

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council

## PART 8 Planning Report



Sligo County Council  
Comhairle Chontae Shligigh

**Rebuilding  
Ireland**



Rialtas  
na hÉireann  
Government  
of Ireland

Tionscadal Éireann  
Project Ireland  
**2040**

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council

**1.00 Introduction:**

In pursuance of its Social Housing Capital Programme, Sligo County Council proposes to construct a high quality socially sustainable housing development at Robbers Lane, Maugheraboy, Sligo.

**2.00 Nature and Extent of proposed Development:**

The development will consist of:

- a) The construction of 62 no. Social Housing Dwellings of 2 and 3 storeys in height in 5 blocks as per table below including associated ancillary car parking spaces, 2 new vehicular estate roads accessed from Robbers Lane, junction upgrades at Church Hill/Robbers Lane/Treacy Avenue (Post Office junction), road widening of Robbers Lane adjacent to development site, diversion of and connection to existing foul and surface water network, on site surface water attenuation system, partially culverting existing stream and a new surface water overflow pond.

Block	Description	No of Units
Block A1	6 no. 2 bedroom 4-person apartments	6
	1 no. 3 bedroom 3-person house	1
Block A2	6 no. 2 bedroom 4-person apartments	6
	1 no. 3 bedroom 3-person house	1
Block B	2 no. 2 bedroom 3-person apartments	2
	22 no. 2 bedroom 4-person apartments	22
Block C1	6 no. 1 bedroom 2-person apartments	6
	5 no. 3 bedroom 5-person duplex apartments	5
	1 no. 4 bedroom 6-person duplex apartment (specific needs unit)	1
Block C2	6 no. 1 bedroom 2-person apartments	6
	5 no. 3 bedroom 5-person duplex apartments	5
	1 no. 4 bedroom 6-person duplex apartment (specific needs unit)	1
	<b>TOTAL NO OF UNITS</b>	<b>62</b>

**Figure 1: Dwelling Schedule**

- b) The construction of 2 no. Multi Use Games Areas (pitches) and a Children's playpark.

All associated landscaping and site development works are included. The site is located at Robbers Lane, Maugheraboy Townland, Sligo.

**2.01 Zoning / Planning Context:**

As part of the adopted Sligo County Development Plan 2017-2023, the Sligo & Environs Development Plan and its provisions, policies and objectives unless otherwise amended, have been subsumed into the County Sligo Development Plan 2017-2023.

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council

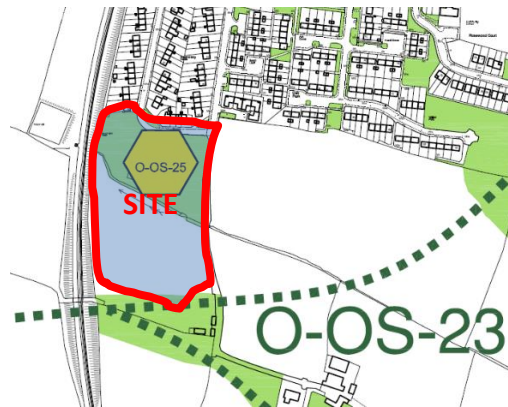
**Zoning & Development Plan Objectives**

The site comprises of an area zoned **Medium/High Density Residential R3** which is located between 2 distinct areas zoned as **OS – Open Space**.

*R3 - medium/high-density residential areas Objective: Promote the development of housing within a gross density range varying between 35 and 50+ dwellings per hectare (14 to 18+ dwellings per acre). R3 zones are of particular importance, being generally located close to the city centre, employment sources, transport corridors and neighbourhood centres. Innovative layout and design will be required in R3 zones, with high-quality landscaping and pedestrian/cycle connections with the surrounding areas.*



**Figure 2: Extract from Zoning Map**



**Figure 3: Extract from Open Space Objectives Map**

The portion of the site on which the housing is proposed has an R3 Zoning designation with an area of 1.375 Hectares. The density calculation below is based on this figure.

Site Area = 2.545 Hectares (TOTAL R3 + OS)  
Site Area Zoned Medium/High Density Residential R3 = 1.375 Hectares  
Site Area Zoned Open Space = 1.17 Hectares  
No of Proposed Dwellings = 62  
Density = 45.69 Dwellings per Hectare (of R3 Zoned Lands – 1.375 Ha)

The proposed parking area adjacent to the northern open space, playground and MUGA pitches marginally encroaches on an area (0.111 hectares) of the land zoned as Open Space. This parking provides easy access to the open space for visitors and compliments the provision of the open space.

The proposed site layout improves the public open space area on the western boundary by the assignment of additional open space: R3 Residential (0.113 hectares).

This balanced interchange of zoned lands provides an increased area of public open space improving the overall amenity value and configuration of the proposed facilities.

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council

The site is located within the Strategic Land Reserve. Under **Section 3.6.1** of the **Sligo County Development Plan 2017-2023**, certain categories of development including Social Housing is exempt from the requirements of the Strategic Land Reserve provided that they do not prevent the future comprehensive and co-ordinated development of adjoining lands. The proposed development does not prevent the future comprehensive and coordinated development of adjoining lands.

The development is consistent with the following SEDP 2010-16 policies which apply to this development & site:

**Housing Objectives**

**Section 7.3 of the SEDP** refers to the Provision of Social Housing. The development is consistent with the Councils Objective; **O-SA-HOU-1** - *to prepare and implement an updated Social & Affordable Housing Action Plan to address direct housing provision and assistance towards housing provision.*

**P-SA-HOU-10** *Where a particular need is identified; provide housing schemes designed for the needs of older people and/or those with special needs.*

The proposed development is also compliant with the policies set out in Section 7.7 of the SEDP - Special Needs Housing as a number of dwellings designed for Specific Needs are included in the scheme.

