

DEVELOPMENT DESCRIPTION

Planning permission is being sought for a new social housing development of 9 houses on a 0.12 hectare site at Grove St., Roscrea, Co. Tipperary. The development will involve the demolition of a terrace of 3 No. existing two storey buildings, clearance of existing trees and vegetation and the construction of a terrace of 3 No. Two Bedroom, two storey houses, & 6 No. One Bedroom apartments contained in a terrace of 3 No. two storey units.

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 not been in use for a number of years and the rear garden area is overgrown. The site is zoned Town Centre.

PRESCRIBED BODIES TO RECEIVE A COPY OF THIS APPLICATION

Irish Water

LOCAL AUTHORITY REFERALLS

The Thurles Municipal District, Environment and Area Engineer Sections and Tipperary County Council Fire Department.

CONTEXT

The site is located in the middle of Roscrea town and will provide new units in close proximity to schools, services and shops.

TRAFFIC & ACCESS

The new development has been designed with the required provision for both traffic management and parking. There will be two parking spaces provided to the front of the 3 house terrace on Grove St. while the remainder of parking spaces will be provided in the courtyard to the front of the 3 unit terrace for the 6 No. 1 bed apartments.

FLOODING

The development is not located in any flood risk zone.

SERVICES

WASTEWATER : Existing

SURFACE WATER : Existing

WATERMAIN : Existing

ENVIRONMENTAL IMPACT ASSESSMENT

The site was checked against the requirements for Environmental Impact under the Planning & Development Act 2000 and the Planning and Development Regulations 2001 and an E.I.A. is not required for this development.

RENEWABLE ENERGY PROVISION

The domestic heating arrangement for each house will be an Air to Water mechanical system.

DENSITY

The density of this development follows established plot ratios of the surrounding developments (e.g. the adjacent Grove Villas, Green St. and Bunker Hill/Grove St.)

HOUSING MIX & CONTEXT

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.

A range of different house types have been incorporated to suit a range of dwellers, two bedroom units perhaps for couple occupants or small families 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.

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 modern units while the 6 one bedroom units will enhance the community aspect of the existing Grove Villa by introducing units to complement existing houses opposite the proposed scheme.