

**Residential Development at 'Glean Caoin',
Borrisoleigh, Co. Tipperary.**

**3621-P-DS Design Statement at Planning
Application Stage.**

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Design Statement – Rev A



1. Introduction

The proposed development at Glean Caoin, Borrisoleigh (Buiríos Ó Luigheach), Co. Tipperary comprises of 28 residential dwelling units formed in 8 separate building block configurations on a 1.42 hectare site. These blocks are a mix of two storey houses and apartments located parallel to the South-west and North-west boundaries respectively. In the centre of the site are 8 no. single storey dwelling houses on a rectangular block plan (of which 6 are UD design). The scheme comprises of detached, semi-detached, terrace houses and apartments, indexed A to H on the site plans.

1.1 Description of the development

The construction of 28 no. new dwellings consisting of 8 No. 1-Bed apartments in 2 No. two-storey blocks (4 No. at Ground level & 4 No. at First Level), 8 No. 1-Bed single storey houses, 4 No. 2-Bed two storey houses, 6 No. 3-Bed two storey houses and 2 No. 4-Bed two storey houses and new entrance, access roadway, bin storage, car-parking, pedestrian routes, landscaping, boundary treatments, drainage connection, related ancillary services and all associated site works.

2. Site

2.1. Site Location

The site is approximately 1.42 hectare located centrally within Borrisoleigh on the Nenagh road (R498). It is a green field site situated behind the existing 2 storey terraces aligned with the Nenagh road (south-west boundary) and the Cromoge River /tree line on its north-east boundary. The north-west boundary adjoins an existing commercial enterprise consisting of a petrol station and shop with extensive car parking facilities to the rear. The south-east boundary line contains an extensive tree line and hedgerows with the adjoining green field site. The site access is via an existing lane and strip of land connecting the site to the main road.



Figure 1: Site location outline in red – Google Earth

As per the Local Area Plan for Borrisoleigh, the site is zoned New Residential.

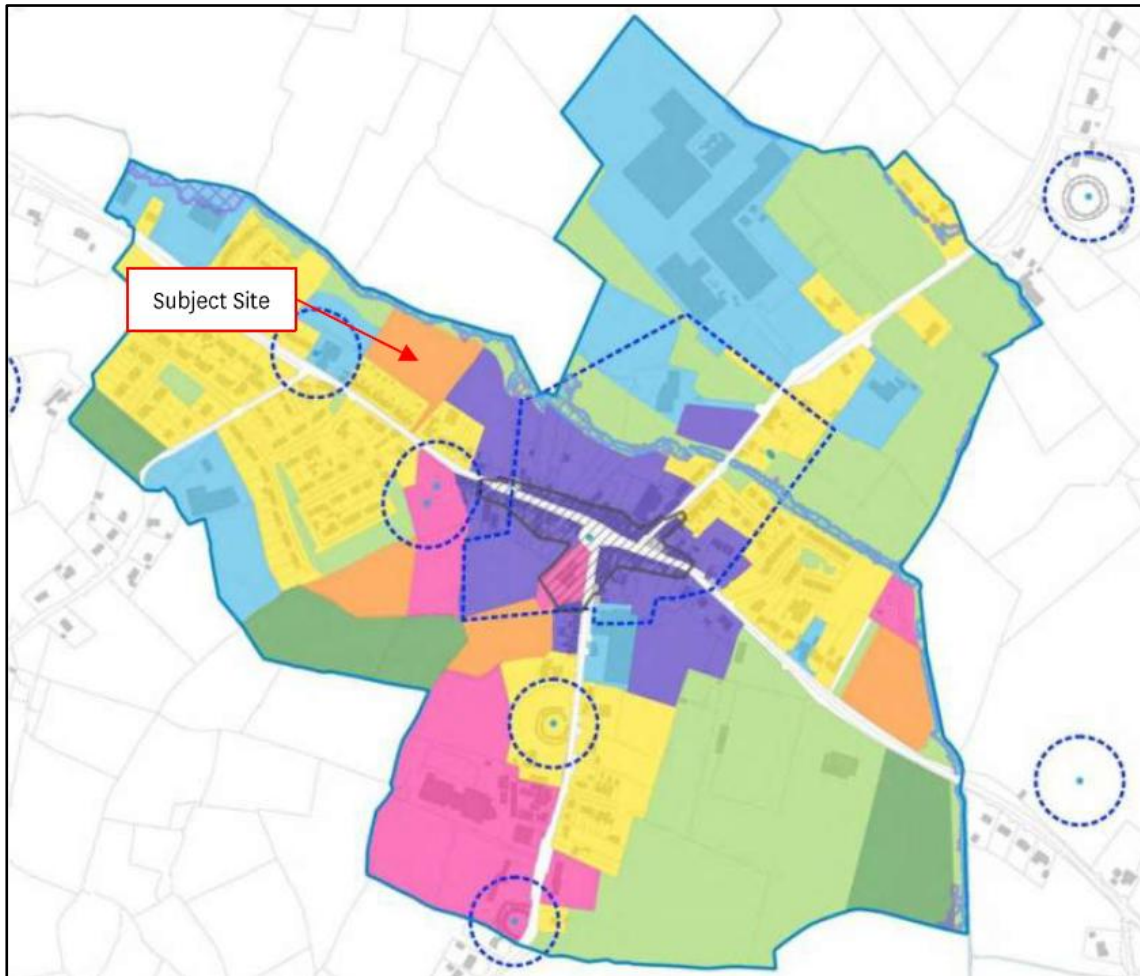


Figure 2: Borrisoleigh Local Area Plan

The site is generally level with raised contours in the centre. The site falls mainly in one direction, namely from the south-west towards the Cromoge River on the north-east of the site, where the levels reduce steeply in the area of the riverbank. The overall fall across the site make it ideal for development, including public amenities spaces at the river edge (fall in the area of development is approximately 1.5m). There are a number of mature trees and hedge lines on the north-east and south-east boundaries which are to be retained. These two boundaries also border green field spaces. There are concrete block boundary walls on the south-west and north-west boundaries. There are overhead esb lines that run the full width of the site on the north-east and north-west boundaries.

