

**Proposed Demolition of 1 No. existing single storey dwelling and 2 No. outbuildings. Construction of 2 No. 2 Bedroom semi-detached single storey houses and 4 No. 2-Bedroom semi-detached two storey houses, including boundary walls/fences, car parking, pedestrian entrances, landscaping, connection to existing services and associated site works at Lamagh, Newtownforbes, Co Longford.**

## **PROJECT DESCRIPTION**

### **General**

The subject lands are at Lamagh, Newtownforbes, on the N4 within 50km speed limit.

The proposed site boundary area is approximately 1450m<sup>2</sup> / 0.145 Ha with walls on all sides and a stone wall to the front.

The existing property has an area of approximately 124m<sup>2</sup> not including outbuildings.

The site is in the ownership of Longford County Council.

The site itself is neglected with scrub, and weeds.

The site is bounded: on two sides by the Residential Estate of Cluain Doire; to the front of the site by footpath and the N4 and to the North by local road L- 5015-0.

The site is ideally suited to housing in particular 2-bedroom dwellings in line with Government requirements and due to its position close to the center of the village and proximity to all amenities.

### **Pre-Condition Survey**

Building: Walls not suitable for modern housing. Pitched roof and flat roof in poor condition with all rainwater goods in bad condition or not connected to downpipe, external windows and doors are single pane wooden frames which are also decaying. There is no indication of any internal insulation in the external envelope, attic insulation has been damaged due to leaks in roof. Chimney is in poor condition and shows signs of water penetration. Due to the large volume of water coming in through the roof, water damage present in some of the wooden structural elements.

Internal: the property consists of an entrance hall, living room, small kitchen, and scullery on the ground floor, with 4 small bedrooms. The internal walls are masonry constructed. The room sizes are below the Departments recommended guidelines. There is large areas of ceiling damage and mould present due to leaks above. The electrics are not up to current health and safety requirements. Rising damp is present in some of the internal walls.

External area: Weeds, stones and concrete bases - very uneven surface. Overgrown grass areas which is also very uneven.

Numerous defects are present both internal and external of the property which are documented in appendix A.

Externally there are three number large tree's on site. Two of the trees are close to the N4 and one number tree in the middle of the site.

There are a few outbuilding / walls on the property that will need to be demolished to accommodate the new proposal.

### **Design**

It is proposed to demolish the existing dwelling and outbuildings and develop the site to accommodate the following:

- 2 No. 2 bedroom single storey houses total floor areas of 69m<sup>2</sup> each.
- 4 No. 2 bedroom two storey houses with total floor area of 78m<sup>2</sup> each.

### **Services**

All existing main services such as water, storm, Eircom and electricity are available along the existing roads. Proposed connections can be made from each house separately.

Irish Water will then carry out the connection to the new system when it is complete including all reinstatement works.

### **Surveys**

The following surveys and audits have been carried out and the reports are included in the Part 8 Planning documentation.

- Road Safety Audit
- Noise Monitoring Survey
- Appropriate Assessment & Environmental Impact Assessment.

As part of the Appropriate Assessment Screening, it is recommended that we carry out a survey for roosting bats (referred to as an emergence survey). This will be carried out in due course.

### **Appendix A**



**Internal photo showing ceiling damage.**



**Internal bedroom photo.**



**Internal photo showing ceiling damage.**



**Internal photo showing smoke damage from chimney.**



**External building & boundary wall.**



**External stone boundary wall, stone to be retained and reused where possible & image of three of the trees of be removed.**



**External stone boundary wall, stone to be retained and reused where possible & image of two of the trees of be removed.**



**External front elevation of existing dwelling on the site.**



**External side elevation of existing dwelling.**



**External rear elevation of existing dwelling**



**External rear of on the site.**



**External rear of on the site.**



**External rear of on the site.**