



**PART 8
Architectural
Design
Statement**

Proposed development of 2 no. dwelling units at Crawford St., Bruff, Co. Limerick.

**Pursuant to Part 8 of the Planning and Development Act 2000 (as amended) and
the Planning and Development Regulations 2001 (as amended)**

Prepared by the Local Authority Housing Construction Department

Limerick City & County Council

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1. Introduction

The Local Authority Housing Construction Section, Limerick City & County Council, is giving notification of a submission for the proposed 2 no. unit housing development at Crawford St., Bruff, County Limerick, pursuant to Part 8 of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). The proposed development is led by Limerick City & County Council in partnership with the Department of Housing, Local Government and Heritage.

DHLGH: Department of Housing, Local Government and Heritage

LCCC: Limerick City & County Council

2. Development Overview

The subject site is located within the settlement of Bruff, Co. Limerick, on Crawford Street (R516) 30m from the junction with the Main Street (R512). Measuring 0.05 hectares in area, the site is green-field in nature, is bounded to the east by a semi-detached house with rear and front garden, to the south by the external smoking area of a Bar on the main street (Dave Clarke's Bar), to the west by adjacent green-field sites, and to the north by Crawford St. R516. The site is zoned for village centre as per the Limerick Development Plan 2022-2028, and will be serviced via proposed new connections to the existing local drainage, water and ESB networks that service that run along Crawford St.

The proposed housing development will deliver 2 no. 3 bed semi-detached housing units. Arranged as a two-storey development tie in the existing fractured village fabric with the main street.

The proposal has been referred for assessment to both internal Local Authority sections as well as external prescribed bodies, and any comments/requirements returned have been attended to.

The land subject to this development is owned by Limerick City and County Council (LCCC) while the proposed development will be funded by the Department of Housing, Local Government and Heritage (DHLGH). Capital Works Management Framework Stage 2 funding has been approved by the DHLGH, enabling the proposal to proceed to a Part 8 application.



Figure 1.0 – Proposed Site Location Map

Site Layout & Urban Design Strategy

1. Proposed 2 no. housing units (2 no. 3 bedroom semi-detached houses with rear and front planters).
2. The existing road Crawford St (R516) will service the 2 no. units to the north of the site
3. As the site is located on the edge of the Bruff town centre and ACA. The site is also on a bend on the road (R516) with the junction of Crawford Street and the Main St. to the west. This comprises of a three storey town house with gable end facing Crawford St. and to the east of the site a line of two storey semi-detached houses. The proposals, 2 no. units are two-storey in height, semi-detached houses continue the building line established by the existing context to create an obtuse angle at the junction of the two units to present a coherent architectural form along the street and tie together the urban fabric of the town. The architectural while unconventional in form will be conventional in construction with a pitched roof and pebble dash render with selected areas of smooth render to the back and at ground floor level.
4. The scheme has been designed to ensure minimal exposed side with gated access to rear gardens including for access to bin storage. Front low walls and gates have been omitted in place of raised planters which offer privacy to the units from the streetscape while offering much needed greening to the public realm.
5. A fall safe zone with planting has been proposed to the site boundary to the south and south west to add an area of protection for all properties due to presence of ruined structures. Strategic planting will also be established to street scape to optimise greening to the street.



