

# Project Design Statement

## Part 8 Planning Application for Construction of Proposed 51 no. Residential Units at Slí An, Choiste, Monksland Co. Roscommon

<b>Project</b>	Proposed 51 Residential Units	
<b>Location</b>	Sli An, Choiste, Monksland, Co. Roscommon	
<b>Client</b>	Roscommon County Council	
<b>Issued</b>	Client	1
<b>Date</b>	12.12.2024	MC
<b>Scope</b>	To provide Sustainable Residential Development in accordance with DHPLG	



Prepared by : Sweeney Architects Ltd on behalf of :



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council

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## 1 Project Information

Owner	Roscommon County Council
Address of Site	Sli An Choiste, Monksland, Co. Roscommon
Coordinates ITM	600689, 741931
Map Sheets	3035-C
Site Area	2.0 Ha
Current Zone	New Residential

### Proposed Development Description:

Construction of 51 no. residential units which comprises of (a) Type A- 12 no. two storey 2 bed semi-detached houses (b.) Type B - 18 no. two storey 3 bed semi-detached houses. (c.) Type B1 - 2 no. two storey 3 bed semidetached houses (d.) Type B2 - 4 no. two storey 3 bed semi-detached houses. (e.) Type C- 9 no. two storey 2 bed terraced houses, f.) Type D - 1 no. single storey 3 bed detached house g.) Type D1 - 1 no. single storey 3 bed detached house g.) Type E - 4 no. single storey 2 bed semidetached houses. The proposed development will also consists of widening of existing site entrance, construction of access roads, footpaths and cycle paths, public & private open spaces, car parking spaces, electric car charging points, boundary wall/fence, pedestrian link, street lighting, ducting for utilities, hard & soft landscaped areas, removal of existing trees and planting of new native trees, hedges and shrubs , formation of new connections to existing foul services and to pumping station, attenuation tank for surface water drainage, ESB substation and all associated site works and services.

## 2 Introduction

Sweeney Architects have been engaged by Roscommon County Council to compile this project proofing report to accompany the Part 8 application for the proposed construction of 51 no. Residential Units located at Sli An Choiste, Monksland, Co. Roscommon

### 2.1 Purpose of Report

This report describes the architectural design of the proposed development, which has been developed in coordination with a multidisciplinary project team. This report addresses the criteria for sustainable residential development.

### 2.2 Guidance Documents

The proposed scheme has been developed having regard to the following policies and guidance documents:

- Roscommon County Development Plan 2022-2028
- Design Manual for Quality Housing 2022
- Design Manual for Urban Roads and Streets
- Universal Design Guidelines for Homes in Ireland
- Recommendations for Site Development Works for Housing Areas 1998

- Technical Guidance Documents Part M 2022
- Technical Guidance Document Part B 2017

### 2.3 The Design Team

The design team for this project is led by Sweeney Architects Ltd with collaboration with the following main consultants:

Civil & Structural – Alan Traynor Consulting Engineers

Mechanical & Electrical – Coffey Consulting Engineering

QS – Declan McHughGlynn

## 3 Planning Policy Context

This section of the report examines local, regional, and national planning policy documents which are relevant to this proposed development. The proposed scheme adheres closely to all relevant legislation and guidance documentation as set out below.

### 3.1 Ireland 2040

Project Ireland 2040 is the government's long-term overarching strategy to make Ireland a better country for all its people. This document sets out the vision for the future growth of Ireland over the next 20+ years. This document seeks to balance the future growth of Ireland and counterbalance the draw of people and resources to the Greater Dublin Area. National Policy Objective 1b sets out a target of population growth within the Northern and Western regions of between 150-175,000.

The National Planning Framework is the Government's plan to cater for the extra one million people that will be living in Ireland, the additional two-thirds of a million people working in Ireland and the half a million extra homes needed in Ireland by 2040. The Framework focuses on:

- Growing our regions, their cities, towns and villages and rural fabric.
- Building more accessible urban centres of scale.
- Better outcomes for communities and the environment, through more effective planning, investment, and delivery.

### 3.2 Roscommon County Development Plan 2022-2028 - Core Strategy and Settlement Policy.

the purpose of Housing Strategy is to ensure that provision is made for the housing requirements of the existing and future population of the county. To create a distinct sense of place and community in which people will continue to choose to live, work, do business and visit. Movement, connectivity, and permeability to key destinations within the town and wider region will be prioritised and a greater emphasis on safe active transport routes and enhanced public transport network.

3.2.1 Social and Affordable Housing – It is essential to ensure that all members of society have access to accommodation that is suitable for their needs.

3.2.2 Specialised Housing – The provision of appropriately located and equipped housing to cater for the specialist accommodation needs of specific user groups, such as disabled persons or elderly, is crucial to helping individuals live safe and independent lives.

3.2.2.1 Age Friendly Housing – as life expectancy continues to increase and with the proportion of older people in the population projected to increase, suitable accommodation options are

required to facilitate this demographic, in order to enable the elderly to live independently for longer and remain part of their community.

It is a policy objective of Roscommon County Council to:

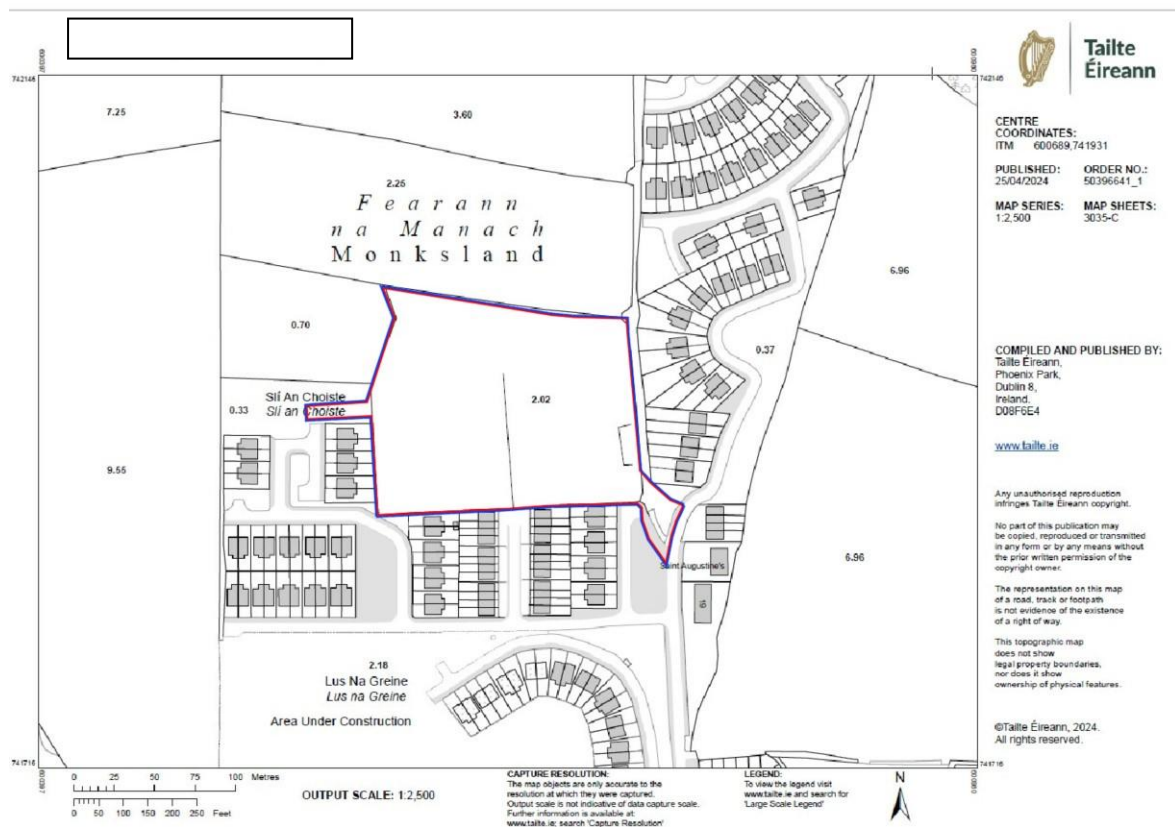
**PPH 3.9** - Support the provision of independent and / or assisted living accommodation for people with disabilities, including purpose-built accommodation or the adaptation of existing properties.

