



Comhairle Contae Thiobraid Árann
Tipperary County Council

Chief Executive's Report

PT8TT3

Part VIII Development

The development consists of the construction of a new social housing development of 9 No. dwellings at Grove Street & The Crescent, Roscrea, Co. Tipperary.

MARCH 2023

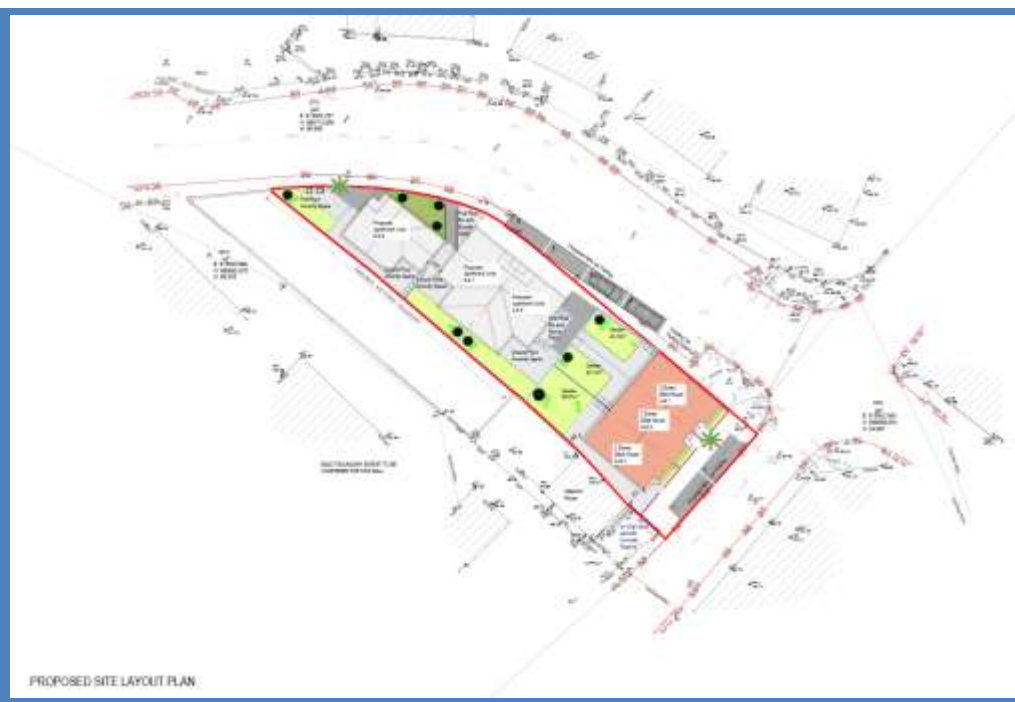
1. NATURE AND EXTENT OF THE PROPOSED DEVELOPMENT AND THE PRINCIPAL FEATURES THEREOF:

The development consists of the construction of a new social housing development of 9 No. dwellings on a 0.09 hectare development site at Grove Street & The Crescent, Roscrea, Co. Tipperary.

The development includes the demolition of a terrace of 3 No. existing two storey dilapidated buildings, clearance of vegetation and the construction of 9 No. new dwelling units. The units will comprise the following:

- Units 1-3 consist of 3 No. new two bedroom, two storey terraced houses on Grove Street to be constructed to a height of 8.634m and each with a floor area of 76.88sqm. The dwellings are 2-bay, 2 storey houses with pitched roof and both nap plaster and brick detailing to front elevation.
- 6 No. one bedroom apartments in two separate two storey blocks on The Crescent.
 - Block 1 containing units 4-7 inclusive is to be constructed to a height of 8.085m with nap plaster finish and pitched roof. Floor areas are 52.52sq.m (Units 4 and 6) and 56.2 sq.m (Units 5 and 7). The upper floor apartments include balconies to the front of the building, facing onto the Birr Road.
 - Block 2 contains units 8 & 9 is a two storey building with each floor comprising a one bedroom-2 person apartment. Floor areas are 52.52sq.m (Unit 8) and 56.2 sq.m (Unit 9). Each apartment has its own directly accessible external private open space area. The building is to be finished in nap plaster, with pitched roof.

The development will also include revised footpaths, underground services, attenuation area, car parking spaces, boundary treatments, bin storage, landscaping, open spaces and all associated site works.



Schedule of relevant floor areas, private open space etc in line with Section 28 Guidelines

House No.	Dwelling Type	Total GFA (Recommended in Guidelines in brackets)	Aggregate Living Area (Recommended in Guidelines in brackets)	Main Bedroom (Recommended in Guidelines in brackets)	Aggregate Bedroom (Recommended in Guidelines in brackets)	Storage (Recommended in Guidelines in brackets)	Private Open Space (Recommended in Guidelines in brackets)
1	2-storey, 2 bedroom, 3 person house	76.88sqm (70)	28.5 (28)	13.74 (13)	21.21 (20.1)	5.7 (3)	43.14sqm
2	2-storey, 2 bedroom, 3 person house	76.88sqm (70)	28.5 (28)	13.74 (13)	21.21 (20.1)	5.7 (3)	42.12sqm
3	2-storey, 2 bedroom, 3 person house	76.88sqm (70)	28.5 (28)	13.74 (13)	21.21 (20.1)	5.7 (3)	55.01sqm
4	1-bed, 2-person, apt	52.52sqm (45)	23.4 (23)	11.44 (11.4)	11.44 (11.4)	3.21sqm (3)	6sqm (5sqm)
5	1-bed, 2-person, apt	56.2sqm (45)	24.4 (23)	12.02 (11.4)	12.02 (11.4)	3sqm (3)	5sqm (5sqm)
6	1-bed, 2-person, apt	52.52sqm (45)	23.4 (23)	11.44 (11.4)	11.44 (11.4)	3.21sqm (3)	6sqm (5sqm)
7	1-bed, 2-person, apt	56.2 sqm (45)	24.4 (23)	12.02 (11.4)	12.02 (11.4)	3sqm (3)	5sqm (5sqm)
8	1-bed, 2-person, apt	52.52 sqm (45)	23.4 (23)	11.44 (11.4)	11.44 (11.4)	3.21sqm (3)	6sqm (5sqm)
9	1-bed, 2-person, apt	56.2 sqm (45)	24.4 (23)	12.02 (11.4)	12.02 (11.4)	3sqm (3)	5sqm (5sqm)