**Urban Design Objectives**

**Urban Design Policy P-OC-R-5:** *Ensure that new developments are designed in a manner that respects the residential amenity of adjoining dwellings.*

The proposed development, in terms of its massing, scaling, materiality, and floor levels, together with the orientation of the private open spaces and the Public open space is in accordance with this policy.

**Urban Design Policy P-OC-R-6 & P-OC-R-7:** *Require new developments to have regard to the DHLGH documents - Quality Housing & Sustainable Communities – Best Practice Guidelines (2007), ‘Design Standards for New Apartments’, (Sustainable residential development in Urban areas (2008) and the accompanying Best Practice in Urban Design Manual (2008).*

The space requirements are consistent with or exceed those set out in the *DHLGH Quality Housing & Sustainable Communities – Best Practice Guidelines (2007) and Design Standards for New Apartments – See Schedule on Floor Plan Drawings for each unit type.*

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council

**Open Space Objectives**

The site benefits from two separate Open Space Objectives as set out in the **Sligo & Environs Development Plan**.

*Green Corridor objectives: An integrated trail and greenway system for walking, cycling and jogging will be created as part of the development of the city's park and open space network. In association with Sligo Sports and Recreation Partnership, programmes related to wellness and fitness will be explored, to encourage increased use of the green corridor network. It is an objective of the Sligo Borough and County Councils to develop a linked green network including the following corridors:*

- **O-OS-23 Oakfield to Summerhill Roundabout**

*This Open Space Objectives notes that Passive recreation needs will be supported by a series of east-west linear parks that run through the area, with the intention of providing direct access to the countryside to the west of the Inner Relief Road.*

The proposed development supports the delivery of the long-term Green Corridor Planning objective O-OS-23 Oakfield to Summerhill Roundabout. The proposal includes the construction of a portion of this east-west pedestrian link in the form of a landscaped pathway which traverses the green area to the south of the proposed development linking in with the green corridor.

*Playground objectives: it is the objective of Sligo Borough and County Council to develop and maintain a primary network of children's playgrounds including the following location:*

- **O-OS-25 Children's Playground**

*This Open Space Objectives notes that It is the objective of Sligo Borough and County Councils to develop and maintain a secondary network of children's playgrounds - specifically including in the green area to the north of the proposed development. It requires that a pocket park with a mix of recreational amenities will be upgraded at Maugheraboy to include a hard surface playing area, children's play area and landscaping.*

The proposed development supports the delivery of the Planning objective O-OS-25 Children's Playground as the proposal includes the construction of a children's playground and 2 associated Multi Use Games Areas with an all-weather surface. A landscaping scheme is also provided for throughout the site to enhance the visual amenity and to provide a focal point between the proposed development and the existing Maugheraboy Estate.

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council

**Public Open Space**

The site comprises of an area zoned Medium/High Density Residential R3 which is located between 2 distinct areas zoned as OS – Open Space as per **Fig 2** above. The development provides in excess of the 15% public open space requirement within the R3 Zoned land. The proposal also provides for the enhancement of the existing adjacent open space increasing its amenity value with the provision of new facilities.

Site Area = 2.545 Hectares (TOTAL R3 + OS)

Site Area Zoned Medium/High Density Residential R3 = 1.375 Hectares

Site Area Zoned Open Space = 1.17 Hectares

Public Open Space (as a % of R3 Zoned Lands) = 0.22 Hectares (16%)



**Figure 4: 3-D Model Photomontage**

The public space to the North as illustrated at Fig 4 above will become a focal point for the development and for the existing Maugheraboy Community. It provides a range of good quality public amenity spaces, passive and active, and an enhanced habitat to help promote biodiversity.

The landscaping and planting proposals will utilise a range of native pollinator friendly planting to support biodiversity, pollinators and to provide a habitat and nesting material for birds and insects.

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council

A surface water pond is included at the North end of the site to manage the water from the proposed culvert to the stream. The overflow pond will improve the visual amenity of this area and will align with the requirement of the County Development Plan in terms of its positive impact on the Natural Heritage and Biodiversity of the area.

The Multi Use Games Areas and Kids Play Park are located within the footprint of the existing disused pitch. These facilities will reinvigorate this part of the existing estate by providing a public space where residents of the existing estate and proposed development interface in a high quality, pleasant and well-lit environment that is overlooked by both the existing estate and the proposed development. It will create an important physical link between the existing established community and the proposed dwellings providing a useful communal amenity space.

The proposal is consistent with the principles of both Section 13.3.8 of the *Sligo & Environs Development Plan* and *Quality Housing for Sustainable Communities*:

- *promoting high standards in the design and construction and in the provision of residential amenity and services in new housing schemes*
- *seeking to ensure that residents of new housing schemes enjoy the benefits of first-rate living conditions in a healthy, accessible and visually attractive environment*
- *help to restore, strengthen or upgrade the social and physical fabric of an area and eliminate derelict, under-utilised areas*

**Private Open Space & Amenity**

Each unit has access to a private amenity space such as a garden or a balcony. A minimum of 22 meters has been provided between opposing building elevations to enhance privacy/minimise overlooking and windows are sited to minimise overlooking into adjacent private gardens. All units are at least dual aspect and in many cases are triple aspect, improving visual and daylight amenity to the interior. The facades onto a public spaces or public footpaths have a buffer zone of either in-curtilage parking bays or dwarf walls and railings to enhance privacy to the residents.

All homes will be constructed to prevent acoustic transfer and triple glazing will be provided throughout.

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council

**2.02 Site analysis:**

The site is ideally located for social housing withing walking distance of the city centre and near a variety of local amenities.

- Walking distance 1.4km to City Centre
- Good pedestrian routes to city centre adjacent to site
- Numerous amenities and services in close proximity – school (Scoil Ursula NS & Gaelscoil Chnoc na Ré), childcare, Merville Youth & Community Centre, retail, sports etc.
- Prominent and visual site in a scenic location

It is situated on the north facing slope of the hill and provides panoramic view towards Knocknarea to the West and Benbulbin to the North. The design, massing and scale of the proposed development have been considered in the context of the proposed site and include 2 and 3 storeys in height.