**PPH 3.10** - Support the implementation of the policy statement “Housing Options for Our Ageing Population”. Encourage the provision of Independent and / or assisted living for older people to avail of “rightsizing” within their community, at locations that are proximate to existing services and amenities and public transport facilities.

**PPH 3.11** - Support the provision of purpose-built accommodation for older people that would allow for independent and semi-independent living in locations that are proximate to town and village centres, services, and amenities.

## 4 The Site

Figure 1 – Site Location Map





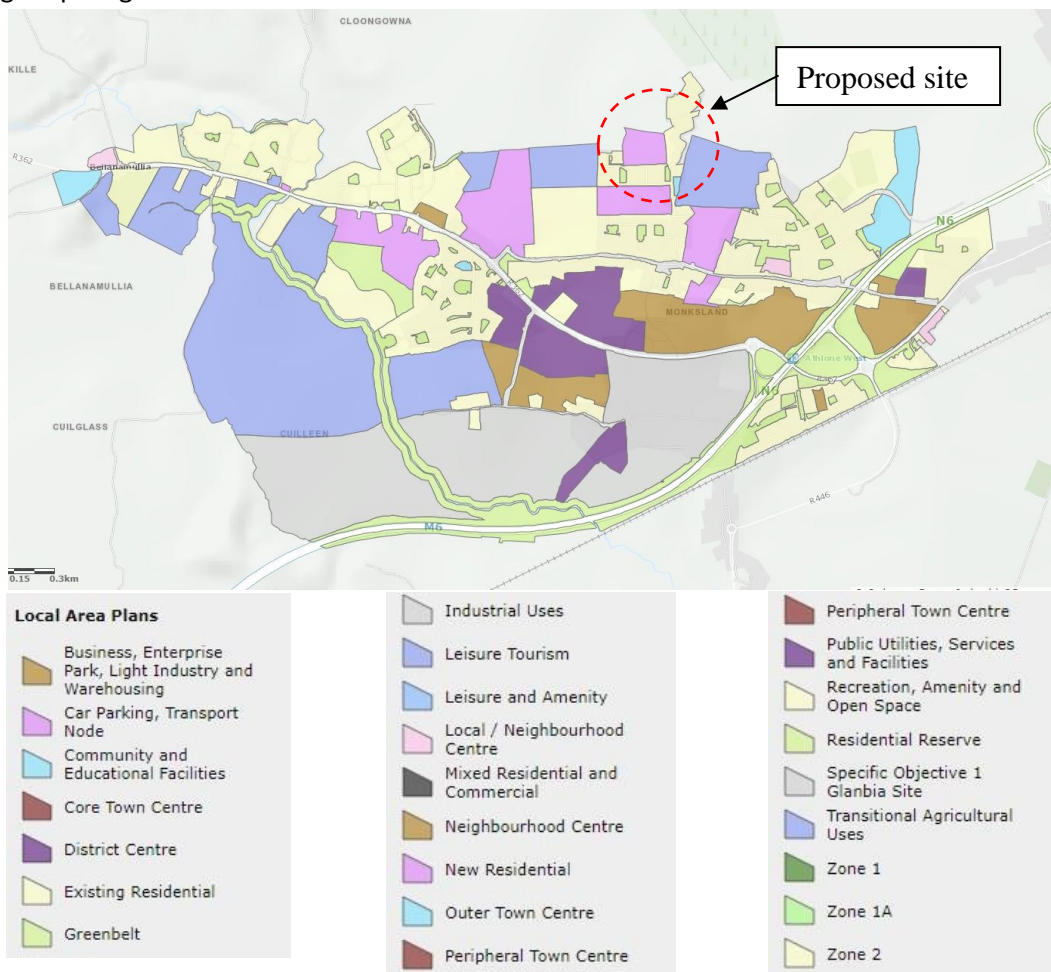
#### 4.1 Site Description

The subject site is a greenfield site bounded by existing residential estates to the west, east, and south. The site is undulating, sloping down from the southeast corner to the northwest corner by some 5 m, with localised areas some 8 meters lower than the access road, recovering to the northwest boundary itself. There is a partial field boundary running centrally north south, and there is a right of way to the eastern boundary.

The site access identified by the client is from the southeast corner of the site. This access is via open space fronting existing housing (Sli An Coiste) and slopes upward. There is potential for additional links to the west and centrally on the south boundary. The boundary to the south of the site is retaining in places, particularly to the east and west side. The radius of the approach road will require some adjustment, a footpath, and some screening/landscape treatment to the adjoining houses. There is an opportunity to alter the existing retaining wall as a feature of the entrance to the estate and also as a planning gain for the existing houses.

#### 4.2 Site Zoning

The site is currently zoned as New Residential as per Roscommon County Development Plan 2022-2028 - Zoning Map – figure 2



The proposed development is in line with the zoning objectives of the governing County Development Plan 2022-2028 and is consistent with the policies set out within this plan.