There are existing dwellings on the south-west boundary including a lane and a commercial /retail unit on the adjoining site to north-west.





Photo 1: Proposed entrance to site from Nenagh Road (R498)



Photo 2: Access road to site (looking north towards the site), existing LHS wall to be removed, existing RHS wall to remain.



Photo 3: View westwards along existing rear access laneway behind St. Bridget's Villas. Proposed to remove section of wall along new access road to improve the existing laneway access for local residents (to rear of St. Bridget's Villas).



Photo 4: View looking Westwards, showing greenfield site and existing wall behind St. Bridget's Villas rear laneway. An existing Uisce Eireann sewer line is located behind this wall (within the site/field), a 6m wayleave/buffer is required which will extent from this wall out towards the site/field (no development is proposed over this wayleave).



Photo 5: Southern boundary: view of rear existing boundary wall (behind St. Bridget's Villas) and access road to site (LHS of photo) from Nenagh Road (R498).



Photo 6: View across site looking towards western boundary.



Photo 7: View looking westwards, showing existing river (northern boundary) and existing overhead ESB lines traversing site from east to west.



Photo 8: View of existing western boundary wall and existing overhead ESB cables travelling south toward St. Bridet's Villas.



Photo 9: View of existing eastern boundary trees/hedgerow.



Photo 10: View looking eastwards, showing river (LHS) along northern boundary and proposed greenfield site (showing ground levels naturally rising from river up to proposed site).

2.3 Conservation Area

The proposed site is located to the North-west of the village centre behind existing terraces of dwellings on the main road R498. Access to the site is via an existing entrance that allows access to the green field (site) behind. The village of Borrisoleigh has several protected structures including residential and commercial buildings which create the fabric of this village's streetscapes. The proposed new dwelling site of 'Glean Caoin' lies outside the current Borrisoleigh Built and Archaeological Heritage Map (fig.4), which indicates the Architectural Conservation Area to the south-east of the site. Therefore, offers no impact.