2. SITE DESCRIPTION AND LOCATION:

The site is located on the junction of Grove St. (R461) and The Crescent (N62) just north of the Main St. in Roscrea. The site currently has a terrace of 3 No. two storey buildings facing onto Grove St. with a large garden area to the rear. These buildings were primarily residential, with one ground floor serving as a commercial unit. The buildings have been vacant for a number of years.

The site is zoned for Town Centre use.



PROPOSED SITE LOCATION MAP

3. PUBLIC CONSULTATION:

Plans and particulars of the proposed development were available for inspection and purchase from Thursday 02.02.2023 to Friday 03/03/2023 at the following locations:

- Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary.
- Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary.
- Tipperary County Council Offices, Thurles, Co. Tipperary.
- Online at www.tipperarycoco.ie

Submissions and observations with respect to the proposed development could be made in writing to Tipperary County Council no later than 4.30 pm on Monday 20th March, 2023 and online submissions no later than midnight Monday, March 20th 2023.

4. SUBMISSIONS RECEIVED:

2 no submissions were received during the public consultation period and are listed below in the order received.

Submission Ref. No.	Name and Address	Date received
1	Sean Fairbrother	22.02.2023
2	Marian and Joe Tierney	24.02.2023

5. PRESCRIBED BODIES:

The Part 8 was referred to the following prescribed bodies;

- Dept of Housing, Local Government and Heritage
- Irish Water
- Heritage Council
- An Taisce

A reply was received Dept of Housing, Local Government and Heritage. The response received references the potential for bats to be present in the derelict buildings and ivy-covered trees and therefore recommends a bat survey be carried out. The submission also references the potential for the site to be used as a nest site by swifts and other bird species and therefore requests any demolition and site clearance works take place outside of bird nesting season. The submission also recommends an ornithologist to undertake a survey to identify nest sites.

6. REFERRALS

The Part 8 application was referred to the following internal sections for comment;

- Environment & Climate Action Section
- District Engineer
- Chief Fire Officer

A response received from the District Engineer raising concerns with proposed parking at The Crescent and in particular the provision of 5 no. spaces at this location. The DE has recommended a maximum of 3 no. spaces, including the existing, to be provided, and that same are located to the south of the site.

7. PLANNING POLICY:

Roscrea Local Area Plan, 2012-2018

ZG1: Zoning

It is the policy of the Council to zone land within the town according to various uses, in order to facilitate the needs of the target population for the town and in line with Core Strategy as set out in the North Tipperary County Development Plan. Should a land-use zoning, in the opinion of the Council, no longer be viable or sustainable, alternative uses can be considered, provided there would be no negative impact on the character or appearance of the town, or to the amenities of the occupiers of any neighbouring property.

The land is zoned Town Centre Use of which the objective is to:

To provide and enhance for Town Centre Mixed Use facilities

Relevant policies and objectives include:

Chapter 7 Housing

Policy HSG2: New Housing Development

It is the policy of the Council to require that new residential development conform to the Sustainable Urban Guidelines for Planning Authorities, 2008 (and associated Urban Design Manual) and the Development Management Standards for new residential development contained in Chapter 10 of the County Development Plan 2010-2016, 'Development Management and Design Standards'.

Policy HSG3: Sustainability Statement

It is the policy of the Council to require that all proposed residential developments of 5 units or more are assessed against the sustainability statement contained in Appendix 1 of the Plan

Policy HSG4: Design Statements

It is the policy of the Council to require that proposed residential developments of 5 units or more are accompanied by a detailed design statement. The design statement shall present a coherent concept for the development, taking into account standards and guidance contained in Chapter 10 of the County Development Plan 2010-2016 'Development Management and Design Standards'.

Policy BNE6: Energy Efficiency

It is the policy of the Council to promote energy conservation and efficiency measures and to facilitate innovative building design that promotes energy efficiency and the use of renewable energy resources in accordance with national policy and guidelines.

Objective TRA7: It is an objective of the Council to improve the visual amenity of all approach roads to the town to render a sense of arrival

Tipperary County Development Plan 2022

Relevant Policies of the Tipperary County Development Plan 2022 – 2028 include:

SO 3	To support the implementation of the County Settlement Hierarchy, in regenerating our towns and villages, creating vibrant town centres, attracting new residents and delivering quality residential neighbourhoods.
5 - 2	Facilitate residential development, in accordance with the policy and objectives for residential development for towns and villages, as set out in Volume 2, in the relevant LAPs (and any review thereof) and as set out in the relevant Development Plan for each town (and any review thereof ¹) and the Development Management Standards set out in Volume 3.
5 – 5	<p>Support and facilitate the delivery of new residential development in towns and villages and where the applicant has demonstrated compliance with the following:</p> <ul style="list-style-type: none"> a) New residential development shall meet the relevant Development Management Standards as set out in Volume 3. b) New residential developments of 10 or more units shall be accompanied by a 'Sustainability Statement', and a 'Statement of Housing Mix'. c) New development shall be of an appropriate density and quality in accordance with the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, (DHLGH, 2009), and any amendment thereof, and shall demonstrate that all opportunities for connectivity and linkages have been explored and incorporated in accordance with the 10-Minute Town concept and supporting active travel options. d) Residential development in rural settlements shall be appropriate to the scale, character and infrastructural capacity of the settlement in which it is to be located.
5 - 7	Ensure that new residential development accommodates housing for a range of specialised needs, including those of the elderly, and contain appropriate mix of housing types and sizes. New housing shall incorporate the principles of Lifetime Adaptable Homes ² and Universal Design ³ to cater for groups with specific needs in the county, as informed by a 'Statement of Housing Mix' as part of a 'Sustainability Statement' where applicable.
5 - 9	Require that climate change actions and measures ⁴ be incorporated in new residential development of all scales to demonstrate how the development will minimise energy use, enhance accessibility, manage waste and support biodiversity ⁵ .
6 - 1	Seek to ensure that new development is compatible with the availability of community amenity and recreational facilities for people at a convenient distance from their homes, in line with the Settlement Strategy and the

¹ Noting that each Town Plan will be reviewed over the coming years and will be replaced with a LAP

² Designing Housing to meet the needs of all, Housing Agency, 2018

³ National Disability Authority

⁴ Climate Action measures include passive house design, sustainable transport proposals, alternative energy proposals, waste reduction measures, green roofs, rain water harvesting, etc

⁵ Housing development of 10+ units, commercial, industrial developments should be supported by landscape and biodiversity plans.

	Sustainable Development in Urban Areas: Guidelines for Planning Authorities, (DEHLG, 2009).
6 - 5	Facilitate new childcare facilities in settlements, to the requirements of the County Childcare Committee, and the Childcare Facilities, Guidelines for Planning Authorities (DEHLG 2001) or any amendments thereof. New residential development will be required to consider demand for childcare likely to be generated by the development and the existing childcare facilities in the area, and to submit proposals to accommodate any identified increase in demand which may arise.
7 - 1	<p>(a) Have regard to the Settlement Plans as set out in Volume 2, the relevant LAPs and the relevant Development Plan for each town (until replaced with a LAP) in accordance with Table 4.2: Framework of Town Plans and Local Area Plans).</p> <p>(b) Require the incorporation of innovative design solutions for density, maximum permeability and interconnectivity, the '10-Minute town' concept and enhancement of residential amenity.</p>
7 - 3	Require the inclusion of urban greening/landscaping as a fundamental element of design, incorporating features and design solutions such as biodiversity friendly landscaping, nature-based solutions to SUDS and providing attractive routes and facilities for the pedestrian and cyclist.

13 - 4	<p>Safeguard sites, features and objects of archaeological interest, including Recorded Monuments, National Monuments and Monuments on the Register of Historic Monuments, and archaeological remains found within Zones of Archaeological Potential located in historic towns and other urban and rural areas. In safeguarding such features of archaeological interest, the Council will seek to secure their preservation (i.e. in situ or in exceptional circumstances preservation by record) and will have regard to the advice and recommendation of the Department of Arts, Heritage and the Gaeltacht.</p> <p>Where developments, due to their location, size or nature, may have implications for archaeological heritage, the Council may require an archaeological assessment to be carried out. This may include for a requirement for a detailed Visual Impact Assessment of the proposal and how it will impact on the character or setting of adjoining archaeological features. Such developments include those that are located at, or close to an archaeological monument or site, those that are extensive in terms of area (1/2 ha or more) or length (1 kilometre or more), those that may impact on the underwater environment and developments requiring EIA.</p>
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Relevant Objectives of the Tipperary County Development Plan 2022

5 - A	Support Government policy and targets under "Rebuilding Ireland: Action Plan for Housing and Homelessness" 'Housing for All', a New Housing Plan for Ireland, (Government of Ireland, 2021) (and any review thereof) and local authority actions that contribute to delivery of affordable housing and social housing, reduction of homelessness and building of homes on public lands.
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5 - B	Actively support public and private sector housing delivery in towns, by engaging in collaborative placemaking and regeneration, using land activation measures in line with national policy.
5 - C	<p>Continue to develop and implement the 'Age Friendly Programme' and the actions of the Council, and to support and demonstrate the concept of independent living and assisted living for older people, as well as the provision of specific purpose-built, social housing options specifically designed for older people as follows:</p> <ul style="list-style-type: none"> • Age-friendly schemes in association with approved authorities • Right-sizing" options • Downsizing schemes (financial contribution schemes) etc
7 - A	<p>Support the 'Town Centre First' approach, through the following:</p> <ol style="list-style-type: none"> (a) Support and deliver on the 'Town Centre First' policy approach for Irish Towns to enable the development and coordination of regeneration and revitalisation of towns. (b) Work with stakeholders to stimulate regeneration and competitive bidding having consideration to the 'Investment Priorities' of the NPF and other funding opportunities as they may arise, and having consideration to the strategic regeneration potential of each town as set out in Section 4.2. (c) Actively enable urban infill/brownfield development and the practical implementation of objectives for compact growth and regeneration, through land activation measures, and by working on a collaborative basis with stakeholders to activate public land banks. (d) Identify 'Regeneration Areas/Opportunity Sites', including public lands for regeneration and development, underused key sites for housing delivery, and to drive strategic land assembly (e) Promoting heritage-led regeneration and the reuse and conservation of core-built heritage and archaeological sites within urban centres, as an integral part of place-making (f) Encourage residential uses in town/village centres, such as at ground floor in certain instances or locations, and in living over the shop arrangements, through the flexible application of parking, amenity space and internal space standards where these standards cannot be practicably met on-site (g) Identify 'Settlement Consolidation Sites' within built-up areas of the Key Towns and District Towns (where appropriate), with the potential to deliver significant housing provision or commercial, employment and/or mixed-use development and to generate wider regeneration of the existing built-up area and in particular the core town centre area
7 - E	<ol style="list-style-type: none"> (a) Engage in activation measures, including through the Urban Regeneration and Housing Act 2015, the Finance Act 2021 and initiatives identified in 'Housing for All' to address dereliction and vacancy. (b) Reduce the number of derelict sites and dangerous structures through the Derelict Sites Act 1990 and the Local Government Sanitary Services Act 1964 (or any amendment thereof), and

to seek ways, to promote the reuse of vacant floorspace in town centre areas.