**Ownership:**

The site is in the ownership of Sligo County Council.

**Existing Condition:**

The site is a Greenfield, urban site which is currently used for agricultural purposes. The area to the north consists of a disused playing pitch which has fallen into disrepair in recent times.

**Site Area:**

The site has an area of 2.545 Ha

**Density:** 45 dwellings/hectare (R3 - medium/high-density residential areas 35 and 50+ dwellings per Hectare)

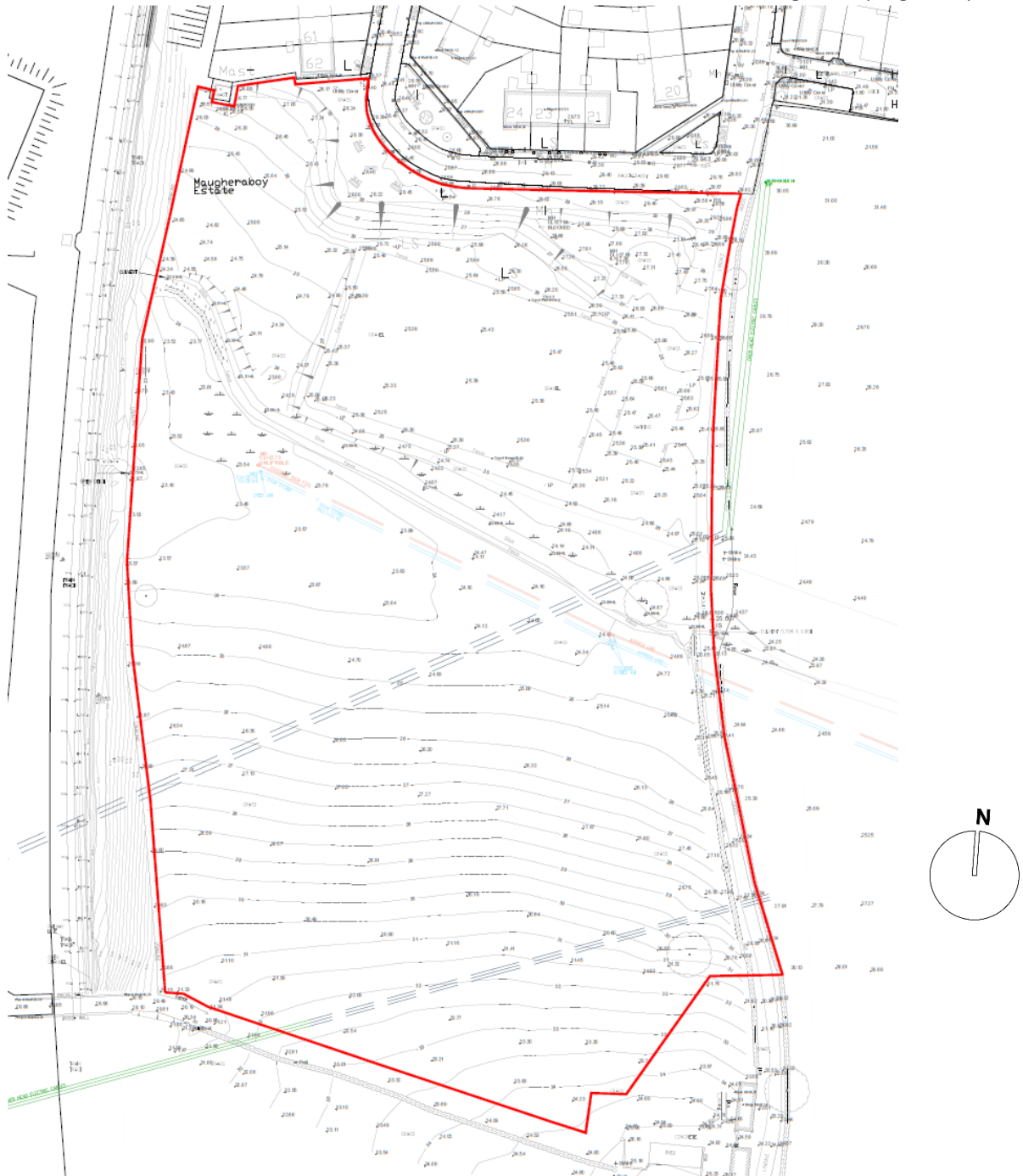
**Site Contours:**

The site presents a challenging topography with a level change in excess of 10m sloping downwards from south to north towards the stream – please refer to Figure 5 below. The design approach provides 2 estate roads off Robbers Lane which run largely parallel to the existing contours.



**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council



**Figure 5: Topographical Survey**

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council

**2.03 Details of Proposed Development:**

**Unit Design and Target Space Standards:**

All units have been designed in accordance with the guidance standards 'Quality Housing for Sustainable Communities' (published 2007) and 'Design Standards for New Apartments' (published 2018). All houses and ground floor apartments have level access entrances and where possible with direct access via a side gate to the individual private back gardens. Secure bin storage for first and second floor apartments is provided close to their entrances while ground floor unit generally have bin stores in the back gardens.

The Floor Plan Drawings include a reference table comparing the proposed floor areas with the minimum area standards provided by both "Quality Housing for Sustainable Communities 2007" and "Design Standards for New Apartments 2018" for Houses and Apartments respectively.

**Block A** apartments are designed to address both the both the access road it shares with Block B and the land zoned Public Open Space to the South. They have also been designed to have an aspect addressing the small green areas to the east and west of block A1 and A2 and to ensure and active frontage is presented providing passive surveillance to these areas.