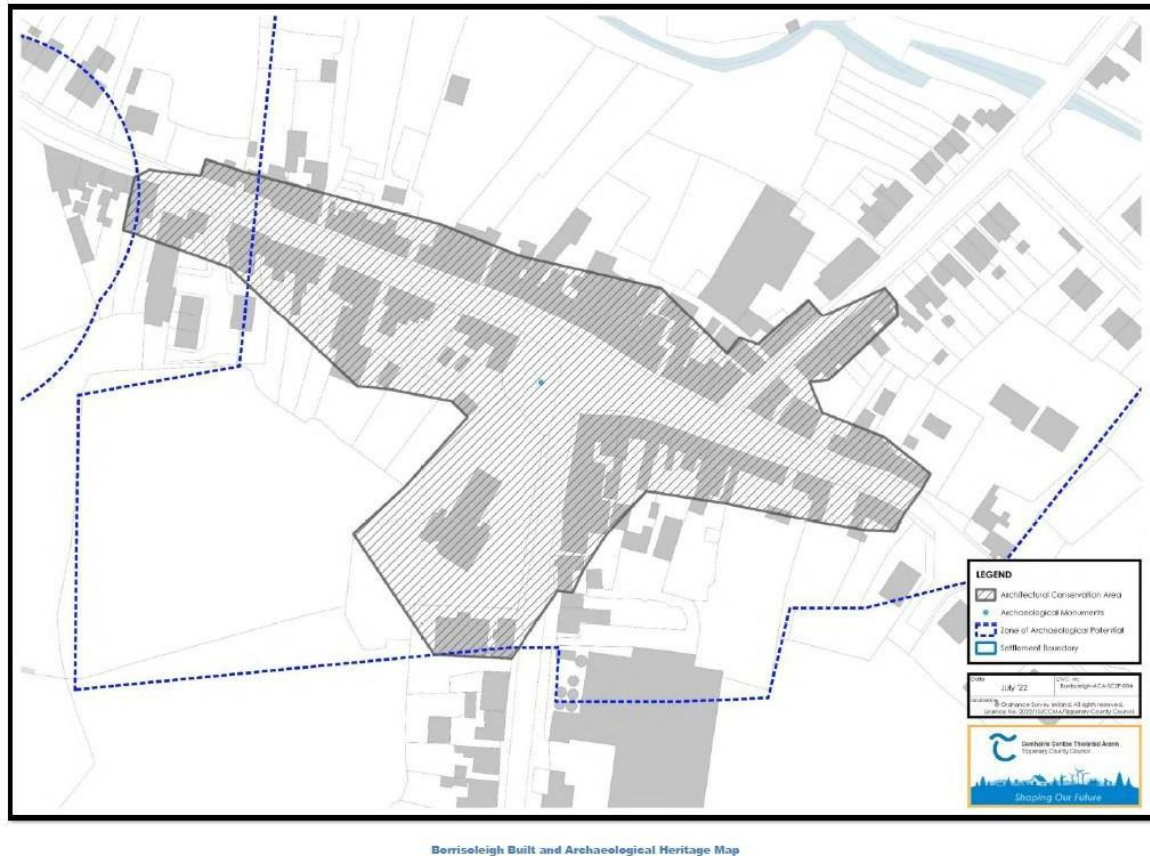


Figure 4: Current Borrisoleigh Built and Archaeological Heritage Map

2.4 Flood Risk Assessment

A flood risk assessment was undertaken for the proposed site as the Cromoge river flows along the north-east boundary of the site. The report sets out the existing level of flood risk at the subject site. In order to future proof the development the subject site was assessed against MRFS climate change scenario. The CFRAM MRFS do not encroach into the area where the development is proposed. There is a minimum freeboard of 1.66m between the FFL's and the 1 in 1,000 year (0.1% AEP) flood level. Therefore, no further Flood Risk Assessment at Level 3 is recommended. Please refer to the 'Stage 2 Flood Risk Assessment' (prepared by Will Rudds dated 27/07/2026) attached with this application, for further information.

3. Site Strategy



Figure 5: Large scale of dwellings

Borrisoleigh is located in County Tipperary along the main regional road (R498) that connects Nenagh to Thurles and acts as a junction with the R501 road to Templemore. This site offers a valuable opportunity to the overall community of Borrisoleigh, by way of providing new dwellings for the local community and surrounding neighbouring environs. Therefore, contributing to the increase in the local population and strengthening the strong ties and a sense of inclusion for the new residents in this established community. The scheme design aligns the dwelling houses and apartment block along the North-west and South-west boundaries respectively, including a central block (H) with single storey semidetached dwelling houses. In essence the scheme will create its own identity and character and thus fit seamlessly into the overall neighbourhood of Borrisoleigh and its wider community.

The scheme extends the residential aspect of the village further north and terminates at the Cromoge river, which acts as a natural boundary on the edge of the village. The focus of the design is to provide 28 dwelling units in 8 separate building blocks. There will be mix of single and 2 storey units within the designed scheme. This will offer the residents a place to interact with their neighbours or enjoy the natural open green spaces and landscaping. Thus, achieving a sense of wellbeing. It is intended that this will create a development with a good, sheltered feeling, instilling a sense of personal security and privacy within each individual dwelling, but also a sense of collective neighbourhood for the development as a whole. The intended development will be especially suited to both families and elderly people who wish to live close to the centre of the village.

There is an existing tree line on the south-east boundary running parallel to an adjoining green field site. These trees will be retained and maintained. A proposed low level paladin panel fence system will be installed along the south-east boundary and between the public amenities, footpath and riverbank along the north-east boundary. The fence will incorporate access openings through the fencing system to allow unhindered movement of mammals between the scheme lands and riverbank. Both the trees and fence will offer security for the residents and nature alike and will allow the vistas of the river. Thus, creating a link between the site and the surrounding natural environs.

This site accommodates a variety of single storey and two storey dwelling house types. All the dwellings are orientated so they allow overlooking of the green spaces and therefore increase passive surveillance. The rectangular central block (H) with its semidetached houses creates a focal point within the site.



Figure 6: 3D model view of the proposed development



Figure 7: 3D model view of the proposed development

4. Design Criteria

4.1. Context

The layout of the village follows a linear axis running from north-west to south-east in relation to the main R498 Nenagh road. The site is located centrally to the north of the R498. The Village is also located at the junction where the R498 (Nenagh to Thurles) and R501 (Templemore) roads intersect. The Cromoge river forms a natural boundary running parallel to the north of the village.



Figure 8: Amenities within a 1km radius – Google Maps

The site is located within walking distance of the village centre, including access to all of its facilities and amenities, equates to a 5-minute walk. The Church of the Sacred Heart is located nearby on the L3602 road. The Village centre and length of the main road offer a wide range of facilities and services from O Connell's Pharmacy, local bars, Hurleys food market, Chadwicks Hardware store, Lings local take away, Bush & Briar café, O'Dwyer's butchers and Mary's hair salon. All serve the local community. Nearby approx. 200m on the R498 is a Centra convenience store including a service station with extensive parking spaces to the rear. This also adjoins the north-west boundary of the site. Borrisoleigh veterinary clinic is situated on the R498, approx. 190m from the site entrance. The village is served with primary and secondary schools, Scoil Naomh Cúlán and St Josephs College are both located on the L3602. All approx. 750m from the site. Borrisoleigh GAA pitch is located on the R498 to the southwest of the village approx 650m for the site. All of these services and amenities contribute to the quality and life of the village and wider community.

5. Detailed Design

It was important from the outset of the project's design, that the site will provide the residents and local neighbourhood with a sense of place, both within the overall community of Borrisoleigh and its wider environs. To contribute to the language of the village but still maintain its own distinctive character. A key factor of the design was being sympathetic and acknowledging the existing architecture of Borrisoleigh including its surrounding rural landscape and the Cromoge River to the northeast of the site. In a sense this scheme can be seen as a positive addition to the tapestry of the village and local community by integrating the new buildings with the existing dwelling stock of Borrisleight. A bridge between the new and old. The scheme follows and aligns with the South-west and North-west boundaries and includes a central rectangular block of single storey semi-detached houses. In essence the site looks towards its natural rural environment. This is an important part of this site's design. The layout focuses on the internal building block and green open spaces including the Cromoge river allowing the residents to enjoy its amenities.

