

DEVELOPMENT DESCRIPTION

Planning permission is being sought for a new social housing development of 4 units to replace 2 existing units at 18 & 19 Church St., Templemore, Co. Tipperary. The development will involve the demolition of 2 No. existing single storey end of terrace houses, and the construction of 4 No. one bedroom apartments contained in 2 No. two storey end of terrace units.

SITE DESCRIPTION AND LOCATION

The sites of the proposed units are located on the western side of Church St. (N62) just north of the Main St. in Templemore. The sites currently consist of single storey one bedroom end of terrace houses. These buildings are in poor condition and are no longer considered to be fit for purpose. The site of No. 18 Church St. is zoned Town Centre while the site for No. 19 Church St. is zoned Existing Residential.

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 Templemore town and will provide new units in close proximity to the town centre.

TRAFFIC & ACCESS

The proposed units are street side units and parking provision will consist of existing on street parking. There are no parking restrictions in place along this street.

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 proposed development will replace existing units and is considered to be in keeping with the densities of the surrounding developments and in accordance with the densities of both the Department of Housings requirements for social housing developments and those set out by the Tipperary County Development Plan and Templemore Town and Environs Development Plan.

HOUSING MIX & CONTEXT

The proposed units have been designed in accordance with the guidance contained in Sustainable Urban Housing: Design Standards for New Apartments Dec 2020.

The essence of the design of this development is that it will rejuvenate the existing streetscape on Church St. through the replacement of 2 run down buildings with 4 modern units.