**Block B** apartments are designed to respond to the site context turning the corner with the ground floor unit entrance directly onto Robbers Lane. First floor Mid-Block units in Block B provide balconies which will help to enliven and provide passive surveillance to the new street.

**Block C** apartments are designed with elevational treatment providing a strong domestic scale and frontage to reflect the residential character in the Maugheraboy area. The form of the units present a recognizable housing typology; the slate roof, painted render and zinc canopies introduce a fresh residential character to the immediate Maugheraboy area.

With reference to **Section 13.3.1 Multi Unit Housing Schemes** of the **Sligo County Development Plan 2017-2023**, the proposed scheme responds to the design principal requirements as follows:

Legibility - The layout provides a clear identity to each of the new streets within the development with a variety of house types, building heights and boundary treatments. The proposed housing is organized around generous public open spaces. These overlooked public spaces function as node points that orientate the residents/visitors as they move through the site. These node points help create distinctive areas within the overall development.

Connectivity - Pedestrian links are provided from the southern cul-de-sac at Block A and B to the open space green area to the south with the potential to connect with a greenway link from Oakfield to the Summerhill roundabout (N4) in the future. The public open space to the North also includes pedestrian links to the Maugheraboy estate and beyond.

Safety – Streets and footpaths have been provided for safe access by users of all ages and degrees of personal mobility. These routes are well-lit and benefit from being overlooked by the adjacent dwellings.

**Parking**

110 parking spaces are to be provided as part of the proposed development of which 5 no. are for persons with a disability. As per the requirements of the **Sligo County Development Plan 2017-2023**, 7 no. Electric Vehicle charging pints have been provided throughout the development. This parking provision provides for the new residential development and enhances parking provision for access to the open space.

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council

**Water Services**

Diversion of existing 300 diameter foul and 600 diameter surface water sewers is to be carried out as part of the proposed scheme. Also, the existing stream running east to west at the low point of the site is to be partially culverted. On-Site surface water attenuation (including proposed silt trap and class 1 petrol interceptor) shall be provided.

**Waste Management**

Secure bin storage will be provided for 3 no bins for each house/apartment in line with the Council's Environment Sections requirements. Each dwelling has its own dedicated secure bin storage provision.

Prior to commencement of construction, a Construction and Demolition Management Plan shall be submitted to Sligo County Council Environment Section for approval. This plan shall include:

- Management of Construction and demolition wastes including quantities of waste expected to arise from this project.
- Proposals for the minimisation of waste produced
- Appointed authorised collectors (including copies of their Waste Collection Permit)
- Appointed authorised waste facilities to be utilised (including copies of relevant licences/ permits/ certificates of registration as appropriate)
- Management of waste collection & segregation on site
- Management of Activity to ensure minimisation of Noise & Air Pollution
- Ensure activities should only be carried out during limited working hours
- 

**2.04 Boundaries and Archaeology:**

The site is located adjacent to the Sligo – Dublin Railway line and shares the Western boundary with Irish Rail Lands. The site adjoins agricultural lands to the South and the existing green area and disused pitch to the North. The site is bounded by Robbers Lane along its Eastern Boundary.

An Archaeological Assessment was carried out on the site (Report attached at Appendix D) for the purposes of this Part 8 Planning Application. The site lies outside the Zone of Archaeological Potential as per the Record of Monuments and Places (RMP) and there are no known archaeological or other cultural heritage sites from within the boundary of the subject site. It is noted in the report that the site lies within the sphere of influence of the historic town and further site investigations will be carried out prior to construction in accordance with the attached report.

**2.05 Road, Traffic and Transport Considerations:**

Vehicular access to the site is provided from Church Hill (L- 9403-0) via Robbers Lane (L-94032-0). Traffic speeds at this location are confined to 50km/h on Robbers Lane and sight lines of 45 metres in each direction have been provided in accordance with the Department of Transport Tourism & Sport & Department of Environment Community & Local Government: *Design Manual for Urban Roads and Streets (DMURS)* and the

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council

requirements of the Sligo County Development Plan 2017-2023. The proposal provides attractive connections for pedestrians, cyclists and vehicles and is easily accessible to all amenities within the area.

A Traffic & Transport Assessment (see Appendix E) has prepared in line with TII Standards to access the impact of the proposed development on the existing traffic system. Historical, current and projected traffic flow figures indicate that the existing road network and the Post Office junction to Church Hill has ample capacity to accommodate the proposed development of 62 dwellings. Enhancement work is proposed to the Church Hill / Robbers Lane / Treacy Avenue junction including the provision of a raised tabletop to provide traffic calming, kerb realignment and replacement of the railing at the Post Office to improve junction visibility.

A Stage 1 Road Safety Audit (see Appendix F) has also been carried out in accordance with the relevant sections of the Transport Infrastructure Ireland (TII) Publication (Standard) GE-STY-01024 (Dec 2017) 'Road Safety Audit'. The audit comprised of an examination of the drawings relating to the scheme and a site inspection of the existing road infrastructure. The report recommends a series of footpath improvements to the proposed development and to Robbers Lane which will be fully implemented as part of the construction stage of the project.

The National Transport Authority are engaged in a review of Sligo Urban bus routes with a view to improving the provision in this area of the city.

### **2.06 Services:**

Telecom, ESB, Water Supply and Drainage are all available to the site. A Pre-connection enquiry form has been submitted to Irish Water for both water and wastewater feasibility. A *Confirmation of Feasibility* has been issued by Irish Water confirming that such connections are feasible – Appendix H. Service diversions will be required to accommodate the proposed development and an application has been validated by Irish Water Connections & Developer Services in this regard. Please refer to Drawing No 20218-1020-PL2 (FOUL SEWER AND SURFACE WATER LAYOUT) and 2712-SMK-SI-00-DR-ME-6001 (Utility Diversions) attached.

ESB overhead line diversions will be required to accommodate the proposed development. SCC have consulted with ESB in this regard who have indicate that this diversion can be accommodated.