The dwellings aligning with the boundaries all have their own distinctive connections to the surrounding context in which they are located. The south-west houses are separated from the back lane of the existing dwellings facing Nenagh Road (R498), by a proposed wayleave. The north-west houses align with the existing block wall boundary separating it from the adjoining Centra convenience store and service station.

The houses facing the open space will increase passive surveillance by overlooking of the open spaces.

This new estate with its distinctive design, will be accessed from the Nenagh road (R498) via an existing connecting section of land to the main road. This access has been designed in such a manner to facilitate ease of access to the site.

The overall hard and soft landscaping design allows for pockets of green spaces to either side of the access road. The overall density will be 28 dwelling units.

The dwelling houses are designed to cover a wide mix of unit types and to provide diversity for the end users from single storey to two storey houses and apartments. These units have easily accessible parking bays and level access to all approaches of the dwellings.



*Figure 9: image of Building **Block A (units 1-4)**- apartment units at entrance to site. 2 storey units with 1 bed apartments - (South-east and North-east facing)*



*Figure 10: image of Building **Block B, C, D (units 5-13)**.
2 storey dwelling houses with 2 and 3 beds.
(North-east facing)*



*Figure 11: image of Building **Block E (units 14-15)**- semi-detached.
2 storey dwelling houses with 4 beds.
(East facing)*



*Figure 12: image of Building **Block F (unit 16)**- detached.
2 storey dwelling house with 2 beds. (South-east facing)*



*Figure 13: image of Building **Block G (units 17-20)** - apartment units parallel to North-west
boundary and the Cromoge River.
2 storey units with 1 bed apartments - (South-east and North-east facing)*



*Figure 14: image of Building **Block H (units 21-28)**- central block plan and example of a single storey semi-detached dwelling house with 1 bed.
Units 22-27 are Universally Designed (UD) units.*

House designs for the living areas and kitchens have been influenced by the dwelling's location within the scheme. This allows for the best orientation of such including access to their garden spaces. All the house types have their own enclosed private garden space, except for the first-floor apartments which have balcony areas.

Each house has curtilage parking that is located close to the front door. Additionally, there are visitor parking bays located within the site with access to the open green space.

5.1. Materials and Massing

The development is designed to provide high-quality finishes across the range of house types, from single storey in the centre of the site, of which 6 number will be designated for Universal Design, and two storey dwellings including apartment blocks at both ends of the site. A key factor will be the external landscaping finishes, vegetation and treatment along the river edge. The proposed dwellings are designed in 8 separate building blocks as per the site plan. These are 'bookended' between the 2 no. two-storey apartment blocks (either end of the site). The location of the 6 UD dwellings was carefully considered. The central location offers ease of access and is a key focal point within the environs of the site, access road, footpaths, access to green area and river walk.

The materials proposed are a mix of light-coloured smooth render and buff clay brick throughout. The brick finish has been considered on the front and side facades as per the elevation drawings.

Roofs are grey fibre cement slates with all rainwater goods, downpipes, fascia, canopies in grey or black. The windows and external glazed doors are high quality, energy efficient coloured upvc double glazed in a medium colour grey to all the dwellings.

Boundary walls between houses (to their front) are low level concrete capped walls with metal railing at the top section of wall.

The landscaping will be grassed to open areas with a mixture of native Irish trees, hedgerows and shrubs planted throughout.



Figure 15: Smooth fibre cement slate.



Figure 16: Sand Cement Render Finish

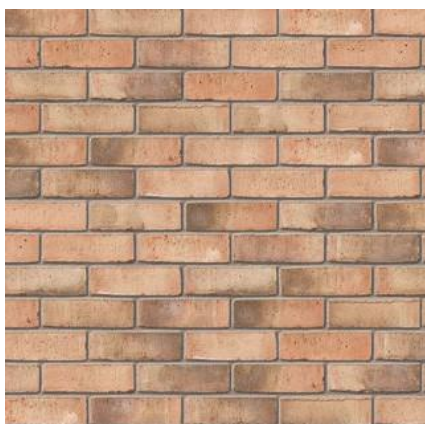
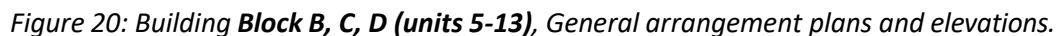


Figure 17: Selected Buff Clay Brick Finish.



Figure 18: Grey upvc patio doors/windows.