Tipperary County Development Plan, 2022: Development Management Standards

3.1 Sustainable Building Design

The Council will encourage the energy efficient design of buildings and their layout and orientation on site, and will seek to ensure that all new residential, commercial, industrial and other developments are designed to obtain maximum energy performance ratings during their construction, operation and lifetime use. New development shall support a 'Circular Economy' model, keeping resources in use for as long as possible, through the reuse and repurposing of existing buildings, so far as practical, as an alternative to demolition and re-building.

Applications for large buildings over 1,000m², will need to demonstrate that due consideration has been given to the technical, environmental and economic feasibility of installing alternative energy systems in the proposed building, and that the use of such systems has been considered, as far as practicable, in the design of that building⁶. This shall also apply to all new planning applications for housing schemes of ten or more units.

The Urban Design Manual - A Best Practice Guide (DECLG, 2009) sets out how sustainable energy considerations should be incorporated into all stages of the design process.

The Building Regulations, Part L – Conservation of Fuel and Energy – set out the requirements for dwellings and for buildings other than dwellings⁷. In order to ensure that the Building Regulations are fully considered in the design of any proposed dwelling, it will be a requirement that all planning applications be accompanied by a provisional BER cert stating that the proposed dwelling is in accordance with the current Technical Guidance Document L - Conservation of Fuel and Energy.

3.2 Construction Environmental Management Plans

Construction Environmental Management Plans (CEMP) outline how a construction project will avoid, minimise or mitigate effects on the environment and surrounding area. CEMPs shall focus on waste minimisation and optimise waste prevention, re-use and recycling opportunities. CEMPs shall be submitted with:

- All planning applications for Industrial, Office, Retail, Warehousing and Business Park Development on sites in excess of 0.5 hectares;
- All development proposals of five or more residential units; or

⁶ [S.I. No. 666 of 2006](#)

⁷ Department of Environment, Community and Local Government, [Building Regulations 2011 Technical Guidance Document L Conservation of Fuel and Energy – Dwellings](#)

- As required by the Council.

The Best Practice Guidelines for the preparation of Resource Management Plans for Construction & Demolition Waste Projects, (EPA, 2022) shall apply.

3.3 Sustainable Urban Drainage Systems and Nature-Based Solutions

Sustainable Urban Drainage Systems (SUDS) are systems designed to efficiently manage the drainage of surface water in urban environments (see Chapter 15, Volume 1). SUDS work like natural drainage systems in slowing surface water run-off and allowing natural processes to break down pollutants. The Council will seek to maintain drainage having consideration to water sensitive urban design and the application of a nature-based SUDS approach in all new development and in the retrofitting of development as appropriate.

Applications for new developments shall include details of how SUDS and water sensitive urban design, including nature-based solutions have been satisfactorily incorporated into the design of the scheme. The provisions of 'Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (water sensitive urban design) Best Practice Interim Guidance Document' (DHLGH, 2001) and any review thereof, will apply.

SUDS are not generally acceptable as a substitute for public open space. Development proposals will be required to be accompanied by a SUDS assessment that addresses run-off and its impact on the existing habitat and water quality. Guidance is available from the SUDS manual, CIRIA C753 2015 (updated from the SUDS manual C697 published in 2007). It incorporates latest technical advice and adaptable processes to assist in the planning, design, construction, management, and maintenance of high-quality SUDS.

3.4 Urban Greening

Proposals for developments within the settlement boundaries should include carefully planned urban greening initiatives to enhance the quality of green space across an urban landscape. Examples of initiatives include, implementing site specific planting proposals consistent with the All Ireland Pollinator Plan (National Biodiversity Data Centre 2021- 2025) and designed to utilise natural drainage; other SUDS measures such as swales and rain gardens; and incorporating nature-based solutions such as green roofs, green walls and street trees.

3.5 Lighting

All new public lighting shall be designed and installed in accordance with the Council's current Public Lighting Policy and Public Lighting Standards I.S. EN 13201-2:2015 (CEN/CENELEC, 2016) while observing the latest ETCI regulations and ESB Networks distribution system interface requirements.

Proposals for new development including or likely to require external lighting shall include details of lighting schemes to comply with minimum standards and best practice in energy efficient design⁸. All new multi-unit residential and commercial

8 Including national guidance prepared by the SEAI and the Department of Environment, Climate and Communications and the Council

development shall identify the following on a site layout plan to an appropriate scale at planning application stage:

- The appropriate lighting specification to perform the lighting task necessary to the most energy efficient standard.
- Include measures to minimise light spillage and pollution through design, layout and specification.
- Avoid dazzle or distract of drivers on nearby public roads to the standards of TII.

4.6 General Residential Design Standards

Applications for residential development will be assessed against the design criteria set out in the Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities, (DHLGH, 2009) and the Urban Design Manual: A Best Practice Guide, (DHLGH, 2009). This section applies to all new residential development in settlements, including serviced sites and should be addressed at planning application stage to the satisfaction of the Council.

