access.

Site Layout

Parking for the development is included within the cartilage of the site: 5 no. spaces including 1 no. disabled parking space has been included and 2 no. electrical charging points for electric vehicles

26.6 m² of communal amenity space is proposed in 5 no. raised planted and landscaped beds, defining the Green Street boundary of the scheme, and contributing to the overall streetscape.

The proposed widened footpath (2.2m overall finished width), which will be provided by the scheme, (17 m² total) also increases the overall public amenity space and contributes to the pedestrian streetscape in Coolaney.

The massing of the proposed 2 storey terrace block is in keeping with the 2 storey housing adjacent to the north east of the site, and with the 2 storey housing in the vicinity of Green Road, Coolaney.

Materials proposed: See elevation drawings and site plan

Roof: Fibre Cement Slates, zinc roofing to canopies and porches

Walls: Painter render: smooth finish

Windows: High performance aluminium faced timber, with concrete cills

Rainwater goods: ppc aluminium

Design of the Dwelling units

All the units have been designed to comply with the Department Guidelines for Quality Housing and Sustainable Housing, and to comply with the Design Standards for new apartments

The space provisions for each unit are indicated on the plans and described in summary in the table

Climate Action and Sustainability

The residential units will be designed to near zero energy building standard (NZEB).

Electrical car points and secure bicycle parking are provided also.

The site is in walking distance of Coolaney village

The site layout and planting have been designed to encourage and foster bio-diversity.

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Table 1: Space provisions for proposed housing units 1-4

	Unit 1 : 2 Bed 4P House 2 storey end of terrace		Unit 2 : 2 Bed 4P House 2 storey mid terrace		Unit 3: 1 Bed 2P Apartment: Ground Floor		Unit 4:1 Bed 2P Apartment First Floor	
	Proposed (m ²)	Min. Standard	Proposed (m ²)	Min. Standard	Proposed (m ²)	Min. Standard	Proposed (m ²)	Min. Standard
Aggregate Living/Kitchen Dining	31.5	30	31.5	30	26.8	23	24.5	23
Bedroom 01	13.05	13	13.05	13	12	11.4	11.5	11.4
Bedroom 02	14.6		14.6					
Bedroom aggregate	27.11	25	27.11	25				
Storage	4	4	4	4	3	3	4.5	3
Gross Int. Floor Area	87.7	80	87.7	80	53.7	45	53.9	45
Private amenity Space	128	60	80	60	72.8	5	34.7	5

** Inc: open plan layout

Open Space Amenity

The table above for space provisions within the proposed development at Green Road indicates the generous extent of private open space available to each housing unit:

Overall Site area of proposed development: .079 hectare (796 m²)
 Private Amenity Space: 315.5 m² 40% of site area

The context and provision of open space in the vicinity of the scheme in Coolaney is significant for this scheme. Directly opposite the proposed site there is a generous communal public open space comprising paved area and soft landscaping (measuring a total of 1196 m²). This provides a central meeting place and amenity space for the residents locally in the Green Road area of Coolaney.



Fig 6 Existing streetscape view:
 Generous existing provision of open space in vicinity of proposed new scheme, opposite side of Green Road

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Upgrading of footpaths, provision of car and bicycle parking

The public footpath to the site will be upgraded as part of the redevelopment, and widened to 2.2 m
Car parking provision (5 no. spaces) is proposed for within the site curtilage, including

- 1 no. dedicated disability space, and
- 2 no. ESB charging points are proposed to allow for transition to electric vehicles.

Secure covered bicycle parking/storage areas are included for each of the four units proposed in the scheme.

Infrastructure:

Roads: The site is accessible from Green Road Coolaney.

The site is within the 50 km speed zone of the village.

The proposed development provides for 5 no. car parking spaces within the site boundaries.

Utilities and services:

Telecom, ESB, Broadband are all available to the site.

Surface Water Drainage: separate surface drainage provision within curtilage of scheme to be connected to existing Storm Water drainage in Green Road.

Final connection Details to be agreed with SCC area engineer, prior to commencement on site.

Foul Drainage: proposed connections to existing 225mm foul drainage system in Green Road.

Water Mains Availability: site is currently served: service to be amended to allow for additional units.

Pre-Connection Enquiry (PCE) form to be submitted to IW, for adjustment of existing water service connections and foul drainage connections.

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Waste Management Strategy: Demolition and Construction

Prior to tender, site surveys and investigations into the nature of possible wastes from the site will be carried out. A project waste management plan will require the appointed contractor to identify licensed facilities for the disposal of construction and demolition waste, with evidence and supporting records to demonstrate that all wastes generated during the development are handled in an environmentally sound and sustainable manner and are minimised where possible, and in accordance with best practice guidelines in terms of prevention, reuse and recycling of waste, All waste management to be carried out in accordance with DOEHLG's Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects (2006) and with national and regional waste management strategies.

It is noted that waste can only be collected, moved or transported off site by a company authorized to do so by means of a valid waste collection permit, Waste can only be brought to and deposited at a facility authorized to receive such waste by means of a certificate of registration, waste facility permit or waste license.

Waste Management Plan

Prior to commencement on site the contractor shall submit a waste management plan for the removal, disposal and management of all waste arising from the works, for the written approval of Sligo County Council.

The plan shall include:

List of wastes and quantities likely to arise as a result of demolition works into the following categories:

1. Non hazardous, non reusable wastes
2. Hazardous waste including asbestos
3. Non Hazardous, reusable/recyclable waste

Waste removal and disposal Information

The contractor shall supply the following:

- a) Details, including the name and address of all proposed waste removal contractors, including a copy of each contractors waste collection permit
- b) Details (Address) of permitted/authorised in line with the Waste Management Acts disposal/recovery locations
- c) A method statement for the removal and disposal of any asbestos containing material arising from the project, if any

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- P 8 -001 Site Location Plan
- P 8 -002 Site Layout and services
- P 8 -003 Site Survey
- P 8 -004 Demolition Plan
- P 8 -200 Plans Elevations Sections
- Part 8 Report
- Appropriate Assessment Screening Report
- Public Site Notice (erected on site 12. 04.21)
- Newspaper Notice (Published 13.04.21)