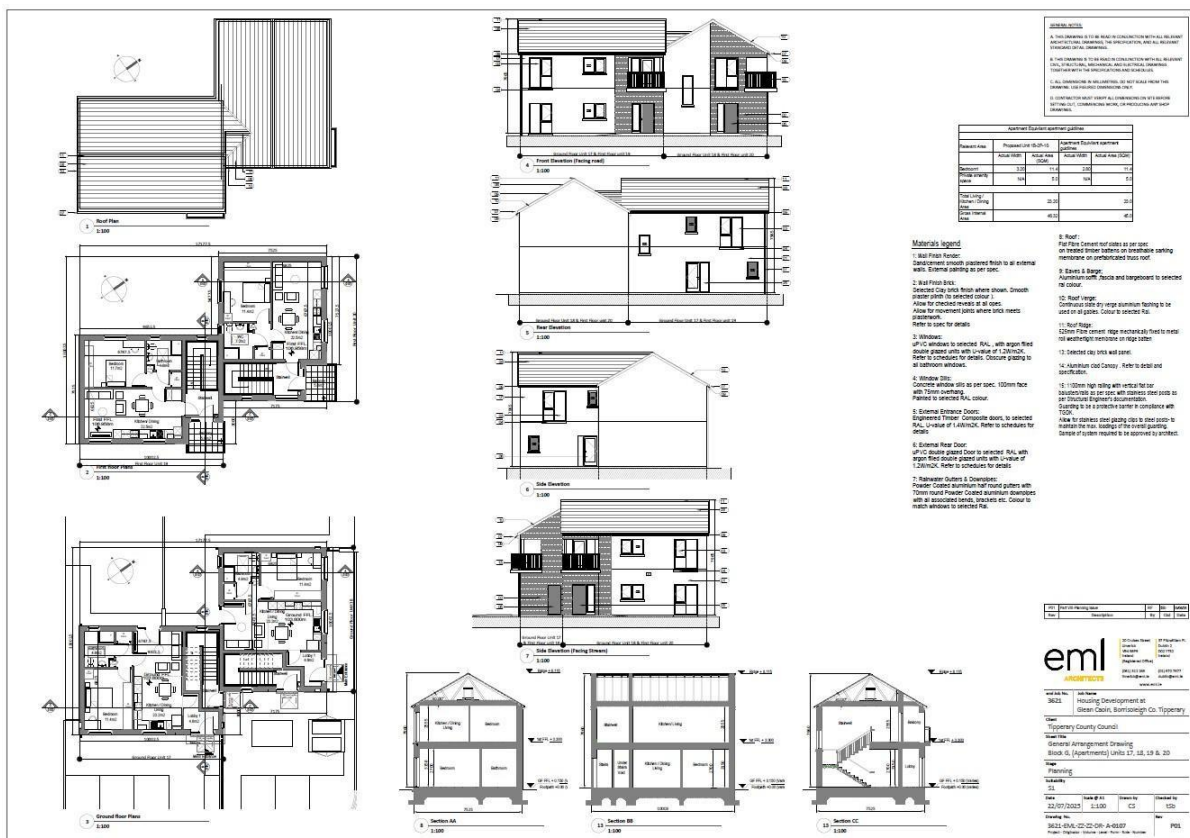


Figure 23: Building **Block G (units 17-20)** – Apartments, General arrangement plans & elevations.

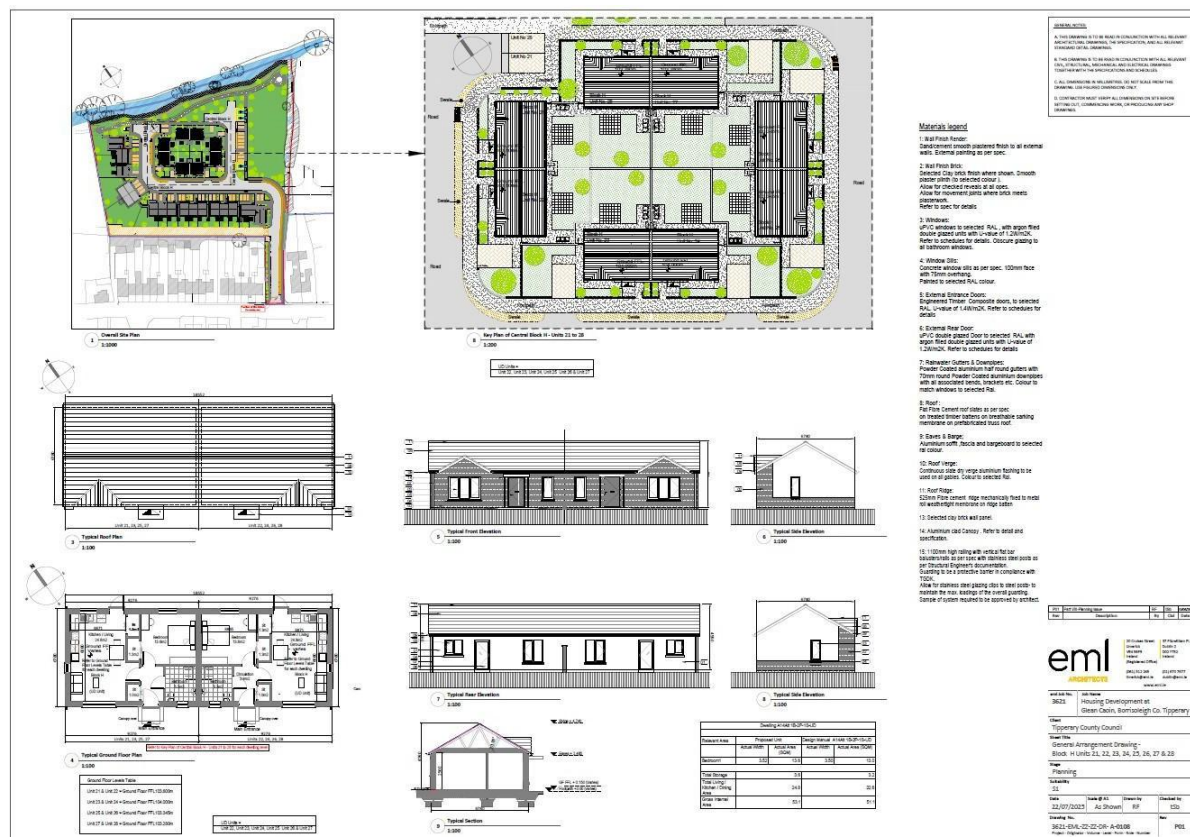


Figure 24: Building **Block H (units 21-28)**, General arrangement plans & elevations. Units 22-27 are UD units.