Figure 3- Existing Topographical Survey

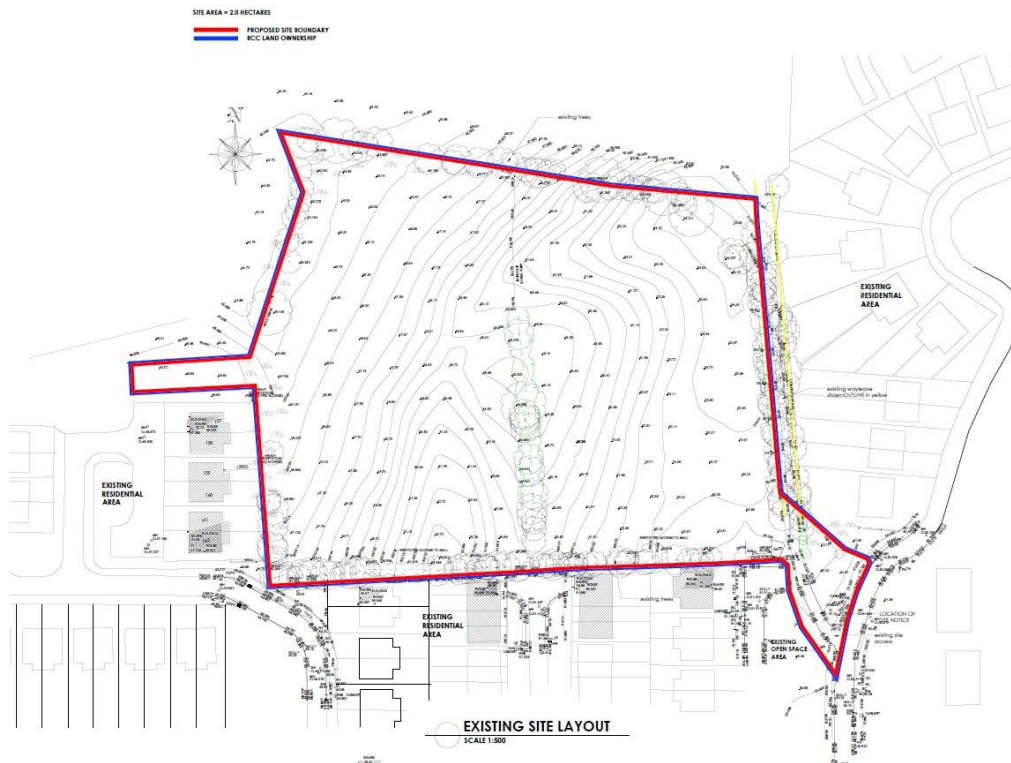


Figure 5 – Existing Site - Aerial photograph taken from Google map.





Figure 5 - Photograph of site from northeast boundary.



Figure 5 - Photograph of site from north boundary.





Figure 6 - Photograph of site from the existing road (southeast) taken from google map.



#### 4.3 Site Levels

The subject site has a slope of approximately 5%. The site is undulating, sloping down from the southeast corner to the northwest corner some 5m, with localised areas some 8 meters lower than the access road recovering to the northwest boundary itself. There is a partial field boundary running centrally north south and there is a right of way to the eastern boundary.

#### 4.4 The Brief

The need for the proposed residential units is based on an assessment of need for the Monksland/Athlone area in Roscommon in Q2 2022.

The needs assessment indicated that there are 140 validated applications (approximately 3% for 1 Bed, 40% for 2 Bed and 51% for 3 Bed) that expressed a first preference for the Monksland/Athlone Area. The proposed development has the potential to address approximately 14% of the validated applications for the housing in the area. The site is located in Sli An Choiste, Monksland and is owned by Roscommon County Council.

It is Roscommon County Council's preference for the full design development to provide 20 no. 2-bed and 20 no. 3-bed units with a minimum of 5 of these following the Building for Everyone: A Universal Design guideline.

The site contains a natural divide, and use of the eastern side of the site is recommended; however, the tender is asked to provide a masterplan for the site that may provide cost benefits/value engineering for the use of the site. The entrance to the site is envisioned to be from the skew road to the southeast of the site.

### 5 Developed Proposal

#### 5.1 Design Statement

The proposed residential houses have been designed considering the existing character of the community as well as sympathetic to its existing surroundings and topography. The provision of mix house types is consistent with the intention of providing appropriate housing choices to better meet the demographic challenges of our growing population of older people and smaller household sizes.

The proposed dwellings internal layout is consistent with the design principles set out in the Manual for Quality Housing 2022. The internal layouts proposed are economic in design, this was achieved by minimizing circulation space and maximizing useable space within compact layouts, and by generally meeting or only slightly exceeding the target floor areas as specified in the Design Manual. The design of the units has also incorporated the 'Universal Design Guidelines for Homes in Ireland' by providing level access front and rear door with larger door sizes. Hard-standing patio area to the rear of the house flush with the internal floor level has also been provided. Other house types have been designed with fully wheelchair rooms and accessible toilets with wider corridors for turning area. All units have been designed in compliant with Part M of the Building Regulations and feature level access with flush thresholds to front main entrances. Terraced and Semidetached house types were used to minimize heat loss through external walls. The proposed buildings aimed to achieve an energy rating of A2.

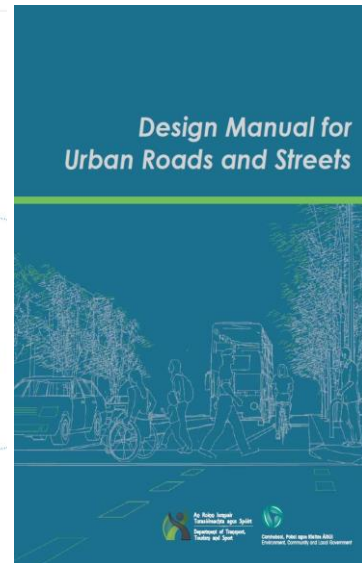
The existing access road has been designed to be widened to 6m roadway with footpaths and cycle

paths. Proposed roads gradients have been designed considering existing ground slopes to avoid substantial ground excavation. Some retaining walls has been provided to achieve required houses finish floor levels. Public open spaces with landscaping of native shrubs and trees have been provided in a manner that ensures informal supervision by the residents and visually and functionally accessible to the maximum number of dwellings and optimizing passive surveillance. Each dwelling house will have private open spaces at the rear of the unit. Car parking spaces have been located adjacent to houses to facilitate for a person with disability for them to alight from and to the vehicle conveniently. Turning area for bin and fire truck has been designed as per Recommendations for Site Development Works for Housing Areas.



Design Manual for  
Quality Housing

Quality Housing Design Series



## 5.2 Overlooking

Great care has been taken to ensure that the proposed development does not impact on the existing residential privacy area. The proposed dwellings will have no direct overlooking of the adjoining dwellings.

## 5.3 Boundary Treatment

Proposed 2m high boundary walls will be constructed to the north, south and west of the site while paladin fence to the east to provide surveillance to the existing laneway. There will be partial demolition of existing boundary wall near the site entrance and to provide planting of native trees and hedgerows. Existing trees and hedgerows will have to be removed where new boundary walls will be constructed.

## 5.4 Bin Storage

All dwellings will have 3 system bin storage located at the rear of the house.

## 5.5 Car parking

Car parking space has been provided located within the curtilage of the dwellings.

## 5.6 Site Services

New services connections to be provided for all dwelling units. The source of water supply is from



existing public water main. Surface water discharge to public manholes via attenuation tank. Foul sewer to be discharged to existing foul MH. Refer to Alan Traynor's drawings and report.