### **2.07 Flood Risk Assessment:**

Fluvial (River based) and Coastal risk assessments were undertaken by the Office of Public Works under the Catchment Flood Risk Assessment and Management (CFRAM) Study. Assessments for County Sligo included the Sligo Harbour area.

As noted in the attached AA Screening Report prepared by Jennings O'Donovan Consulting Engineers referring to the risk of River or Fluvial flooding and Coastal flooding, the proposed development site is unaffected in each case.

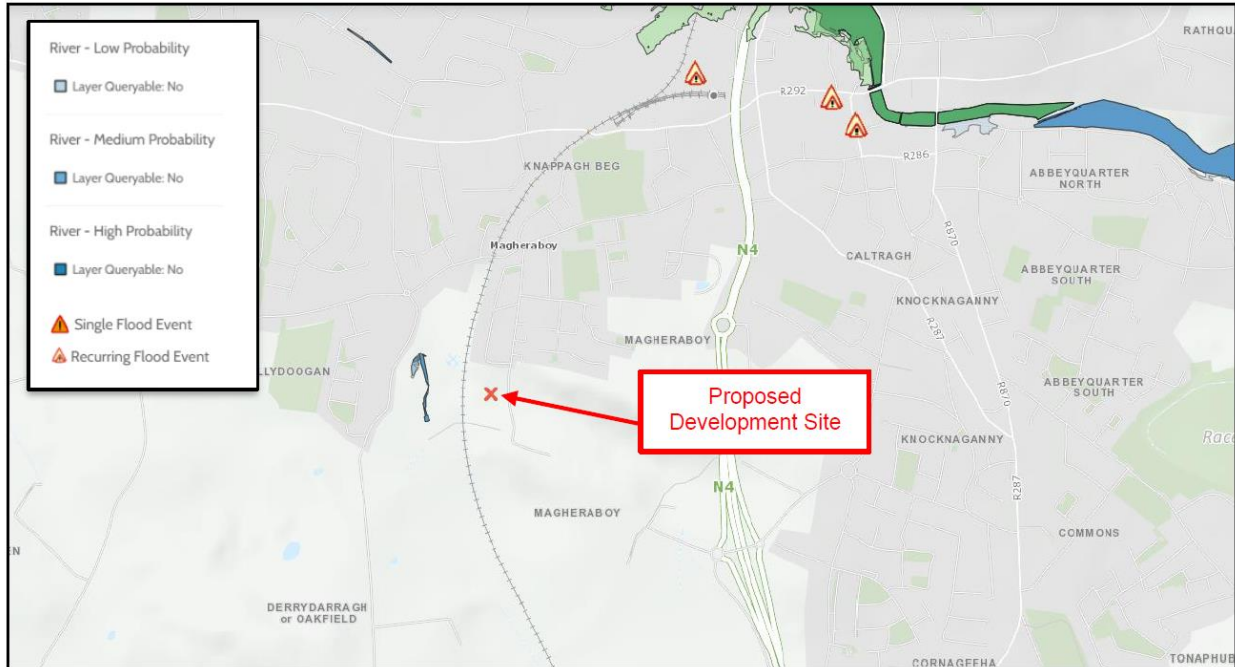
**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council

*Extract from AA Screening Report prepared by Jennings O'Donovan*

*“Office of Public Works (OPW) website and the CFRAM study were accessed (July 12, 2021) to determine flood areas within and near the Proposed Development. The map below shows the probability of flooding at the site, along with records of past flood events. The Proposed Development site itself has no record of a flooding event however, there has been some river flood probability noted to the west of the Proposed Development.*

*The OPW’s groundwater flood mapping was examined to determine if there was an existing risk from groundwater flooding at the site. Given that the bedrock is not karst limestone, there is little or no risk from groundwater flooding. The groundwater flood mapping confirmed that the site is not at risk from groundwater flooding. In addition, there is no risk of tidal or pluvial flooding.”*



**Figure 6: CFRAM Flood Maps**

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
 MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
 Planning Authority: Sligo County Council

**3.00 Drawings & Documents included in this submission:**

**Drawings:**

Site		
Site Location Map,	Arch P8 - 001	A1
Site Topographical Survey	Arch P8 - 002	A1
Existing & Proposed Site Services	Arch P8 - 003	A1
Site Layout Plan	Arch P8 - 004	A1
Site Boundary Treatments	Arch P8 - 005	A1
Site Section AA	Arch P8 - 010	A1
Site Section BB/CC/DD	Arch P8 - 011	A1
M&E Electrical Utility Diversions	M&E-6001	A1
Site Layout Plan - Foul & Surface Water Layout	C&S 20218-1020	A1
Site Layout Plan - Watermain Layout	C&S 20218-1021	A1
Watermain Details	C&S 20204-1030	A1
External Pavement Details	C&S 20218-1040	A1
Surface Water Infrastructure - Typical Details	C&S 20204-1031	A1
Proposed Footpath Alignment	TTA 120270-3000	A1
Proposed Junction Alignment	TTA 120270-3001	A1
<b>Block A1</b>		
Block A1 - Ground & First Floor Plan	Arch P8 - A1-100	A1
Block A1 - Second Floor & Roof Plan	Arch P8 - A1-101	A1
Block A1 - Elevations	Arch P8 - A1-200	A1
Block A1 - Sections	Arch P8 - A1-300	A1
<b>Block A2</b>		
Block A2 - Ground & First Floor Plan	Arch P8 - A2-100	A1
Block A2 - Second Floor & Roof Plan	Arch P8 - A2-101	A1
Block A2 - Elevations	Arch P8 - A2-200	A1
<b>Block B</b>		
Block B - Ground Floor Plan	Arch P8 - B-100	A1
Block B - First Floor Plan	Arch P8 - B-101	A1
Block B - Second Floor Plan	Arch P8 - B-102	A1
Block B - Roof Plan	Arch P8 - B-103	A1
Block B - Front Elevation	Arch P8 - B-200	A1
Block B - Rear Elevation	Arch P8 - B-201	A1
Block B - Section AA & BB	Arch P8 - B-300	A1
<b>Block C1</b>		
Block C1 - Ground Floor & First Plan	Arch P8 - C1-100	A1
Block C1 - Second Floor & Roof Plan	Arch P8 -C1-101	A1
Block C1 - Elevations	Arch P8 - C1-200	A1
Block C1 - Sections	Arch P8 - C1-300	A1
<b>Block C2</b>		
Block C2 - Ground Floor & First Plan	Arch P8 - C2-100	A1
Block C2 - Second Floor & Roof Plan	Arch P8 -C2-101	A1
Block C2- Elevations	Arch P8 - C2-200	A1