Table 4.1: Minimum Design Standards for Residential Schemes	
Public Open Space	At least 15% of total site area shall be allocated for public open space. Public amenity areas shall be capable of passive supervision and shall provide a safe area for play. Pedestrian and cycle linkages shall be a predominant feature of the layout. Existing vegetation such as hedgerows, trees and natural features shall be retained and incorporated where practicable. Where tree removal must take place, the developer will be required to provide replacement semi-mature native trees on site
Private Open Space	All housing units shall have an area of private open space behind the front building line in line with the minimum size requirements: <ul style="list-style-type: none"> • 48 sqm for 1-2 bedroom houses • 60 sqm for 3-5 bedroom houses • 75sqm for 5 plus bedroom houses Private gardens shall be top-soiled, graded and seeded prior to occupation of the dwelling.
Road Layouts, Walking and Cycling	Road safety, including vehicle speed management shall form an intrinsic part of the road design and layout of residential developments and shall be a central element of the design and layout of a new development. The DMURS places an emphasis on designing new urban roads and streets in a way that discourages excessive speeds. The principles of the DMURS and requirement for Road Safety Audit, where necessary, shall be integrated into new proposals.
Waste	A waste management plan shall address: <ul style="list-style-type: none"> a) the construction phase of the development, and, b) details of the provision of visually discreet and easily accessible waste storage facilities to accommodate domestic waste disposal and recycling needs for the proposed development.
Natural and Built Heritage	The protection of all existing historical monuments, buildings, building fragments, archaeological material,

	trees and hedgerows shall be provided for where appropriate.
Maintenance and Management	Developers will be responsible for the maintenance and management of new residential developments where management companies are not employed and where the development has not yet been taken in charge. Management companies are only acceptable for multi-unit residential buildings.

4.7 Apartments

Applications for apartments will be assessed against the Design Standards for New Apartments, (DSFNA), (DHLGH, 2018) and any amendment thereof

4.9 Waste Storage and Collection

Adequate refuse storage, recycling and composting areas, and future expansion of separated waste disposal for residential developments shall be catered for. In the case of communal refuse storage provision, the collection point for refuse should be accessible both to the external collector and to the resident and be secured against illegal dumping by non-residents

6.5 Car and Cycle Parking Provision and Electric Vehicle Charging Standards

6.5.1 Car-Parking

All new developments will normally be required to provide adequate off-street car parking facilities, cycle facilities and suitable manoeuvring space. Where parking cannot be provided on site, a contribution towards car-parking may be required in line with the current Tipperary Development Contribution Scheme. Car-parking provision shall be identified on the site layout plan submitted with a planning application, and the following design dimensions and criteria shall apply:

- I. Each car space shall be 4.8 m x 2.5 m with 6.1 m wide circulation aisles;
- II. Disabled spaces shall be 3m wide, with a 1 space per 20 provision. Disabled carparking spaces shall be provided as close as reasonably possible to building entrance points and allocated and suitably signposted.
- III. Surface parking areas shall be constructed using permeable materials and shall incorporate the principles of nature-based SUDS and Water Sensitive Urban Design.
- IV. Motorcycle parking facilities of 10% of total car parking space shall be provided for all new development.
- V. All parking facilities shall be secure and subject to passive supervision.

Table 6.4: Minimum Car Parking Standards

Land-Use	Minimum Parking Space Provision
Dwelling (up to 2 bedrooms)	1 space per dwelling unit
Dwelling (3+ bedrooms)	2 spaces per dwelling unit
Multi Residential Unit Development	1 or 2 bed – 1 space plus 2 visitor spaces per 5 units 3 bed or more – 2 spaces per unit plus 2 visitor spaces per 5 units

6.5.2 Bicycle parking

Bicycle parking provision shall be identified on the site layout plan and shall follow the guidance of the NTA's National Cycle Manual and the Standards for Cycle Parking

and Associated Cycling Facilities for New Developments document issued by Dun Laoghaire-Rathdown County Council (2018).

All bicycle parking should be easily accessible in terms of dedicated access routes, ramps and kerb dishing where appropriate. Visitor parking should consist of frame supporting stands set between 1.2m and 1.5m apart to allow access on either side and should be located close to the primary entrance. Long stay bicycle parking should be covered with secure access and located close to a functional entrance. Mobility Management Plans shall be used as a tool to ascertain and meet the needs of employees in relation to; increased parking provision and specific parking requirements for electric bikes/cargo bikes/e-scooters; lockers; showers; drying rooms; etc.

Table 6.5: Minimum Bicycle Parking Standards

Development Type	Bicycle Parking Requirement	
	Long term	Visitor/Short Stay
Residential Dwelling/Apartment	1 space per unit	1 space per 5 units

6.5.3 EV Charging Infrastructure

The standards as set out in Statutory Instrument No. 393/2021 – European Union (Energy Performance of Buildings) Regulations 2021 will apply to provision of EV Charging systems unless otherwise agreed with the Planning Authority.

- (a) The charge point parking space(s) should be clearly marked as being designated for EV charging.
- (b) Appropriate signage indicating the presence of a charge point or points should also be erected.
- (c) All charge points fitted in publicly accessible areas should be capable of communicating usage data with the national charge point management system and use the latest version of the open charge point protocol. They should also support an approved user identification system such as radio frequency identification.

Table 6.6: EV Charging Point Standards

Development Category	EV Charging Points
Residential multi-unit developments both new buildings and buildings undergoing major renovations (with private car spaces including visitor car parking spaces).	A minimum of 1 EV charge point space per five car parking spaces (ducting for every parking space shall also be provided)
New dwellings with in-curtilage car parking.	Installation of appropriate infrastructure to enable installation of recharging point for EV's.
Non-residential developments (with private car parking spaces including visitor car parking spaces with more than 10 spaces e.g., office developments)	Provide at least 1 recharging point, and a minimum of 1 space per five car parking spaces should be equipped with one fully functional EV Charging Point.