## 5.7 Preliminary Design sketches



**PROPOSED SITE LAYOUT - OPTION 1**  
( 40 HOUSES WITH MIXED TYPE OF 2 & 3 BEDS)









( 20 HOUSES WITH MIXED TYPE OF 2 & 3 BEDS)

## PHASE 1 – PROPOSED SITE LAYOUT

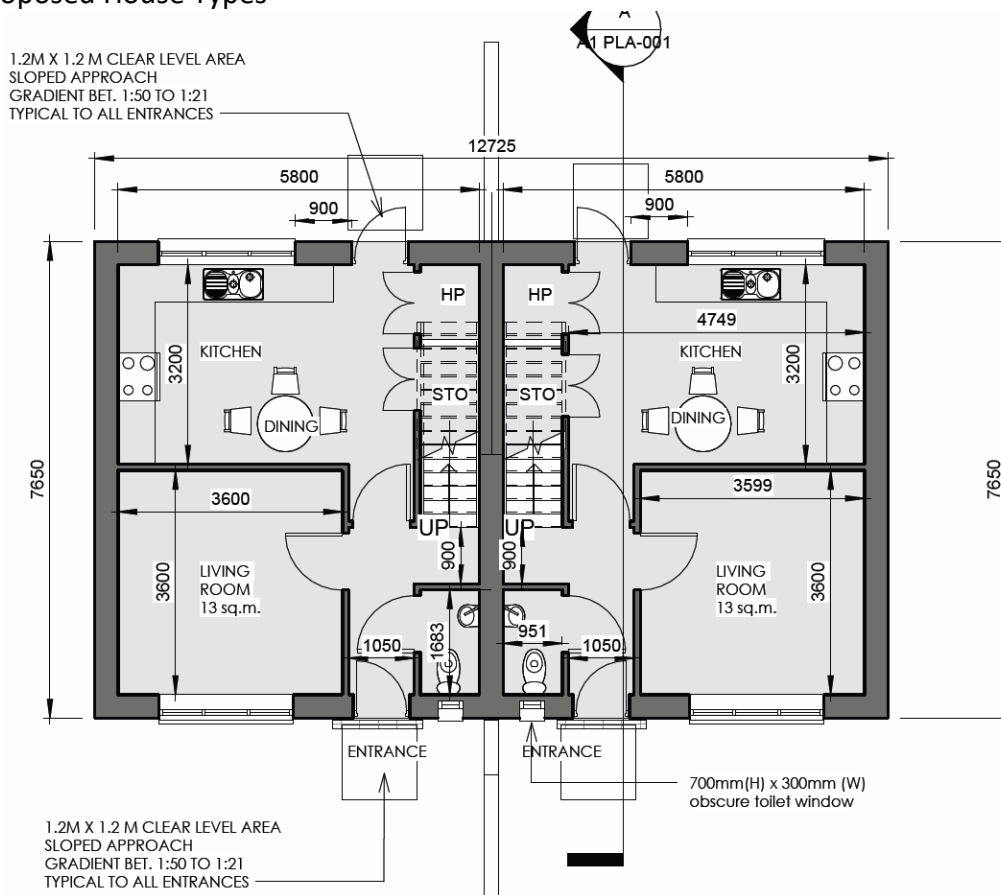
## 5.8 Enhanced Selected Option



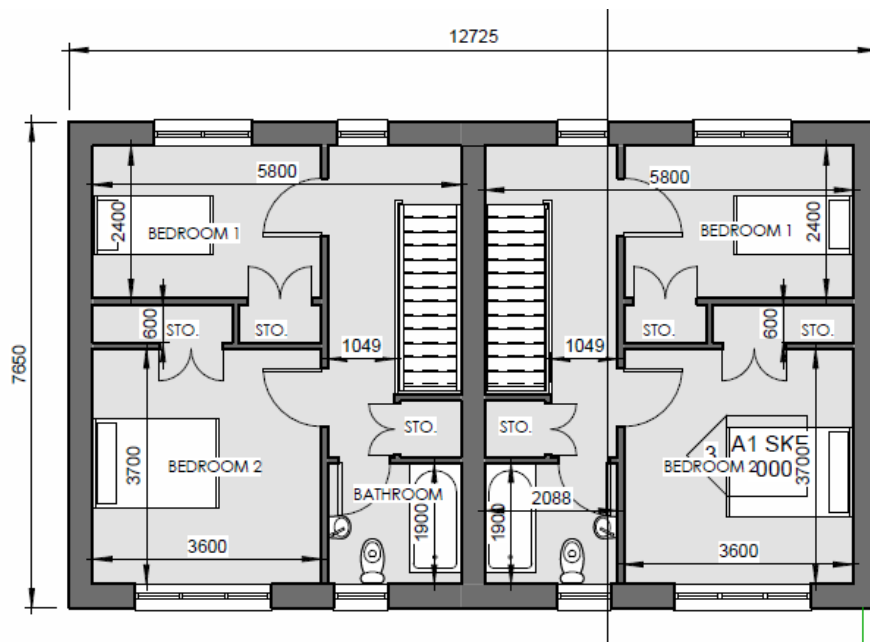
## UPDATED SITE LAYOUT *Incorporating Feedback*

Based on preliminary designs and subsequent feedback from various reports, the site layout has been refined.