Figure 2.0 – Proposed Site Location Map

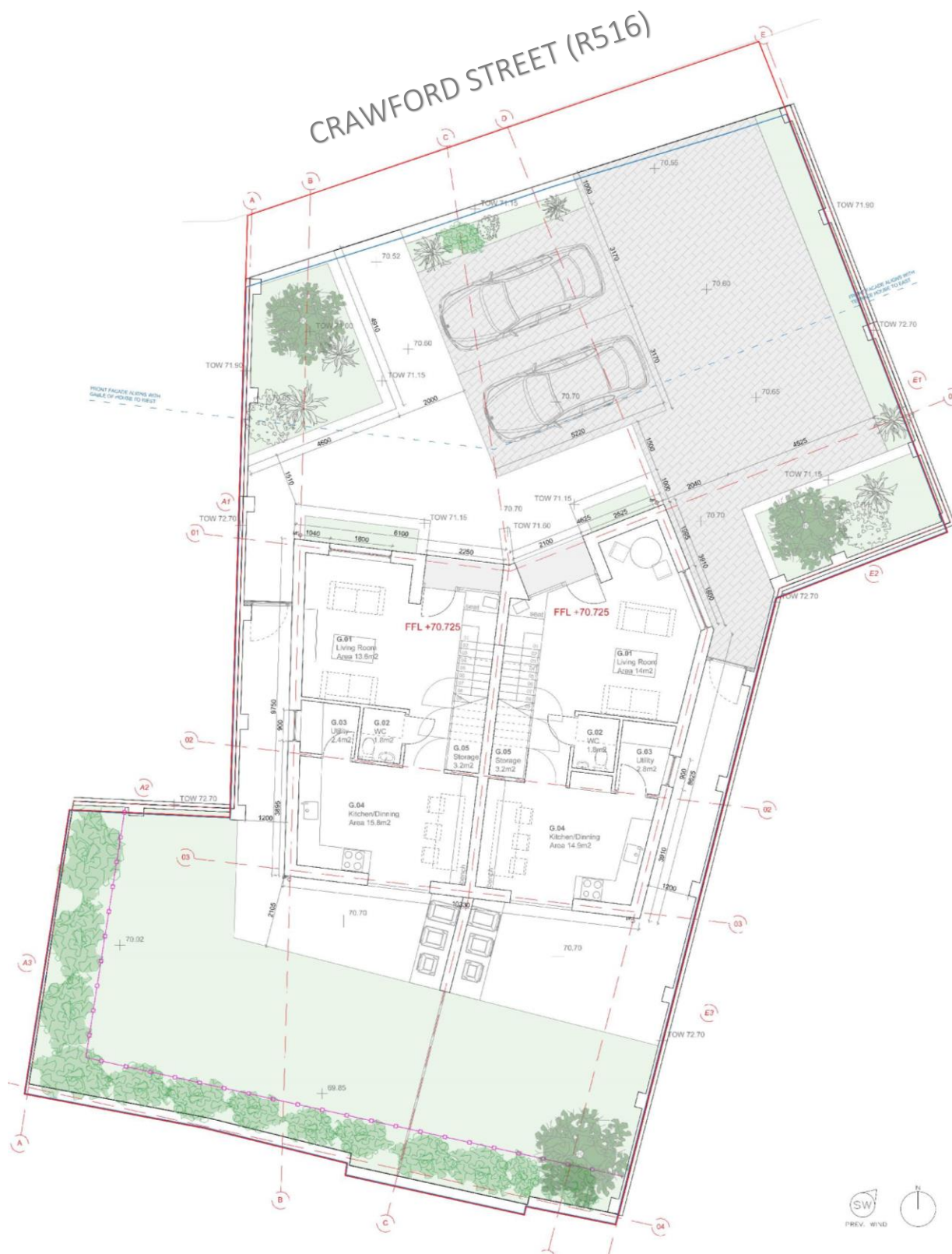


Figure 3.0 – Proposed Site Layout

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3. Development Standards

Development Summary

- Site Area: 0.05 ha.
- Proposed no. of housing units: 2.
- Proposed development density: 40 upha.
- Parking Provision: 1 no. vehicular spaces, bicycle and bin provision per unit.

Tenure Mix

- The tenure breakdown is 100% social housing.

Typology Breakdown

No of Bedrooms	Unit Types	House/Apartment	Total no. of Type
3	A	House	2 no.
Total No. of Units			2 no.

Type	No. of Bedrooms	No. of Type	No. of Storeys	Gross Floor Area(sq.m)
A	3	2	Two	87m2

Development Density

- The proposed density for this development is 40 units per hectare, which meets the requirements of the Limerick Development Plan 2022-2028.

Access, Transport & Mobility

- Refer to the architect proposals regarding roads, vehicular parking & bicycle parking provision.
- The development will be serviced by Crawford Street.
- A public bus stop is located on Main Street Bruff, which will be accessible by walking along public footpath, and less than 300m in distance from the proposed housing development.

Public Open Space & Public Realm

- Trees will be planted in designated tree pits that will be strategically located at regular intervals along the new street and greening the development.
- The introduction of parallel parking to the streetscape while solving the problem of reversing out of driveways and sight lines; gives pedestrians on the public footpath added level of protection.
- All front boundary walls and railings will be completed in a high quality, durable and robust finish and railings to be powder-coated steel finish.

Private Open Space

- The provision of private open space for each unit will meet the requirements of the Limerick Development Plan 2022-2028. Each unit will have an area of private open space to the rear of the unit, with an additional privacy greening to the front. This comes in the form of a planter secured by low rise walls which double as securing the site and public seating areas. This gives privacy to the units while greening the public street scape.

NZEB Compliance

- Air-to-Water Heat Pump systems will be installed in each unit to provide both space and hot water heating. This will meet the current requirements to meet renewable energy targets as set out in Part L of the Building Regulations.
- The capacity for EV car charging infrastructure will be provided to front of house parking spaces.

4. Environmental & Heritage Assessment

EIA Screening Report and the AA Screening Reports

- EIA & AA Screening assessments were carried out, with the conclusion that is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.
- Both the EIA Screening and AA Screening Reports were made available for inspection during the 4-week public consultation period (refer to section 5 of this report). No submissions in relation to same were received during that period.

National Monuments & Protected Structures

- There are no protected structures or national monuments located within the curtilage of the proposed development site.

Natura 2000 Sites

- The proposed development does not fall within or in proximity to any of the following Natura 2000 sites:
 1. Special Protection Area (SPA).
 2. Proposed Natural Heritage Area (pNHA).
 3. Natural Heritage Area (NHA).
 4. Special Area of Conservation (SAC).

5. Public consultation

A four-week non-statutory period of public consultation ran from 10th February 2025 to 10th March 2025 inclusive, where submissions and observations with respect to the proposed development were invited from members of the public and prescribed bodies. All architectural, engineering and environmental proposals and reports drafted for the purpose of this Part 8 application were made available for inspection.

Submissions must be received on or before 4pm on 25/03/2025.

6. Conclusion

The proposed development will be funded by the Department of Housing, Local Government and Heritage. Capital Works Management Framework Stage 2 funding has been approved by the DHLGH, enabling the proposal to proceed to a Part 8 application.

The land subject to this development is owned by LCCC. The proposed housing development complies with policies and objectives as set out in the Limerick Development Plan 2022-2028, and also complies with the requirement to satisfy 'sustainable communities' objectives as set out by the DHLGH Design Manual for Quality Housing.

Consultation with Elected members has been carried out throughout the process. Internal Limerick City & County Council internal Departments have also been consulted on through the design process and no objection to the proposed development have arisen.

EIA & AA Screening assessments were carried out, with the conclusion that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.



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Date: 18/02/2025