

BK ENGINEERING DESIGN LTD

BUILDING DESIGN AND PROJECT MANAGEMENT
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Site Suitability Analysis

The existing site measures 0.0805 Ha and is currently being used for parking up to 16no. mini-buses in accordance with planning granted under SD16A/0415. Permitted development of a single large (270m²) 5 bedroom dwelling and garage (20m²) was granted under SD19A/0403 & ABP-306964-20.

The site is subject to zoning '*RES – to protect and improve residential amenity*' .



The proposed development is for 3no. 2 bedroom, storey and a half dwellings with gross floor area of 125m² each and have been assessed under the following headings :

- **Siting** – The site is practically flat and level with the surrounding gardens. The proposed dwellings run in an East-West direction to maximise solar gain and eliminate shading, minimum distances to existing properties on Rockfield Avenue is 28m, Muckcross Grove 26.5m and Muckcross Avenue 42m.

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- **Access** – Access to the proposed development is via the existing 4.8m wide laneway. This laneway is currently used by local residents to access storage garages and up to 16 mini-buses daily. There is insufficient width for two way traffic, however drivers have an unobstructed line of sight down the laneway to the junction at Muckcross Avenue, a distance of 57m. To mitigate potential conflicts with oncoming vehicles/pedestrians/cyclists it is proposed to cut back the existing boundary walls to the subject site by approx. 3m, widening the entrance and providing a 8m turning circle/holding area to allow oncoming traffic to pass. The proposed residential units will generate significantly fewer journeys with smaller, less-polluting vehicles than the existing 16no mini-buses, which service several school runs per day.
- **Parking** - The proposed development will includes 1 parking space per 2 bedroom property, which is considered adequate given the presence of multiple bus routes within easy walking distance. The layout has been auto-tracked to ensure cars do not need to reverse out of the site into the access road.
- **Height** - The proposed storey and a half dwellings are lower than the surrounding two storey dwellings - Minimum Ridge height of surrounding houses = 8.01m vs 7.65m of the proposed development. The only upstairs windows are at the front of the proposed properties looking into the front communal space, while the upstairs rear velux roof lights have a 1.7m cill height, which prevents overlooking of the adjacent and rear houses and ensures privacy for the proposed dwellings.
- **Layout**- The proposed size of each dwelling exceeds the minimum floor area (80m²) and open space (55m²) requirements for 2 bedroom houses contained in the *Quality Housing for Sustainable Communities Guidelines DEHLG (2007)*. A dedicated office space is provided to facilitate working from home and internal storage totalling 6m² is provided in each dwelling. Private open space is provided behind each residence with separate side access for refuse bins, while communal open space is provided to the front, with screening provided by the existing boundary wall.
- **Architectural Form** – The proposed dwellings are similar to the existing dwellings in scale and form, complete with pitched Roof and plaster finishes. Note that the current proposal is more in keeping with the surrounding properties than the approved (SD19A/0403 & ABP-306964-20) 5 bed property.
- **Visual amenity** – The proposed development will enhance the visual amenity of the area with the demolition of unsightly sheds and hardstanding used for parking buses, being replaced with 3 well designed properties and extensive landscaping. It is noted that there is no landscaping on the existing site and the 3m high block walls are bare

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blockwork with no wall capping. The presence of 3 owner occupiers in this location will also improve the security for all neighbouring properties and reduce the incidence of anti-social behaviour / graffiti etc. in an otherwise confined and poorly overlooked back lane environment.

- **Sustainable development** – There are good public transport links within easy walking distance of the proposed development.
The current proposal represents a more sustainable use of this under-utilised brownfield site than the existing use for parking 16 minibuses or the permitted development of one large 5 bedroomed dwelling under SD19A/0403 & ABP-306964-20 respectively. The proposed dwellings will be 'A' energy rating with solar panels, rain water harvesting, electric heat pumps and electric vehicle charging points.