**Figure 7: Drawing Schedule**

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council

**Documents:**

**Appendices:**

- Appendix A - Site Notice (erected on site 24/08/2021)
- Appendix B - Newspaper Notice (Published 24/08/2021– Sligo Champion)
- Appendix C - Appropriate Assessment Screening Report
- Appendix D - Archaeological Assessment
- Appendix E - Traffic & Transport Assessment
- Appendix F - Road Safety Audit
- Appendix G - Computer Generated 3-D Model Photomontages
- Appendix H – Irish Water Confirmation of Feasibility

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council

#### **4.0 Housing Quality Assessment**

The following is an assessment of the proposed development in terms of the guidance standards '*Quality Housing for Sustainable Communities*' (published 2007) and '*Design Standards for New Apartments*' (published 2018). In all cases the minimum standards are met or exceeded.

All dwellings have level access entrances with direct access via a side gate to the individual private back gardens. Secure bin storage for first and second floor apartments is provided close to their entrances while ground floor unit generally have bin stores in the back gardens. Bicycle parking is also provided for each dwelling in line with the requirements of the **Sligo County Development Plan 2017-2023**.

Each unit has access to a private amenity space such as a garden or a balcony. A minimum of 22 meters has been provided between opposing building elevations to enhance privacy/minimise overlooking and windows are sited to minimise overlooking into adjacent private gardens. All units are at least dual aspect and in many cases are triple aspect, improving visual and daylight amenity to the interior. The facades onto a public spaces or public footpaths have a buffer zone of either in-curtilage parking bays or dwarf walls and railings to enhance privacy to the residents.

The Floor Plan Drawings include a reference table comparing the proposed floor areas with the minimum area standards provided by both "Quality Housing for Sustainable Communities 2007" and "Design Standards for New Apartments 2018" for Houses and Apartments respectively. Below are extracts from these tables which demonstrate compliance with the guidance standards.



**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
 MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
 Planning Authority: Sligo County Council

<b>Block A1/A2 - 2 Bed Apartment / 4 person (Triple Aspect)</b>		
<i>Ground Floor</i>		
HALL		8.3
LIVING/KITCHEN/DINING	Min Width 3.6m / Actual 4.3m	31.3
BATHROOM		4
BEDROOM 1	Min Width 2.8m / Actual 3m	13
BEDROOM 2	Min Width 2.8m / Actual 2.8m	11.4
STORE		6.4
TOTAL		74.4

<b>Sustainable Urban Housing - Design Standards for New Apartments</b>		
	MIN TARGET	ACTUAL
Aggregate Living/Dining/Kitchen Area	30	31.3
Aggregate Bedroom Area	11.4 + 13 = 24.4	11.4 + 13 = 24.4
Storage	6	6.4
Aggregate Floor Area	73	74.4
Private Amenity Space	7	80

<b>Block A1/A2 - 2 Bed Apartment / 4 person (Triple Aspect)</b>		
<i>First Floor</i>		
HALL		8.3
LIVING/KITCHEN/DINING	Min Width 3.6m / Actual 4.3m	31.3
BATHROOM		4
BEDROOM 1	Min Width 2.8m / Actual 3m	13
BEDROOM 2	Min Width 2.8m / Actual 2.8m	11.4
STORE		6.4
TOTAL		74.4

<b>Sustainable Urban Housing - Design Standards for New Apartments</b>		
	MIN TARGET	ACTUAL
Aggregate Living/Dining/Kitchen Area	30	31.3
Aggregate Bedroom Area	11.4 + 13 = 24.4	11.4 + 13 = 24.4
Storage	6	6.4
Aggregate Floor Area	73	74.4
Private Amenity Space	7	7

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
 MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
 Planning Authority: Sligo County Council

<b>Block A1/A2 - 2 Bed Apartment / 4 person (Triple Aspect)</b>		
<i>Second Floor</i>		
HALL		8.3
LIVING/KITCHEN/DINING	Min Width 3.6m / Actual 4.3m	31.3
BATHROOM		4
BEDROOM 1	Min Width 2.8m / Actual 3m	13
BEDROOM 2	Min Width 2.8m / Actual 2.8m	11.4
STORE		6.4
<b>TOTAL</b>		<b>74.4</b>

<b>Sustainable Urban Housing - Design Standards for New Apartments</b>		
	MIN TARGET	ACTUAL
Aggregate Living/Dining/Kitchen Area	30	31.3
Aggregate Bedroom Area	11.4 + 13 = 24.4	11.4 + 13 = 24.4
Storage	6	6.4
Aggregate Floor Area	73	74.4
Private Amenity Space	7	7

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
 MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
 Planning Authority: Sligo County Council

