

**CONSTRUCTION OF 6No. SINGLE STOREY DWELLINGS & ALL ASSOCIATED SITE WORKS AT
BUNNANADDAN, CO. SLIGO**

Developer: Sligo County Council
Planning Authority: Sligo County Council

PART 8 - TECHNICAL REPORT



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Introduction:

'Delivering Homes, Sustaining Communities' Statement on Housing Policy 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 (NESC 2004). 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 close to the village of Bunnanaddan and is close to amenities. It will accommodate six households. It will cater for a number of households approved for Social Housing Support and would also cater for a number of existing tenants in the Bunnanaddan area who are elderly or have disabilities and will need ground floor accommodation over the coming years. Bunnanaddan is an established village community in south west county Sligo. The proposed site is in the ownership of Sligo County Council. It is close to amenities and would adequately meet the needs of households qualified for social housing support. Having regard to this location it is recommended that this development would serve the needs of a greater cohort of qualified households on the housing waiting list with a preference for the Bunninnadden area by the provision of a mix of one, and 2-bed dwellings as set out in the site layout, attached.

In pursuance of its Social Housing Capital Programme, Sligo County Council proposes to construct six single storey dwellings at Bunnanaddan, Co. Sligo. The development will provide 4 no. single bed houses, and 2no. two-bedroomed houses of a single storey, together with all associated site development works, landscaping, and associated drainage to the existing drainage system .

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Nature and Extent of proposed Development:

Zoning / Planning Context:

Location: Gormley Villas, Bunnanaddan, Co. Sligo – Brown field site
A site location map is appended to this report. **Total Site Area: 0.1812Ha**

Zoning:

The site is an existing residential site within the green belt as set out in the Bunannaddan 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.

Monuments & Places & Archaeology:

There are no registered monuments in the immediate area of the site; an earthen mound lies approximately 100 meters to the south east of the site. The site is outside the minimum planning 50meter diameter exclusion zone. The site is a brown field site which has been significantly disturbed in the past by the construction of Gormley Villas and therefore it is considered that the potential for archaeological impact would be minimal.

Habitats Directive: A screening review to determine the impact or the need for an Appropriate Assessment has been included as part of a Part 8 planning procedure, no screening issues envisaged – surface water and foul drainage will be taken into the existing IW system.

Infra Structure:

Roads: The site is accessible from the L4302-0. Public footpath and public lighting extends from the proposed site to the village centre. The site is within the 50Km speed zone. The required sightlines of 70m meters in each direction can be achieved.
The proposed development provides for 12 car parking spaces.

Utilities: Telecom, ESB, Broadband all available, an ESB sub-station will be required to deliver power to the development.

Irish Water: Sewer Availability: Yes – 225mm diameter combined system; Surface Water: Attenuation system to be installed under new green area and then connected to combined system. Water Mains Availability: Yes, 150mm diameter -No Pre-Connection Enquiry (PCE) Form to be submitted to IW as connection already exists.

Flooding Risk: OPW CFRAM Fluvial mapping of the area has indicated no risk of flooding on the site. Though there is a wet land area to the south east side of the site, SCC housing maintenance have

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reported that there has been no recorded flooding issues with the proposed site since it has been occupied by the current development. The site is above the level of the adjoining field.

Site Selection: The site was previously used for social housing.

It is 0.1812 hectares in area. The site is within walking distance of Bunnanaddan Village. Provision for onsite parking and open amenity space within the site has been provided for within the proposed development.

Sligo County Development Plan 2017-2023:

The site is identified in the green belt of the existing zoning map of the Bunnanaddan Mini-Plan.

The proposed development is consistent with Strategic Housing Policies & Objectives:

SP-HOU-1: *Encourage a balanced supply of private housing in the county, in a manner that is consistent with the Core Strategy and the Settlement Hierarchy, and which will support the creation of sustainable communities through the provision of an appropriate range of house types and high quality residential environments.*

SP-HOU-3: *Ensure that the needs of older people, people with disabilities and other special needs persons and households are adequately catered for in new residential developments.*

SO-HOU-1: *Implement the relevant provisions of the Sligo County Housing Strategy 2017- 2023*

SO-HOU-2: *Monitor residential development and manage the supply of new housing to ensure that it is consistent with the requirements of the Core Strategy and the infrastructural capacity of each settlement.*

SO-SHOU-1: *Promote social inclusion by ensuring that social housing is well distributed throughout all residential areas rather than concentrated in a few locations.*

SO-SHOU-3: *Ensure that the supply of social housing units under the Housing Strategy reflects the current and anticipated demographic characteristics and household sizes.*

SO-SHOU-5: *Require developers of social housing scheme to provide a suitable mix of house types and designs which can be easily adapted to accommodate special housing needs.*

The development design has had regard to the Department of Environment Community and Local Government's guidance documents *Quality Housing for Sustainable Communities; Sustainable Urban Housing: Design Standards for New apartments; and Sligo & Environs Development Plan 2010- 2016*. The design also has regard for the *Employer's Requirements for Detail Design of Quality Housing Sept.2019*

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Drawings & Documents included with this report:

- P - 01 - Site Location Plan, 1: 2500
- P - 02 - Site Layout, 1:200
- P - 03 - Site Services Plan,
- P - 04 - House Plans 1: 50
- P – 05 – Site Elevations and Section 1:100
- Part 8 Report
- Screening Report per Woodrow Environmental Consultants
- Public Site Notice (erected on site 21/07/2020)
- Newspaper Notice (Published 21/07/2020)