

DEVELOPMENT DESCRIPTION

Planning permission is being sought to convert and extend the existing property at Garraun, Golden, Cashel into a new 6-Bedroom housing unit for the existing residents. The existing 3-Bedroom dwelling is severely overcrowded and the proposed completed development will provide a new single storey 6-Bedroom unit on the site.

SITE DESCRIPTION AND LOCATION

The site is an existing, single storey, rural detached bungalow in Garraun, Golden, Cashel. The site is flat and the existing building is already fully serviced including a raised percolation area at the rear of the property. The new development will require a new treatment system and any new extended service requirements will just connect to the new system. It is situated on the local L-5311-0 Garraun road approximately 5.3km south west of the Cashel town centre and 3.7km east of Golden Village centre . The site is situated in open countryside.

PRESCRIBED BODIES TO RECEIVE A COPY OF THIS APPLICATION

Department of Housing, Local Government & Heritage

Irish Water

An Taisce

The Heritage Council

LOCAL AUTHORITY REFERRALS

Tipperary-Cahir-Cashel Municipal District

Environment Section

Fire Section.

CONTEXT

The site is located on the local road L-5311-0 within the existing land parcel of an existing dwelling. The extension is located to the front of the dwelling and it is considered this development will enhance the appearance of the existing development on arrival. The completed new extended development will comprise the existing building, with a new Kitchen, Living room, Utility room and Wet room extension with the existing Kitchen and Living room being converted into three new bedrooms.

FLOODING

The development is not located in any flood risk zone.

SERVICES

- **WASTEWATER:** The existing building is already connected to an existing septic tank and raised percolation area. A new treatment tank and sand polishing unit shall be constructed to meet current needs. Additional connections will now be added with the new arrangement
- **SURFACE WATER:** The existing building is connected to an existing soak pit. A new soak pit and additional connections will be constructed. Existing connections will be extended.
- **WATERMAIN :** Existing.

ENVIRONMENTAL IMPACT ASSESSMENT

The site was checked against the requirements for Environmental Impact under the Planning & Development Regulations 2001 and the Planning and Development Regulations 2001 and an E.I.A. is not required for this development.

RENEWABLE ENERGY PROVISION

The domestic heating provision in the new unit will be an upgraded multifuel boiler. The domestic water heating system provision in the new unit will be solar panels.

DESIGN CONTEXT

This development has been designed with accessible toilet facilities on Ground Level so that it is fully accessible for a wheelchair user. The new extension will also be suitable for a special need at a later stage, if required. The new Bedrooms are linked through the existing corridor. The Utility room and Kitchen are designed to provide additional cooking, storage and laundry facilities to the existing property. The Living room off the Kitchen is designed to provide an additional amenity area to meet the family need.

The essence of the design is to give a sense of privacy to the bedroom area from the main property, and it is arranged in such a way that it improves the presentation of the entire property on arrival. The design of the new addition to the existing also creates a more secure and secluded external area at the rear for the residents.