<b>Block A1/A2 - 3 Bed House / 6 person (3 Storey) H3 (Dual Aspect)</b>		
<u>Ground Floor</u>		
HALL		7.2
KITCHEN		22.2
DINING ROOM		
WC		2.5
STORE		4.1
<u>First Floor</u>		
LANDING		2.5
LIVING ROOM	Min Width 3.8m / Actual 3.8m	17.8
BEDROOM 1	Min Width 2.8m / Actual 3.2m	12
STORE		1.9
<u>Second Floor</u>		
LANDING		3.2
BATHROOM		5.2
BEDROOM 2	Min Width 2.8m / Actual 3.2m	11.4
BEDROOM 3	Min Width 2.8m / Actual 3.2m	13
STORE		0.3

<b>Quality Housing for Sustainable Communities Standards</b>		
	MIN TARGET	ACTUAL
Aggregate Living Area	37	40
Aggregate Bedroom Area	36	36.4
Storage	6	6.3
Aggregate Floor Area	110	118.5

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
 MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
 Planning Authority: Sligo County Council

<b>Block B - 2 Bed Apartment / 3 person (End Unit) (Triple Aspect)</b>		
<i>Ground Floor</i>		
HALL		6.9
LIVING/DINING/KITCHEN	Min Width 3.6m / Actual 4.9m	28
BATHROOM		7.2
BEDROOM 1	Min Width 2.8m / Actual 3.5m	13.2
BEDROOM 2	Min Width 2.1m / Actual 2.7m	9.5
STORE		5.5

<b>Design Standards for New Apartments 2018</b>		
	MIN TARGET	ACTUAL
Aggregate Living/Dining/Kitchen Area	28	28
Aggregate Bedroom Area	20	22.7
Storage	5	5
Aggregate Floor Area	63	68.7
Private Amenity Space	7	150

<b>Block B - 2 Bed Apartment / 4 person (End Unit) (Triple Aspect)</b>		
<i>First Floor</i>		
HALL		6.9
LIVING/DINING/KITCHEN	Min Width 3.6m / Actual 4.9m	30
BATHROOM		7.2
BEDROOM 1	Min Width 2.8m / Actual 3m	13.2
BEDROOM 2	Min Width 2.8m / Actual 3m	11.5
STORE		6

<b>Design Standards for New Apartments 2018</b>		
	MIN TARGET	ACTUAL
Aggregate Living/Dining/Kitchen Area	30	30
Aggregate Bedroom Area	11.4 + 13 = 24.4	20.7
Storage	6	6
Aggregate Floor Area	73	76.4
Private Amenity Space	7	7

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council

<b>Block B - 2 Bed Apartment / 4 person (End Unit) (Triple Aspect)</b>		
<i>Second Floor</i>		
HALL		6.9
LIVING/DINING/KITCHEN	Min Width 3.6m / Actual 4.9m	30
BATHROOM		7.2
BEDROOM 1	Min Width 2.8m / Actual 3m	13.2
BEDROOM 2	Min Width 2.8m / Actual 3m	11.5
STORE		6

<b>Design Standards for New Apartments 2018</b>		
	MIN TARGET	ACTUAL
Aggregate Living/Dining/Kitchen Area	30	30
Aggregate Bedroom Area	11.4 + 13 = 24.4	20.7
Storage	6	6
Aggregate Floor Area	73	76.4
Private Amenity Space	7	7

<b>Block B - 2 Bed Apartment / 4 person (Mid Block) (Dual Aspect)</b>		
<i>Ground Floor</i>		
HALL		7.6
LIVING/DINING/KITCHEN	Min Width 3.6m / Actual 3.8m	30
BATHROOM		5
BEDROOM 1	Min Width 2.8m / Actual 2.8m	11.4
BEDROOM 2	Min Width 2.8m / Actual 2.9m	13
STORE		7.4

<b>Sustainable Urban Housing - Design Standards for New Apartments 2018</b>		
	MIN TARGET	ACTUAL
Aggregate Living/Dining/Kitchen Area	30	30
Aggregate Bedroom Area	11.4 + 13 = 24.4	24.4
Storage	6	7.4
Aggregate Floor Area	73	78.9
Private Amenity Space	7	96

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
 MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
 Planning Authority: Sligo County Council

<b>Block B - 2 Bed Apartment / 4 person (Mid Block) (Dual Aspect)</b>	-	-
<i>First Floor</i>	-	-
HALL		7.6
LIVING/DINING/KITCHEN	Min Width 3.6m / Actual 4.3m	30
BATHROOM		3.8
BEDROOM 1	Min Width 2.8m / Actual 2.8m	11.4
BEDROOM 2	Min Width 2.8m / Actual 2.9m	13.2
STORE		6.4

<b>Sustainable Urban Housing - Design Standards for New Apartments 2018</b>		
	MIN TARGET	ACTUAL
Aggregate Living/Dining/Kitchen Area	30	30
Aggregate Bedroom Area	11.4 + 13 = 24.4	24.6
Storage	6	6.4
Aggregate Floor Area	73	76.4
Private Amenity Space	7	7

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
 MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
 Planning Authority: Sligo County Council

<b>Block C1 - 4 Bed Duplex / 7 person (end unit - 2 storey) (Dual Aspect)</b>		
<i>Ground Floor</i>		
HALL		6.2
LIVING/KITCHEN/DINING		40
BATHROOM		2.1
BEDROOM 1	Min Width 2.8m / Actual 3.2m	13
STORE		2.5
<i>First Floor</i>		
LANDING		6.1
BEDROOM 2	Min Width 2.1m / Actual 2.1m	7.2
BEDROOM 3	Min Width 2.8m / Actual 3.2m	13
BEDROOM 4	Min Width 2.8m / Actual 2.8m	11.5
BATHROOM		4.1
STORE		1.4
STORE		1.4
STORE		1.4

<b>Quality Housing for Sustainable Communities Standards</b>		
	MIN TARGET	ACTUAL
Aggregate Living Area	40	40
Aggregate Bedroom Area	43	44.7
Storage	6	6.7
Aggregate Floor Area	110	115.6
Private Amenity Space	9	104

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
 MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
 Planning Authority: Sligo County Council