## 5.9 Proposed House Types

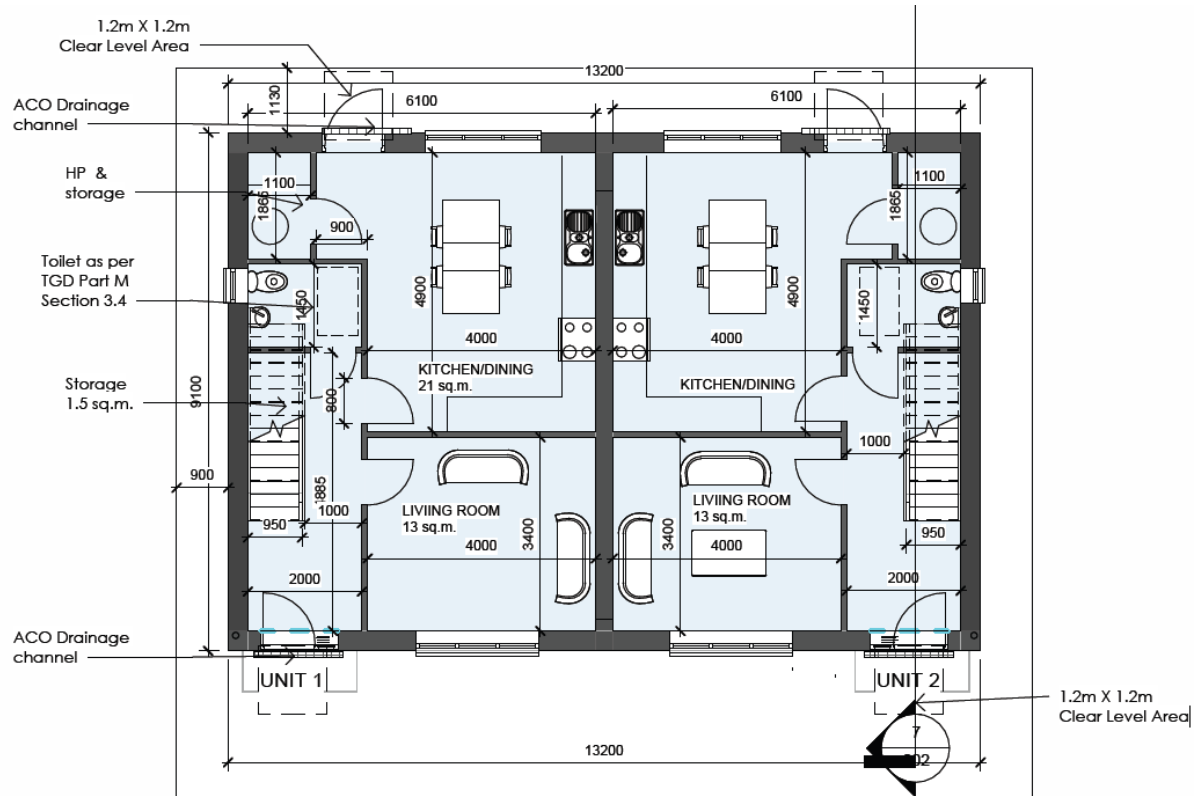


### House Type A - Ground Floor Plan

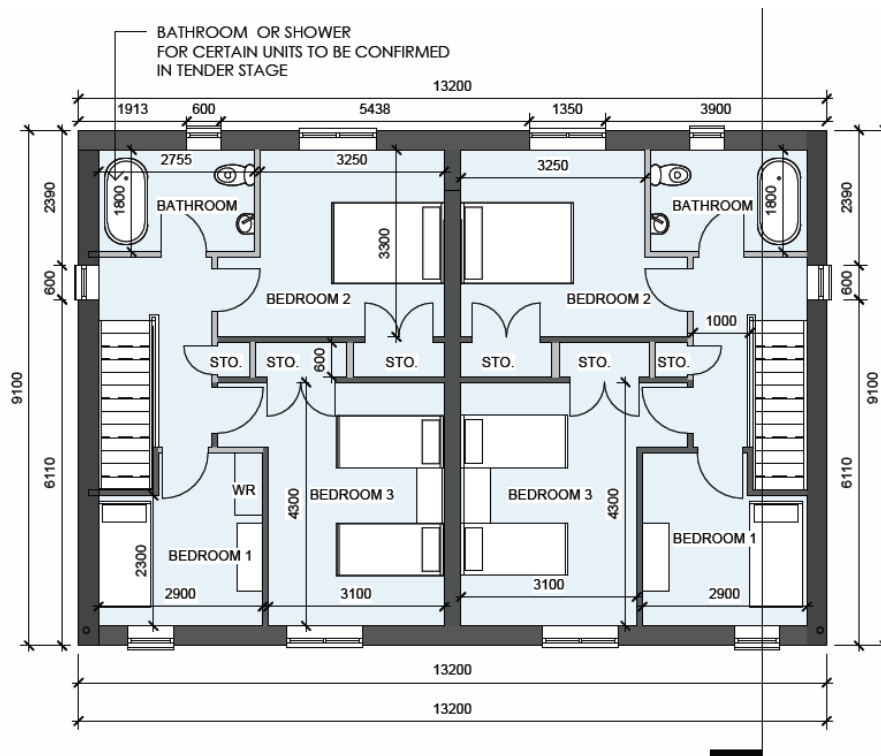


### House Type A - First Floor Plan

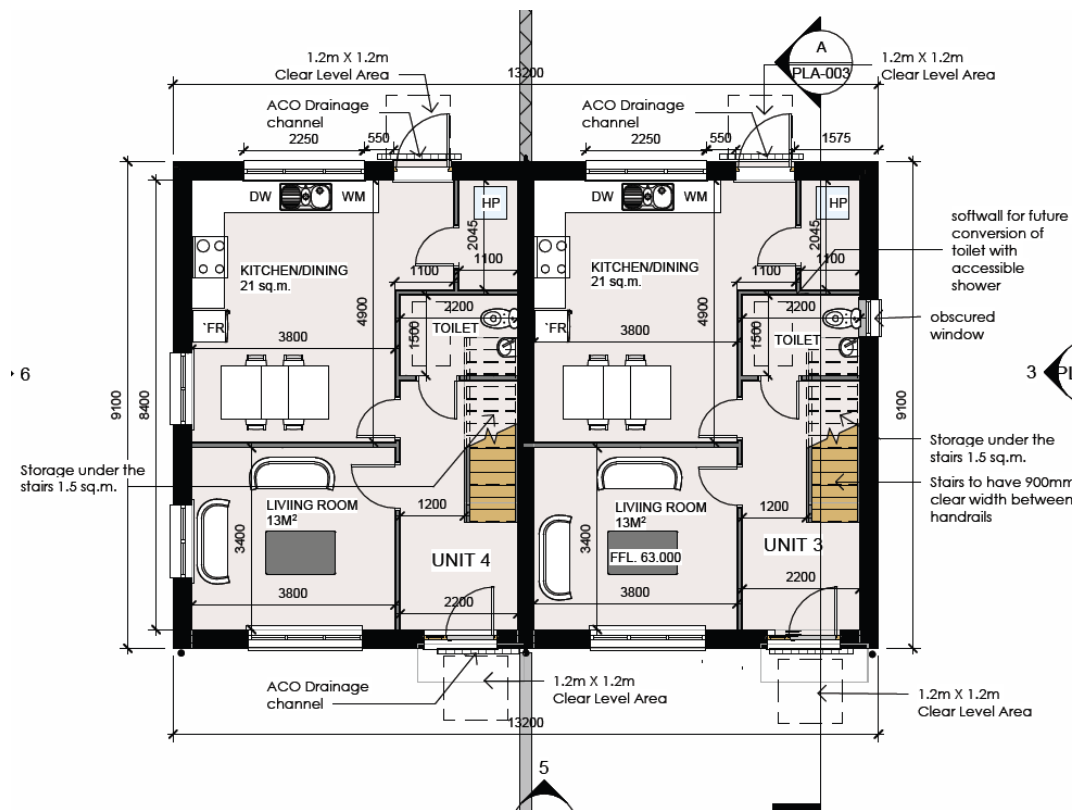




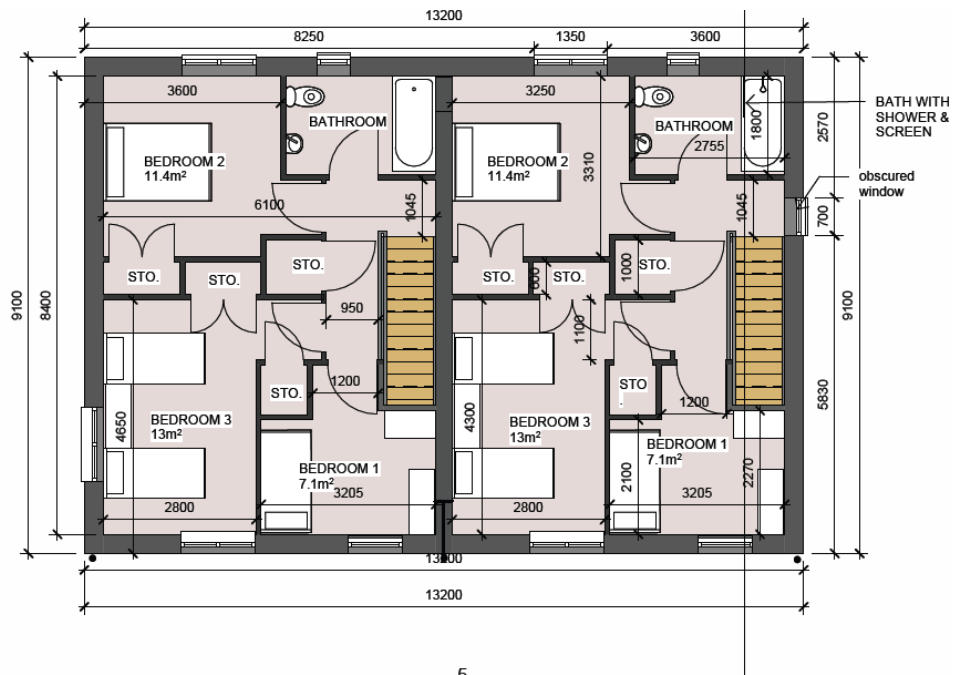
House Type B - Ground Floor Plan



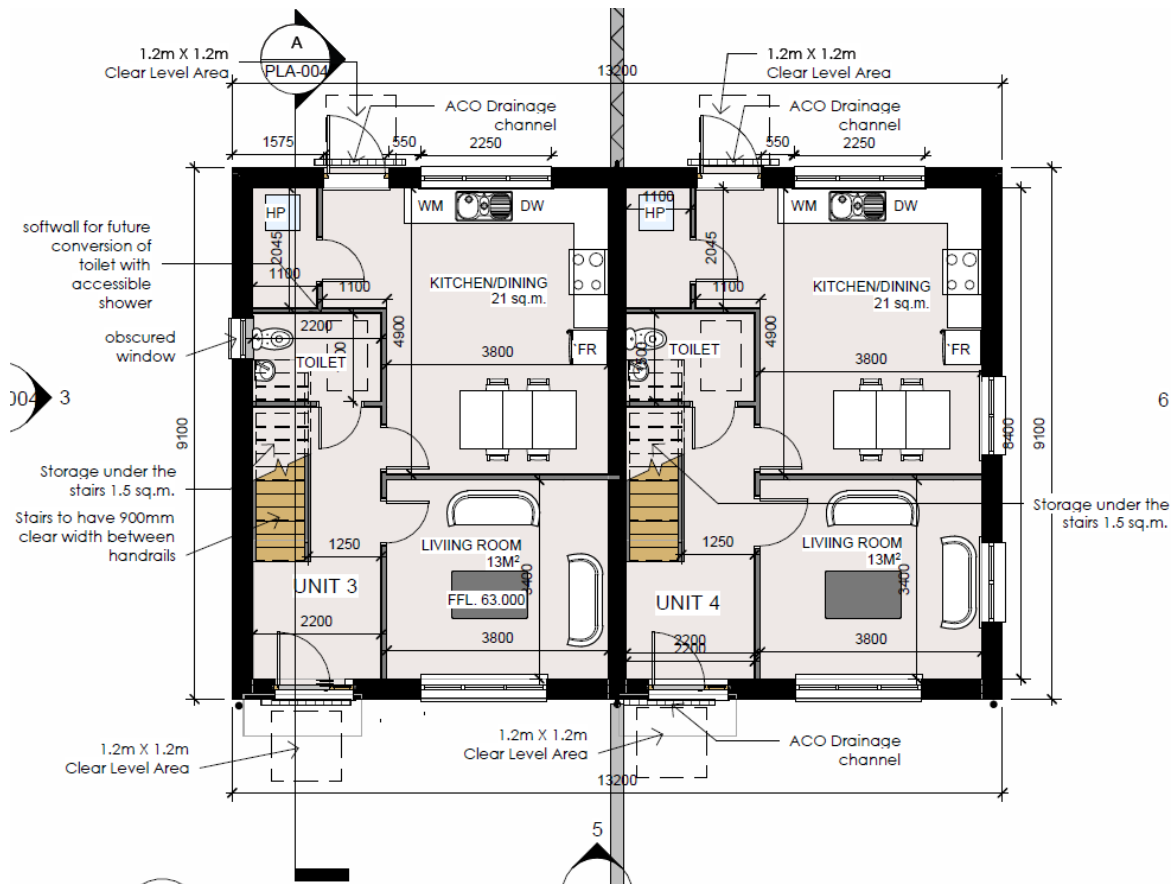
House Type B – First Floor Plan



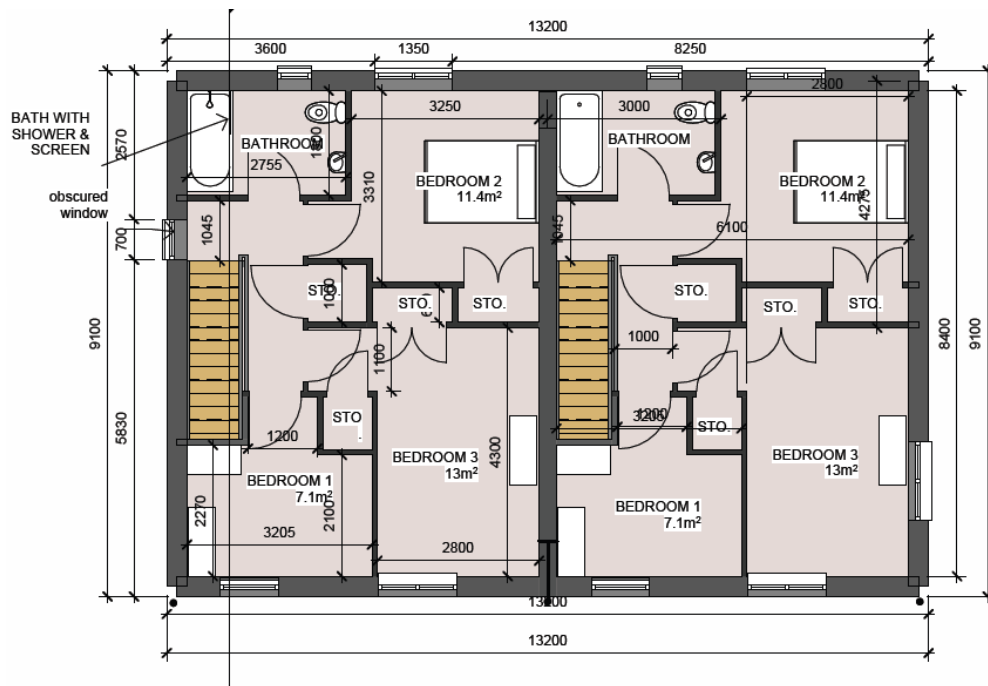
House Type B1 - Ground Floor Plan



House Type B1 – First Floor Plan

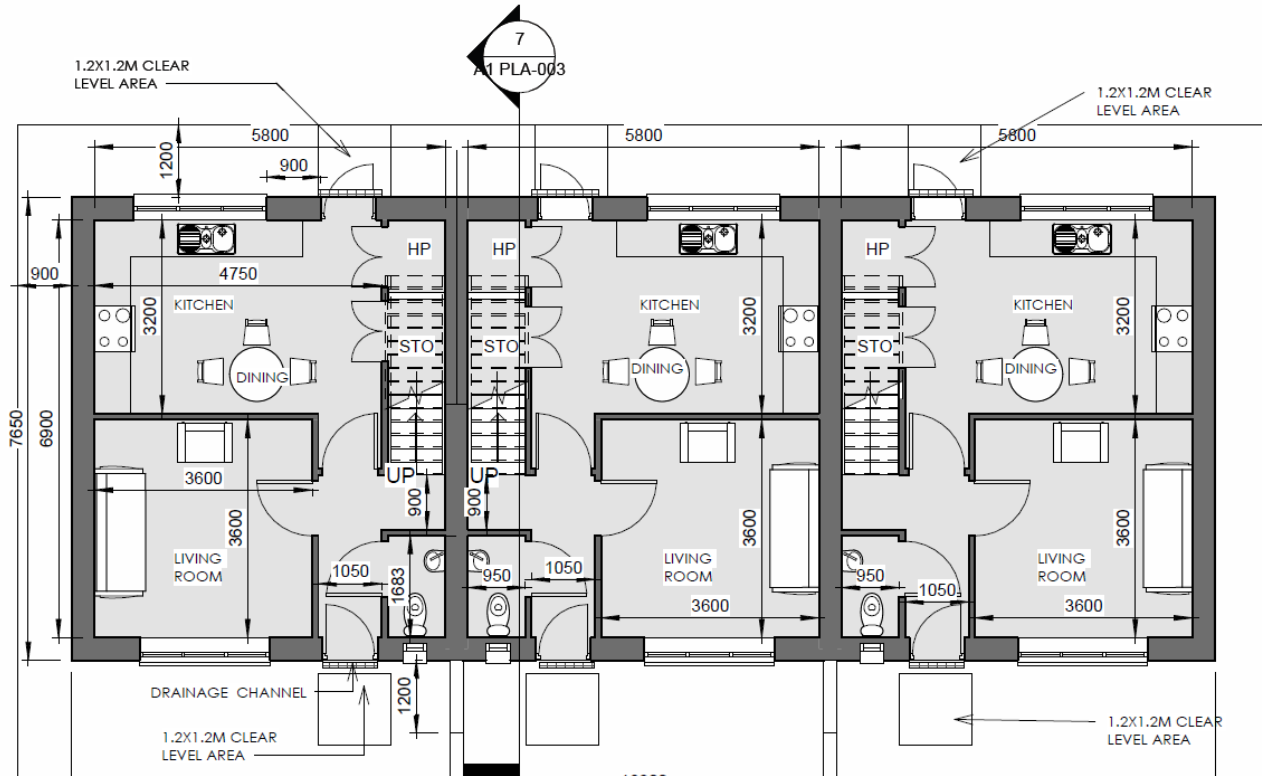


House Type B2 – Ground Floor Plan

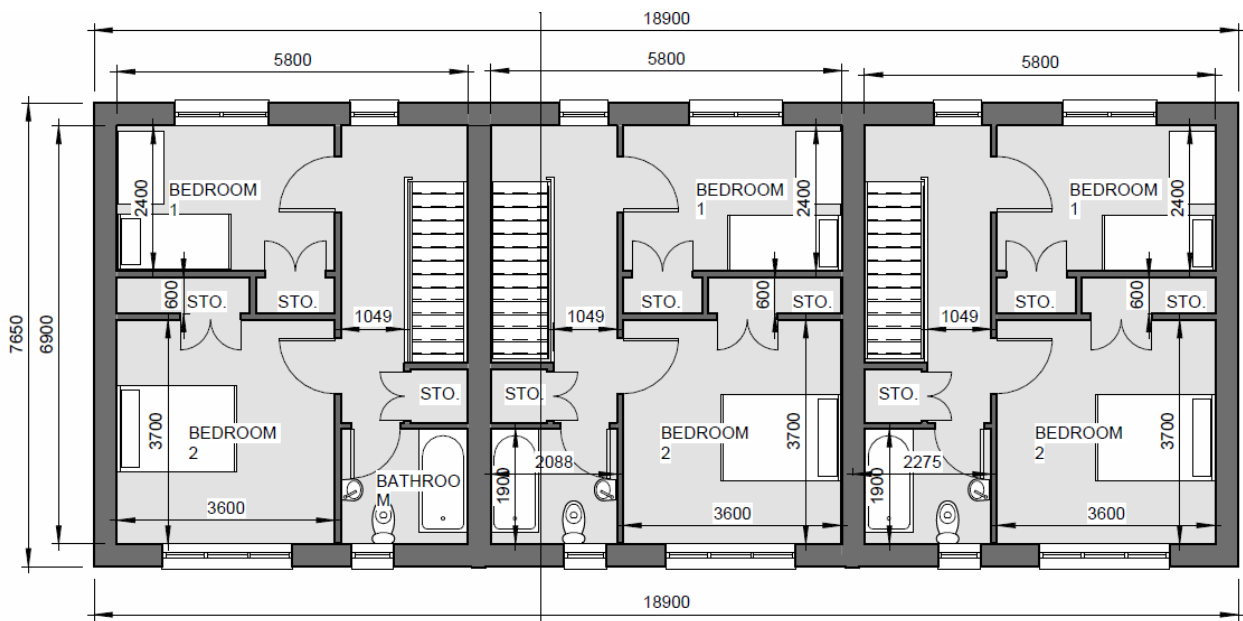


House Type B2 – First Floor Plan

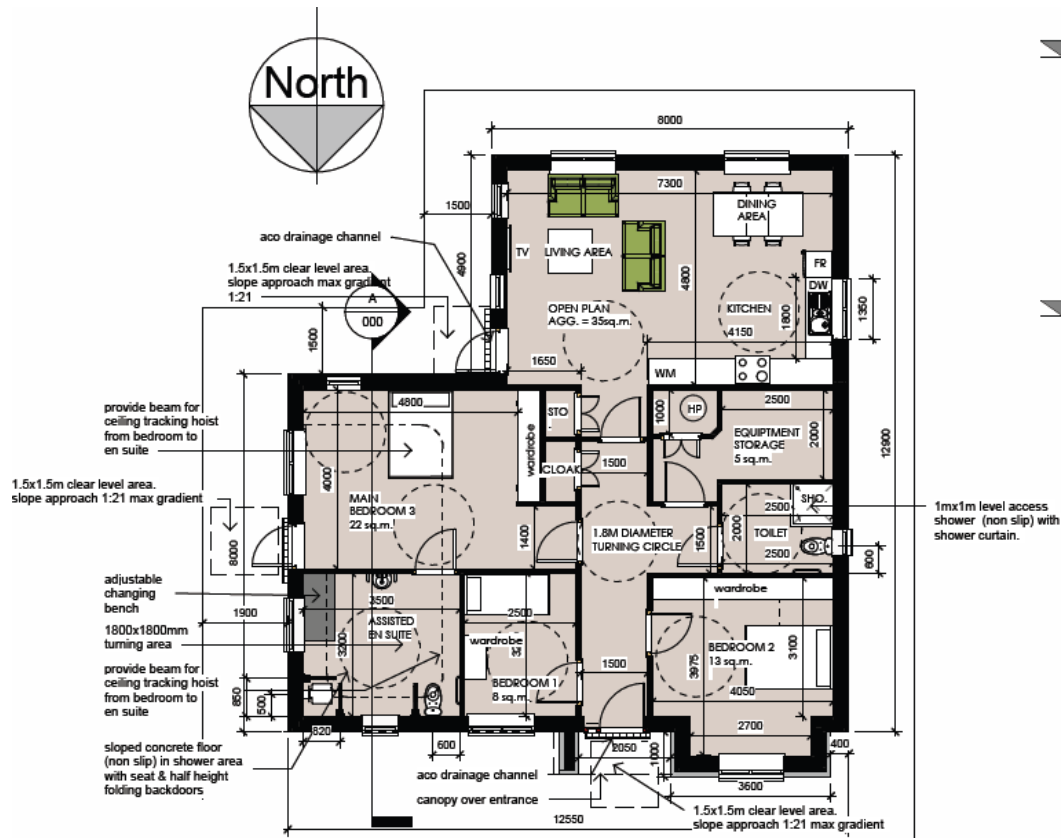




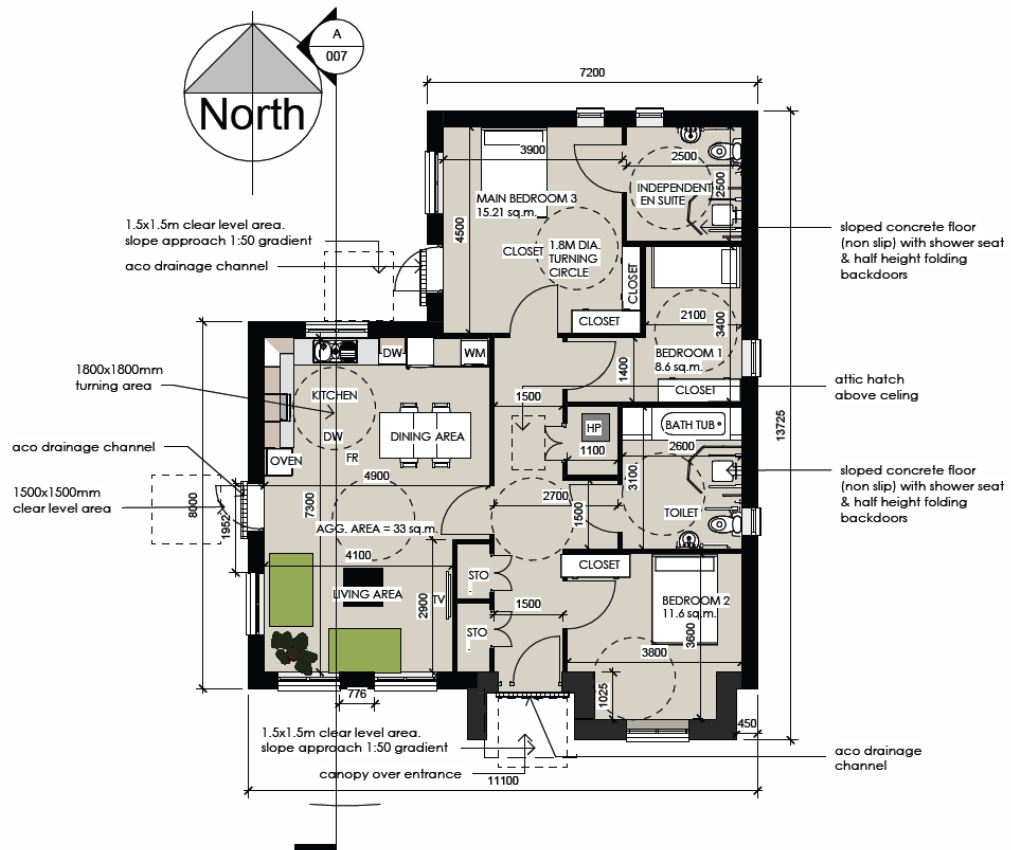
House Type C – Ground Floor Plan



House Type C – First Floor Plan



House Type D – Ground Floor Plan



House Type D1 – Ground Floor Plan



House Type E – Ground Floor Plan