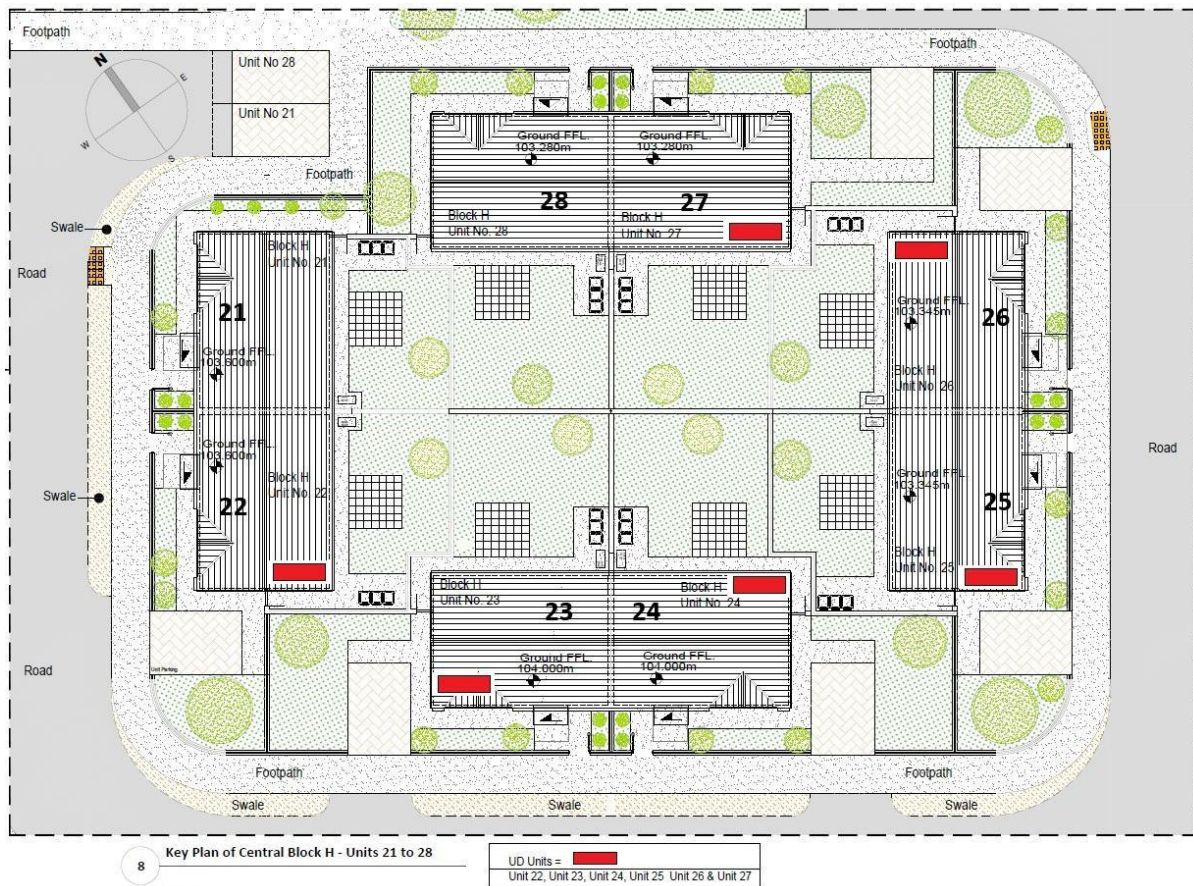


Figure 25: **Building Block H (units 21-28), Roof plans (Units 22-27 are UD units).**

6. Civil engineering

6.1. site levels.

The existing site has a high point in the west corner which falls towards the north, east and south. The site access gently slopes down from south to north, aligning with the neighbouring access lane (St. Bridget's Villas) along the southwest boundary of the site.

The site access is designed to tie in with the existing levels of the R498 public road (Upper Main Street) as well as the existing access lane to the rear of the terraced houses (St. Bridget's Villas) on Upper Main Street, with the intention of maintaining the existing south-to-north gradient. This ensures continued access for the neighbouring properties laneway, who will benefit from a new more accessible entrance. The overall site design has been developed to accommodate a maximum gradient of 5% along the primary access roads and to the individual unit entrances, providing a safe and functional layout while respecting existing site topography and neighbouring access requirements.

6.2. Roads

The development will be served by a 6 m wide access road, with 5m long by 2.5 m wide parking bays provided within the site. The majority of units will have private driveway parking. Along the southeastern end of the site, dedicated disabled parking bays are located to enhance accessibility and safety.

6.4. Structure

The proposed development consists of 28no. residential units constructed using traditional masonry cavity wall construction. External walls will be constructed with a robust cavity masonry system, providing both structural stability and thermal performance in line with current building regulations. Internal partition walls will consist of masonry or lightweight stud partitions as appropriate.

The first floor will be formed using posi-joint construction, allowing for long, clear spans with integrated service runs, ensuring flexibility for internal layouts and building services. The roof structure will comprise contractor-designed prefabricated timber trusses, designed to efficiently transfer loads to the masonry walls while providing a lightweight, durable roof solution. All structural elements have been selected to ensure compliance with Eurocode standards, providing a safe, efficient, and buildable solution appropriate for a small-scale residential development.

