

## **DEVELOPMENT DESCRIPTION**



The proposal is to demolish an existing dwelling due to its poor structural condition and replace it with a new house on the same site at Monaraheen in Twomileborris. The existing house was constructed as a “Fabricast” type building in the 1970’s with a timber frame structure, concrete panel external wall and concrete tile roof on pre-fabricated timber trusses. It has now gone well past its original intended lifespan and structural inspections by both LJA Consulting Engineers and Tipperary County Council’s own engineers in the last year identified serious structural defects with all of the major elements of this house.

The roof trusses are leaning and bowed in places which has caused considerable distortion of the roof itself and this is of serious structural concern. Water ingress from the roof and gaps to the seals of the concrete panels also appears to have caused deterioration to the internal timber frame in as much as could be established from a visual inspection.

Due to the temporary nature of this building it is not deemed that these major defects can be addressed and repaired within the scope of the existing structure and this proposal is therefore to demolish this building and provide the occupants with a new house to reinstate their family home.

The existing house has 4 bedrooms but as the family now comprises 8 people, 2 adults and 6 children, so it is intended to build a 5 Bedroom house in its place.