## 5.10 Design Inputs from Specialist Audits

As part of the design process, a series of specialist reports were commissioned to address key site considerations.

**Traffic Report:** Provided guidance for vehicular, pedestrian and cycle lane circulation. Suggested priorities for junctions and considered tree species and alignment.

**Lighting Report:** Recommendations for placement of public lighting fixtures to ensure adequate site illumination and avoid light spill.

**Tree Survey Report:** Identification of trees to be preserved. Recommendations for tree protection areas.

**Archaeological Report:** General recommendations for the proposed development.

The findings from these audits were integrated into the project.



## 6 Conclusion

This proposed development will contribute to the improvement of Ireland's housing system by delivering more homes catered to all types of people with different housing needs. The Roscommon County Council seeks to provide much-needed social housing for the area in line with government policy and in recognition of the local need in this respect. The proposed residential development location is ideal because it is proximate to, convenient for, and accessible to town and village centres, services and amenities. This development will consolidate the urban core of Monksland and help strengthen the town.

## 7 Appendix A – Schedule of floor areas (Design Manual for Quality Housing 2022)

DESIGN MANUAL FOR QUALITY HOUSING 2022

HOUSE TYPE A : SEMI DETACHED - 3 BED 5P /2S

RELEVANT AREA	PROPOSED UNIT		EQUIVALENT DEPT. GUIDELINES	
	ACTUAL WIDTH	ACTUAL AREA	MIN. WIDTH	MIN. FLOOR AREA
BEDROOM 1	2.2m	8m <sup>2</sup>	2.1m	7.1m <sup>2</sup>
BEDROOM 2	3.2m	11.4m <sup>2</sup>	2.8m	11.4m <sup>2</sup>
BEDROOM 3	2.8m	13.2m <sup>2</sup>	2.8m	13m <sup>2</sup>
LIVING ROOM	3.8m	13m <sup>2</sup>	3.8m	13m <sup>2</sup>
TOTAL STORAGE AREA		5m <sup>2</sup>		5m <sup>2</sup>
TOTAL LIVING/KITCHEN/ DINING AREA		34m <sup>2</sup>		34m <sup>2</sup>
GROSS INTERNAL AREA		99m <sup>2</sup>		92m <sup>2</sup>