Apartments will be of masonry construction with precast concrete hollow-core 1st floor slabs and solid precast concrete stairs.

6.5. Substructure

The substructure for the proposed residential development will comprise traditional shallow foundations with concrete strip footings and a ground-bearing reinforced concrete slab. The foundations and slab will be designed to take into account the site-specific ground conditions identified in the ground investigation carried out by Site Investigations Ltd. The investigation indicates that the natural soils are expected to provide an allowable bearing capacity of approximately 240 kN/m², subject to verification by Will Rudds during construction. Foundations will be founded on level, uniform material, with any made ground or unsuitable material removed prior to construction. All foundations will be taken to a minimum depth of 0.50 m below ground level to avoid frost action and seasonal shrinkage or swelling.

Excavations should be carefully managed to ensure stability of temporary slopes, particularly in clay strata, and any groundwater encountered during construction will be managed using temporary pumping from sumps as required. The ground investigation notes that groundwater ingress occurred only in the southeast corner of the site, with all other trial holes being dry. Aggressive ground conditions are considered low risk, with DS-1 conditions applying based on sulphate testing, and concrete will be specified accordingly. Any excavated made ground should be segregated and, if removed from site, tested to ensure compliance with inert waste acceptance criteria.

6.6. Water Supply

The development will be served by a new 100 mm PE80 watermain connecting to the existing 150 mm Asbestos public watermain located beneath the public road. The design and construction of the on-site water distribution network will fully comply with Uisce Éireann standard details and Code of Practice requirements. The watermain layout has been designed to provide adequate supply and pressure to all units.

Appropriate provisions for maintenance and operational performance will be included, with washout hydrants located at low points to allow for flushing and cleaning of the network, and air valves positioned at high points to prevent air accumulation and ensure efficient system operation. The network will be installed in suitable trenches with appropriate bedding and surround, and all connections to the existing public main will be coordinated with Uisce Éireann to ensure compliance with their connection procedures and standards.

6.7. Traffic

The proposed development is anticipated to generate a low traffic load, with restricted access for HGVs to ensure safe and manageable circulation within the site. Sightlines have been designed and positioned to provide safe access and egress in accordance with standard visibility requirements. The overall layout has been developed to maintain safe vehicle and pedestrian movement while respecting the existing site constraints.

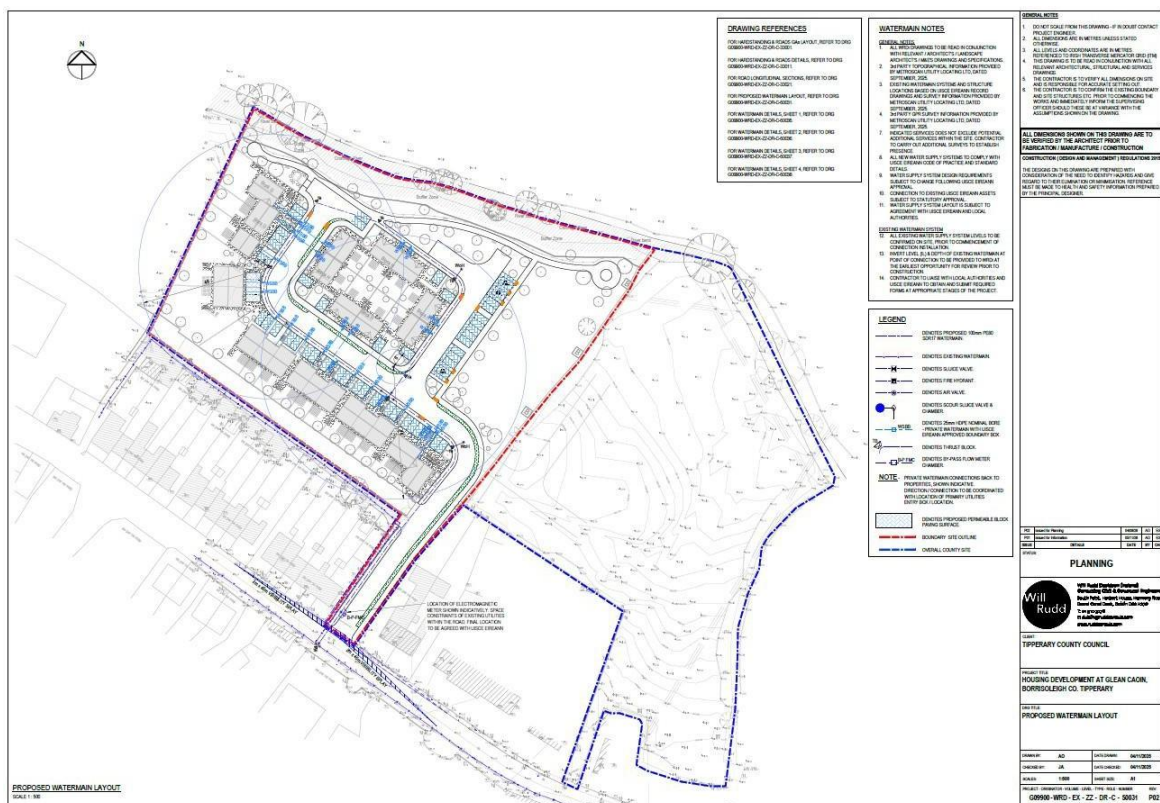


Figure 27: engineering layout for water supply – Will Rudd Consulting Engineers

7. Mechanical and Electrical and Sustainability

7.1 Mechanical and Electrical Design

The approach to sustainability is ingrained throughout the scheme. The orientation of each unit has been considered to give maximum natural light to maximise solar gain.