Developments with publicly accessible spaces (e.g., supermarket car park, cinema etc.)	Provide at least 1 recharging point, and a minimum of 1 space per five car parking spaces should be equipped with one fully functional EV Charging Point
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NOTES

- In the case of a development type not specified above, the Council will determine the parking requirement having regard to the traffic and movement generation associated with the development and the objectives of the Plan
- The standard specified in the table above is applicable to the gross floor space of the proposed development save where 'public floor space' is specified.
- Where the proposed development relates to a mixed-use development the applicant may present a case and detailed justification for 'Dual Usage' to calculate the car parking requirements of the development
- Where 'staff member' is stated, this should relate to the maximum amount of staff at any 1 time.

A reduction in car-parking requirement may be acceptable where the Council is satisfied that a Mobility Management Plan or statement, as the case may be, for the development demonstrates that a high percentage of modal shift in favour of sustainable modes will be achieved through the development. The applicant will be expected to demonstrate that the development will be strongly supported by public transport including, bus and train services.

Draft Roscrea Local Area Plan 2023-2028

It is the policy of the Council to:

Policy 5.2 Require new residential development to accord with the principles and guidelines of Sustainable Residential Guidelines for Planning Authorities in Urban Areas (DEHLG, 2009) and the Urban Development and Building Height Guidelines for Planning Authorities (DHPLG, 2018) and the overriding policies and objectives for new residential development.

Policy 5.3 New development shall support the 'Neighbourhoods', as set out in Section 5.2.1, ensuring appropriate residential densities on central areas in line with the Sustainable Residential Guidelines for Planning Authorities in Urban Areas (DEHLG, 2009).

Policy 5.5 Require new development to consider the provisions 'Roscrea Age Friendly Town', and to seek to ensure that the age friendly policies and objectives relating to housing, public realm, amenity, accessibility, public transport etc are applied in assessing new development proposals.

Policy 6.1 Enable new development that will improve accessibility and movement within Roscrea, reduce dependency on private car transport, increase permeability in the town, and encourage the use of energy efficient forms of transport through the promotion of walking, cycling and public transport. Policy 6.2 Ensure that new developments are designed to comply with Design Manual for Urban Roads and Streets (DoT, 2019) including making provision for pedestrian and cycle infrastructure and enhancing connectivity and accessibility to the town. Policy 6.4 Support the sequential development of lands zoned for development, and to ensure

that provision is made for the orderly expansion into areas that may be zoned in the future. In assessing new planning applications, and on a case-by-case basis, the Council may require the maintenance of a corridor to provide for future connectivity with adjoining un-zoned lands.

Policy 8.1 Enable the sustainable and efficient use of existing capacity in water services and permit new connections to the Roscrea public and waste water supply. Where local network upgrades are required, to ensure that capacity is provided to individual sites in accordance with the Irish Water Connections Charging Policy and Irish Water's Connections and Developer Service.

Policy 8.2 Require that all development proposals in Roscrea integrate SUDS, and naturebased solutions to SUDS, as part of an overall sustainable urban drainage and urban greening approach, unless they are demonstrated to be operationally unfeasible to the satisfaction of the Council.

Policy 8.3 Permit and encourage the use of renewable energy technologies in residential, commercial and community developments.

Section 28 Guidelines:

Relevant Guidelines in relation to Apartment Developments set out further below

Sustainable Residential Development in Urban Areas-Guidelines for Planning Authorities published in 2009 (Department of Environment, Heritage and Local Government)

Table 5.1: Space provision and room sizes for typical dwellings

DWELLING TYPE	TARGET GROSS FLOOR AREA	MINIMUM - MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)
Family Dwellings - 3 or more persons					
4BED/7P House (3 storey)	120	15	40	43	6
4BED/7P House (2 storey)	110	15	40	43	6
4BED/7P House (1 storey)	100	15	40	43	6
4BED/7P Apartment	105	15	40	43	11
3BED/6P House (3 storey)	110	15	37	36	6
3BED/6P House (2 storey)	100	15	37	36	6
3BED/6P House (1 storey)	90	15	37	36	6
3BED/6P Apartment	94	15	37	36	10
3BED/5P House (3 storey)	102	13	34	32	5
3BED/5P House (2 storey)	92	13	34	32	5
3BED/5P House (1 storey)	82	13	34	32	5
3BED/5P Apartment	86	13	34	32	9
3BED/4P House (2 storey)	83	13	30	28	4
3BED/4P House (1 storey)	73	13	30	28	4
3BED/4P Apartment	76	13	30	28	7
2BED/4P House (2 storey)	80	13	30	25	4
2BED/4P House (1 storey)	70	13	30	25	4
2BED/4P Apartment	73	13	30	25	7
2BED/3P House (2 storey)	70	13	28	20	3
2BED/3P House (1 storey)	60	13	28	20	3
2BED/3P Apartment	63	13	28	20	5

8. PLANNING ASSESSMENT:

PRINCIPLE OF PROPOSAL

The proposed development is considered acceptable in principle. The proposal conforms with the land use zoning objectives for Roscrea's town centre area and will result in the revitalisation of this site area of the town. The proposal will result in the removal of derelict buildings and their replacement with dwellings that will significantly contribute to the streetscape in this town centre area.

DEVELOPMENT DESIGN & LAYOUT

The proposed development is in keeping with the surrounding land use which is largely residential as the town centre begins to transition into a more residential setting.