HOUSE TYPE B : TERRACED UNITS - 3 BED 4P /2S

RELEVANT AREA	PROPOSED UNIT		EQUIVALENT DEPT. GUIDELINES	
	ACTUAL WIDTH	ACTUAL AREA	MIN. WIDTH	MIN. FLOOR AREA
BEDROOM 1	2.1m	7.1m <sup>2</sup>	2.1m	7.1m <sup>2</sup>
BEDROOM 2	2.2m	9m <sup>2</sup>	2.1m	7.1m <sup>2</sup>
BEDROOM 3	3.7m	13m <sup>2</sup>	2.8m	13m <sup>2</sup>
LIVING ROOM	3.8m	13 m <sup>2</sup>	3.8m	13m <sup>2</sup>
TOTAL STORAGE AREA		4m <sup>2</sup>		4m <sup>2</sup>
TOTAL LIVING/KITCHEN/ DINING AREA		30m <sup>2</sup>		30m <sup>2</sup>
GROSS INTERNAL AREA		90m <sup>2</sup>		83m <sup>2</sup>

HOUSE TYPE C : SINGLE STOREY- 2 BED 4P (UD)

RELEVANT AREA	PROPOSED UNIT		EQUIVALENT DEPT. GUIDELINES	
	ACTUAL WIDTH	ACTUAL AREA	MIN. WIDTH	MIN. FLOOR AREA
BEDROOM 1	2.8m	11.4m <sup>2</sup>	2.8m	11.4m <sup>2</sup>
BEDROOM 2	2.8m	13m <sup>2</sup>	2.8m	13m <sup>2</sup>
TOTAL LIVING/KITCHEN/ DINING AREA	3.6m	30m <sup>2</sup>	3.6m	30m <sup>2</sup>

TOTAL STORAGE AREA		4m <sup>2</sup>		4m <sup>2</sup>
GROSS INTERNAL AREA		73m <sup>2</sup>		70m <sup>2</sup>