A high-quality thermal envelope, good detailing, insulation and air tightness follows a fabric first approach to meet NZEB and comply with the latest TGD-Part L building regulations. Windows and doors will be high performance double glazed upvc units.

All site wide lighting will be low energy LED.

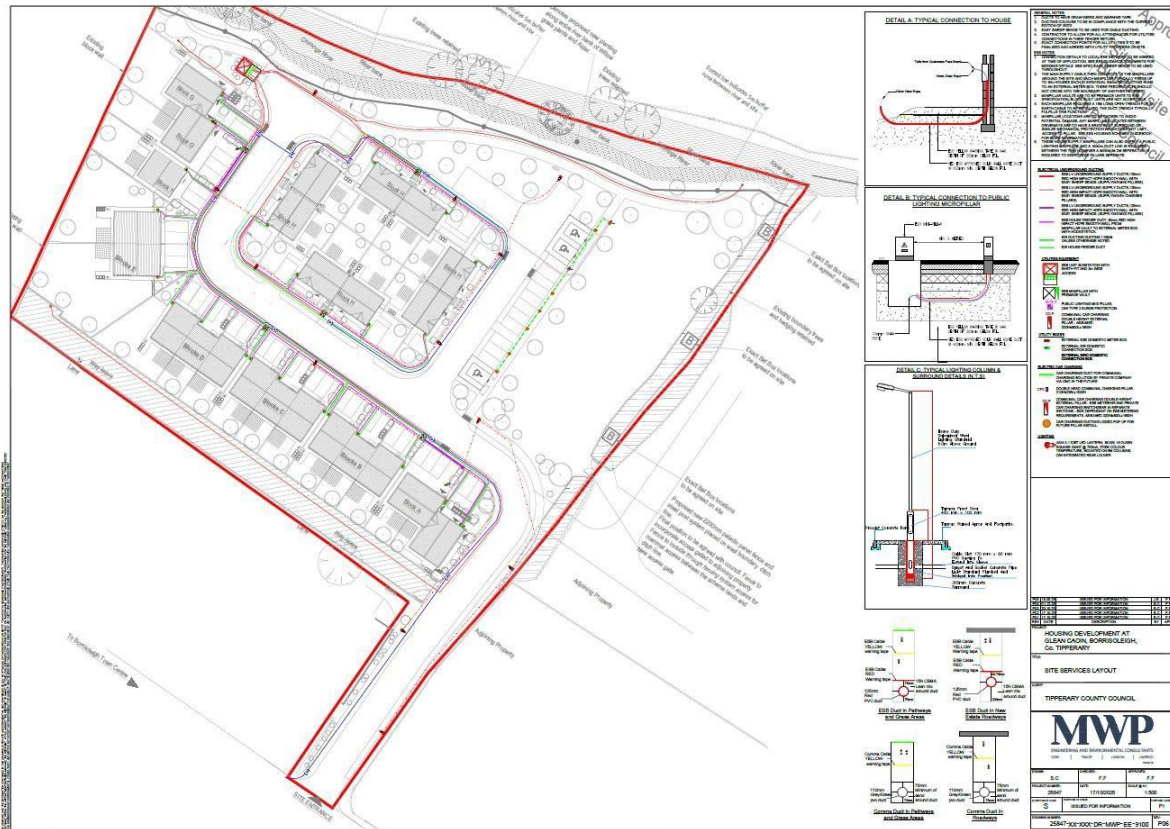


Figure 28: Site Electrical Layout

The dwellings will have heating and hot water provided by highly efficient air to water heat pump systems.

The air to water heat pump will be efficiently used as the building thermal mass is fully utilised. Heat pumps can heat a house up to 5 times more efficiently than a traditional heating system based on fossil fuels or electricity.

By making use of the heat in the outside air, the system uses much less energy while occupants can enjoy a stable and pleasant level of comfort all the time. Most importantly as maintenance requirements are minimal, maintenance costs will be low. Heat Pump technology is the most recommended and the most economical solution to provide heating and domestic hot water within new dwellings which are sufficient insulated and air-tight.

7.2. Heating Distribution

Separate heating zones will be provided to accommodate the domestic hot water generation, living areas and bedrooms. The control strategy for the completed heating system will be designed to allow time and temperature zone control of “zones” within each dwelling.

Individual heating zones allow areas not in use or with varying levels of heating requirement to be easily isolated or reduced in temperature which minimises energy consumption. The ground, first floor & domestic hot water heating zones will be controlled separately, heating only the space when needed.

7.3. Ventilation

All the houses are both naturally and mechanically ventilated with openable sectional windows throughout. Each dwelling shall be ventilated by means of Centralised Demand Controlled Ventilation (DCV's). Extract fans shall be provided from each wet room (Kitchen, Utility, WC & Bathroom) with a continuous trickle flow boosted by humidity sensors. Each DCV fan unit shall be installed in the attic space on anti-vibration pads and shall discharge through weatherproof vent slates. Final vent slate locations shall be agreed with the Architect. DCV's are installed to reduce moisture build up and to improve the air quality within every unit.

The development aims to achieve a very high-quality build with an air permeability pressure test of $\pm 5\text{m}^3/\text{hr.m}^2$ @50pa or lower.



Figure 29: View of proposed site (looking south-west)

END