The development description submitted with the proposal states that the essence of the design of this development is that it will rejuvenate the existing streetscape on Grove St. through the replacement of 3 run down buildings with 3 modern 2-

bedroom units while the 6 one bedroom units will restore the streetscape on a prominent corner of The Crescent and eliminate an existing derelict gap site.

The development will provide a number of dwelling units which respect the scale and style of the existing streetscape and neighbouring dwellings. It is considered that the proposed design will not have a negative impact on the residential or visual amenity of the area save for the rear garden of No. 54 and see consideration below under Section 9.



OPEN SPACE

The proposed development includes for adequate private open space provision for each dwelling unit. Balconies and ground floor terrace/private amenity areas are to be provided to each of the proposed apartments. Private garden spaces of 42-55sqm are to be provided to each of the proposed terraced units. While proposals for two of the units falls marginally short of the requirements set out in the Roscrea Local Area Plan, I consider that such proposals are acceptable having regard to the town centre location of the site and proposals to redevelop a long-standing vacant site within the town centre.

HOUSING MIX AND CONTEXT

The development proposal is for a small development of one and two bedroom residential units which it is considered is in keeping with town centre living. The development description submitted with the application states that the two-bedroom units are suitable for couple occupants or a small family and one bedroom units for single or couple occupants. All designs are also in keeping with the minimum

standards for multiple unit residential development in the Tipperary Development Plan.

It is noted in Chapter 2 of the Draft Roscrea Local Area Plan, 'Planning and Development Strategy' that the Spatial Development Strategy found that of the 235 applicants for social housing support in Roscrea, 122 require a one-bedroom unit and 52 require a two bedroom unit. It is therefore considered that the proposed housing mix is appropriate to meet current housing demand preferences in the town.

ACCESS AND PARKING

The proposed development has been designed as a small, streetscape, in-fill development on a derelict site in the heart of the town that is intended for elderly residents. Because of the nature of the development, on a prominent derelict in-fill site, no new access will be formed onto the existing network. Parking provision of one space for each of the 3 townhouses, and four spaces between the 6 1-Bed Units has been incorporated in the scheme. Two parking spaces are proposed to the front of the 3 house terrace on Grove St. while the remainder are proposed as in-line parking off The Crescent. The District Engineer has raised concerns regarding the provision of 5 parking spaces off The Crescent and has recommended that spaces no's 5&6 be omitted.

It is considered, having regard to the location of the development within walking distance of the amenities of the town that the such parking provision is acceptable .

FLOODING

The development is outside any known pluvial and fluvial flood risk area and the scheme presents no flood risk issues in that respect.

Submissions made indicate that flooding has been known to take place in the immediate vicinity it should be noted that a new 225m.m. storm drain pipe has installed lately to cater for all surface water flow in this part of the town and that instances of local flooding have been caused by blocked gullies.

BIN AND BICYCLE STORAGE

The development includes designated areas for bin and bicycle storage for the first floor apartments.

SERVICES - WASTEWATER DISPOSAL AND SURFACE WATER DISPOSAL

The proposed development will be served by a connection to existing Irish Water services.

ARCHAEOLOGY & BUILT HERITAGE

The site is located within the designated zone of archaeological potential however it is noted that the site is a brownfield site, with development proposed on previously disturbed ground.

It is also noted that the proposal has been referred to the Dept of Housing, Local Government and Heritage who have not attached any condition relating to archaeology to the development.

On the basis of the submission received from the Department of Housing, Local Government & Heritage the following is advised

- a) A bat survey of the existing building should be undertaken prior to any demolition work commencing and a derogation licence should be applied for should any be found to be present.
- b) If demolition work is to be carried out during the bird nesting season an ornithologist should be appointed to establish if nest sites exist and if they do, no work should take place that will interfere with those nests until the breeding season has passed. If swifts are found to be present in the existing buildings, replacement swift nest boxes should then be incorporated into the new development.
- c) Clearance of vegetation on the remainder of the site should take place outside of the bird nesting season from March 1st to August 31st.

9. SUMMARY OF SUBMISSIONS & CHIEF EXECUTIVES RECOMMENDATIONS:

This section summarises the key points raised in the submissions on the proposed development and also gives the consideration and recommendation of the Chief Executive to the points made, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area, and any relevant policies or objectives.

Ref. No.	Submission Name & Address
1	Sean Fairbrother
Summary	
<p>The submission requests that existing boundaries are respected and clearly defined and that appropriate materials be used. The submission requests that the private parking area to the front of his house remains private and clearly divided from the new development by an appropriate stone finished wall. A new boundary must be put in place between his property and the new development. The submission also requests that the gable end of his house be re-plastered and that any damage to his property will be made good and repaired to the highest standard. The submission requests that Mr. Fairbrother be kept updated regarding plans for construction and demolition.</p>	
<p>The submission requests that any first-floor windows overlooking his property be relocated and that the old stone wall at the rear of his house be retained or replaces as the old shed buildings are demolished.</p>	

Finally, the submission raises concerns with the safety at the intersection which he states is already dangerous to pedestrians and drivers and it also raises concerns with the ongoing water infrastructure problems, in particular regarding overloaded sewer system, which he states are ongoing.

Consideration

It is acknowledged that the existing gable of the houses to be demolished provide a boundary to the parking area of No. 54 and in order that this is maintained it is recommended that a 1.5m stone wall is incorporated into this application in place of the original gable.

It is acknowledged that all necessary work to ensure the gable wall of No. 54 Grove Street is weatherproof, made good and finished should be incorporated into this development.

A new 2m boundary should be constructed between the new development and the rear garden of the adjoining property. This wall should be finished in stone to the garden of No. 54 to match the existing wall and the blockwork element should be in place before any new work begins so that the security between both properties is maintained from the outset.