<b>Block C1 - 4 Bed Duplex / 6 person Accessible end unit - 2 storey) (Triple Aspect)</b>		
<i>Ground Floor</i>		
HALL		6
KITCHEN/DINING		23.3
LIVING ROOM	15	19
BATHROOM		1.7
BEDROOM 1	14.5*	14.5
DISABLED BATHROOM		6.5
STORE		1.6
STORE		1.4
<i>First Floor</i>		
LANDING		6.1
BEDROOM 2	Min Width 2.1m / Actual 2.1m	7.1
BEDROOM 3	Min Width 2.8m / Actual 3.2m	13
BEDROOM 4	Min Width 2.8m / Actual 2.8m	11.4
BATHROOM		4.7
STORE		0.5
STORE		1.3
STORE		0.7
STORE		1

<b>Quality Housing for Sustainable Communities Standards</b>		
	MIN TARGET	ACTUAL
Aggregate Living Area	40	42.3
Aggregate Bedroom Area	43	46
Storage	6	6
Aggregate Floor Area	110	119.8
Private Amenity Space	9	175

\* DENOTES BEDROOM SIZE REQUIRED IN OT REPORT



**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
 MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
 Planning Authority: Sligo County Council

<b>Block C2 - 4 Bed Duplex / 7 person (end - 2 storey) (Dual Aspect)</b>		
<i>Ground Floor</i>		
HALL		6.2
LIVING/KITCHEN/DINING		40
BATHROOM		2.1
BEDROOM 1	Min Width 2.8m / Actual 3.2m	13
STORE		2.5
<i>First Floor</i>		
LANDING		6.1
BEDROOM 2	Min Width 2.1m / Actual 2.1m	7.2
BEDROOM 3	Min Width 2.8m / Actual 3.2m	13
BEDROOM 4	Min Width 2.8m / Actual 2.8m	11.5
BATHROOM		4.1
STORE		1.4
STORE		1.4
STORE		1.4

<b>Quality Housing for Sustainable Communities Standards</b>		
	MIN TARGET	ACTUAL
Aggregate Living Area	40	40
Aggregate Bedroom Area	43	44.7
Storage	6	6.7
Aggregate Floor Area	110	115.6
Private Amenity Space	9	104

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
 MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
 Planning Authority: Sligo County Council

<b>Block C2 - 4 Bed Duplex / 6 person (Accessible end unit - 2 storey) (Triple Aspect)</b>		
<i>Ground Floor</i>		
HALL		10.6
KITCHEN/DINING		21
LIVING ROOM	15	19
BATHROOM		2.1
BEDROOM 1	14.5*	18.4
DISABLED BATHROOM		8
STORE		5.7
<i>First Floor</i>		
LANDING		6.1
BEDROOM 2	Min Width 2.1m / Actual 2.1m	7.2
BEDROOM 3	Min Width 2.8m / Actual 3.2m	13
BEDROOM 4	Min Width 2.8m / Actual 2.8m	11.5
BATHROOM		4.1
STORE		1.4
STORE		2.8

<b>Quality Housing for Sustainable Communities Standards</b>		
	MIN TARGET	ACTUAL
Aggregate Living Area	40	40
Aggregate Bedroom Area	43	50.1
Storage	6	9.9
Aggregate Floor Area	110	130.9
Private Amenity Space	9	170

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
 MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
 Planning Authority: Sligo County Council

<b>Block C1/C2 Mid Block Duplex - 3 Bed Duplex / 5 person (Dual Aspect)</b>		
<i>Ground Floor</i>		
HALL		5.7
KITCHEN		9
DINING ROOM		9
LIVING ROOM	Min Width 3.8m / Actual 3.8m	16.1
BATHROOM		3.2
STORE		1.5
STORE		1.9
<i>First Floor</i>		
LANDING		2.8
BEDROOM 1	Min Width 2.8m / Actual 2.8m	13.4
BEDROOM 2	Min Width 2.8m / Actual 3.3m	11.6
BEDROOM 3	Min Width 2.1m / Actual 2.2m	7.9
BATHROOM		4.9
STORE		0.6
STORE		1.1

<b>Quality Housing for Sustainable Communities Standards</b>		
	MIN TARGET	ACTUAL
Aggregate Living Area	34	34.1
Aggregate Bedroom Area	32	32.9
Storage	5	5.1
Aggregate Floor Area	92	96.7
Private Amenity Space	9	76

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
 MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
 Planning Authority: Sligo County Council

<b>Block C1/C2 - 1 Bed Apt/2 person (2nd FL) (Dual Aspect)</b>		
HALL		3.3
LIVING/KITCHEN/DINING	Min Width 3.3m / Actual 3.7m	25.6
BATHROOM		4.4
STORE		3.9
BEDROOM 1	Min Width 2.8m / Actual 2.8m	11.6

<b>Design Standards for New Apartments 2018</b>		
	MIN TARGET	ACTUAL
Aggregate Living Area	23	25.6
Aggregate Bedroom Area	11.4	11.6
Storage	3	3.9
Aggregate Floor Area	45	48.8
Private Amenity Space	5	5

## 5.0 Site Photographs



**Fig. 8** Site as viewed from existing Maugheraboy Estate

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council



**Fig. 9** View from site looking North towards the existing Maugheraboy Estate

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council



**Fig. 10** View from site looking West towards Knocknarea

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council



**Fig.11** View from the South East corner of the site looking North towards the existing Maugheraboy Estate



**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council



**Fig. 12** View from Robbers Lane looking North towards the existing Maugheraboy Estate

**CONSTRUCTION OF 62 NEW DWELLING UNITS & ALL ASSOCIATED SITE WORKS AT ROBBERS LANE,  
MAUGHERABOY, SLIGO.**

Developer: Sligo County Council  
Planning Authority: Sligo County Council



**Fig. 13** Aerial Photo of site looking South towards the Western Distributor Road