As part of this development a structural and finishes survey of No. 54 should be undertaken before any work begins and checked again on completion of the work. If any defects do occur to the adjoining property as a result of the proposed construction work they should be restored and made good as part of this development.

Prior to any work commencing a programme/schedule of the work should be given to the owners and occupants so that they are fully informed of the nature and extent of each element of the construction work. This should be confirmed and updated to them on a regular basis as the development progresses.

It is acknowledged that this development may have an impact on the rear garden to No. 54 and in response to Mr. Fairbrother's comments regarding the First Floor windows these should be amended so that no direct overlooking of his garden will occur. The first floor window to the bedroom in Unit 9 should be switched to The Crescent side as requested and the first floor bedroom windows in Units 6 & 7 should be reduced and angled to the North West with rooflights incorporated. These revisions are outlined in the attached revised drawings PL 201A & PL 202A and will ensure no direct overlooking of the existing garden occurs.

The concerns raised with regard to ongoing water infrastructure problems have been set out in response to submission no. 2 below which also relates to these issues.

Recommendation

It is recommended that these changes set out above and illustrated on revised drawings PL 201A & PL 202A are incorporated and will be included as a requirement/condition to the proposed development as set out below.

Ref. No.	Submission Name & Address
2	Marian and Joe Tierney
<p>Summary</p> <p>The submission refers to long term existing problems of sewage and flooding. The submission references flood waters in their properties at 9 and 11 Grove Street, Roscrea. The submission states that the added load of the proposed development will increase the impact on existing dwellings.</p>	
<p>Consideration</p> <p>The submissions primarily concern the existing drainage services beyond the proposed development site. The Local Authority Water Services Section have confirmed that a new 225mm storm drain pipe has installed recently to cater for all surface water flow in this part of the town and that instances of local flooding have been caused by blocked gullies. It has been confirmed that the proposed development, which would include 6 additional 1-Bed Units, should not have any adverse impact on the existing surface water infrastructure and any new drainage will be designed with a SUDS systems for controlled release into the public network.</p> <p>The Local Authority Water Services Department have confirmed that some issues are occurring with the sewer backing up and overflowing at times of very heavy rain. Irish Water are aware of this problem and are developing a drainage plan for Roscrea which will identify the work required to alleviate this. It is expected this will be done by the time the proposed development would be completed but it is considered that this development would not have any identifiable impact on the existing scenario.</p>	
<p>Recommendation</p> <p>No recommendations arising from this submission.</p>	

10. APPROPRIATE ASSESSMENT & ENVIRONMENTAL IMPACT ASSESSMENT(EIA):

An Appropriate Assessment (AA) Screening Report & Environmental Impact Assessment (EIA) Screening Report were prepared for the project.

The AA screening concluded that the proposed development would not be likely to give rise to significant or indeterminate impacts on any Natura 2000 site.

Having regard to the information specified under Schedule 7A of the Planning & Development Regulations 2001, as amended and based on an examination of the nature, size and location of the development, it was determined that there is no real likelihood of significant effects on the environment arising from the proposed development and an Environmental Impact Assessment (EIA) is not required.

11. CONCLUSIONS & RECOMMENDATIONS:

The Planning Authority are satisfied that the proposals are consistent with the proper planning and sustainable development of the area. Therefore, it is recommended that the proposed development should proceed as proposed.

The Planning Authority is satisfied that the proposal, subject to the following considerations being implemented, is in accordance with the Roscrea Local Area Plan, 2012, the Draft Roscrea Local Area Plan, 2023 and the Tipperary County Development Plan, 2022, will not impact on the residential or visual amenity of this area, is acceptable in terms of access, is acceptable in terms of drainage, presents no significant impacts on the conservation objectives of the Natura 2000 Sites and presents no flood risk issues.

The development as set out on the plans and particulars is considered acceptable and is consistent with the principle of the proper planning and sustainable development of the area. Therefore, it is recommended that the proposed development should proceed subject to the following recommended requirements and conditions.

12. REQUIREMENTS & CONDITIONS:

The development shall be modified as follows:

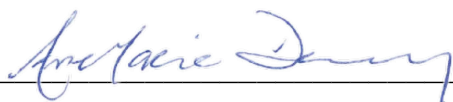
1. The first floor window to the bedroom in Unit 9 is to be relocated to The Crescent side.
2. The first floor bedroom windows in Units 6 & 7 shall be redesigned at an angle to the north west to avoid directly overlooking the adjoining property. Rooflights shall be incorporated into the units.
3. Parking spaces no. 5 and 6 to be omitted
4. As part of this development a structural and finishes survey of No. 54 shall be undertaken before any work begins and checked again on completion of the work. If any defects do occur to the adjoining property as a result of the proposed construction work they will be restored and made good as part of this development.
5. Prior to any work commencing a programme/schedule of the work should be given to the owners and occupants of No. 54 Grove Street so that they are fully informed of the nature and extent of each element of the construction work beside that dwelling. This should be confirmed and updated to them on a regular basis as the development progresses.
6. A bat survey of the existing building shall be undertaken prior to any demolition work commencing and a derogation licence shall be applied for should any be found to be present.
7. If demolition work is to be carried out during the bird nesting season an ornithologist shall be appointed to establish if nest sites exist and if they do, no work shall take place that will interfere with those nests until the breeding

season has passed. If swifts are found to be present in the existing buildings replacement swift nest boxes shall then be incorporated into the new development.

8. Clearance of vegetation on the remainder of the site shall take place outside of the bird nesting season from March 1st to August 31st.

Signed:  Date: 31.03.2023
District Planner

Signed:  Date: 31/03/2023
Senior Executive Planner

Signed:  Date: 05/04/2023
A/ Senior Planner

Signed:  Date: 05/04/2023
Director of Services