

# Architect's Report

## Proposed Residential Development at Clonrooske

**Prepared on behalf of:**  
Laois County Council



**Prepared by:**  
**Sheridan Woods**  
Architects + Urban Planners Ltd  
14 Baggot Street Lower  
Dublin 2  
D02HH68  
Tel: +353 (0) 1 6764025  
Email: info@sheridanwoods.ie



**In Consultation with :**  
**McCrae Consulting Engineers**  
Dundrum Business Park,  
Rear 6B Arbourfield Terrace,  
Dublin,  
D14F5C6



**IN2 Engineering Design Partnership Ltd**  
Mountpleasant Business Centre,  
Unit E&F,  
Mountpleasant Ave Upper,  
Ranelagh,  
Co. Dublin,  
D06P5N8



**Walsh Associates Architects & Project Managers**  
30 Merchant's Quay,  
The Liberties,  
Dublin



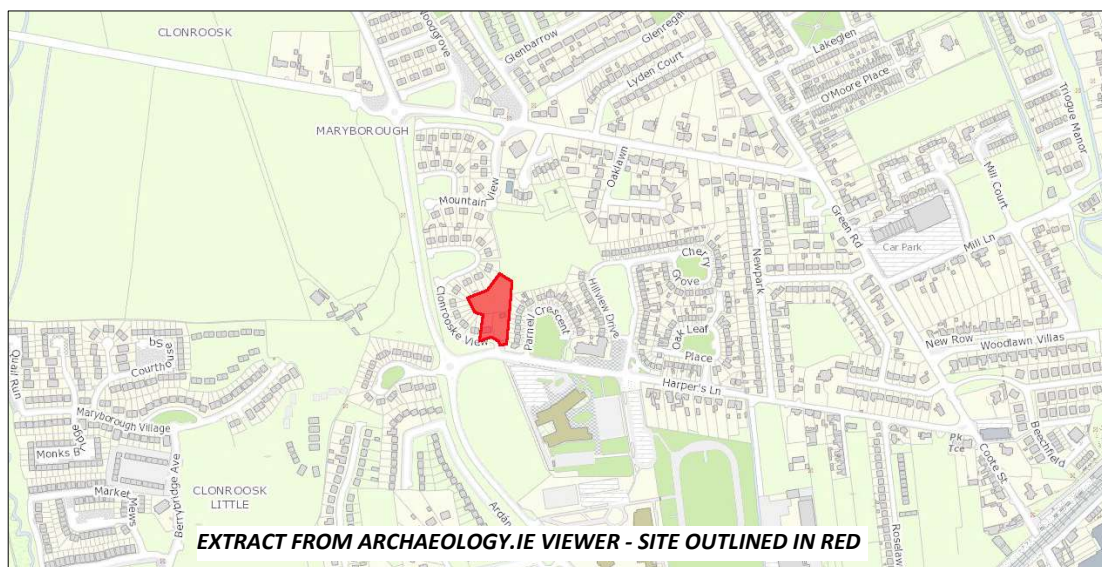
**Report Date: July 2022**

## 1.0 Introduction

This report has been prepared by *Sheridan Woods Architects & Urban Planners Ltd* on behalf of *Laois County Council* and relates to a proposed residential development for Laois County Council Housing Department at Clonrooske, Portlaoise. This report outlines the site context, development policy context, and the proposed development in that context.

## 2.0 Context

The site is located to the north-west of Portlaoise town centre and is zoned Residential 2 in the Portlaoise County Development Plan, 2021-2027, adopted 25 January 2022. The objective of this zoning is *“To provide for a mixture of residential and compatible commercial uses”*. Compatible uses within this zone include residential, community buildings, civic buildings, entertainment, hotels, leisure and recreation, offices, professional/ specialist services, restaurants etc.



## 3.0 Site Description

The site is approximately rectangular in shape, and is located in a backland area of open space between two existing residential estates; Clonrooske View to the west and Parnell Crescent to the east, approximately 1km to the north-west of Portlaoise town centre.



The site is bounded to the south by the access road to Clonrooske View housing estate, to the east and west by the rear boundary walls of the residential properties of Parnell Crescent and Clonrooske View respectively, and to the north by an area of open space.

An existing bungalow is located to the south of the site, accessed from Clonrooske View. A low boundary wall defines the remainder of the southern boundary of the site.



4.0 Site Photos



**VIEW 1 - LOOKING NORTH TOWARDS SITE FROM HARPUR'S LANE**



**VIEW 2 - LOOKING NORTH TOWARDS SITE FROM HARPUR'S LANE**



**VIEW 3 - LOOKING EAST TOWARDS SITE FROM CLONROOSK VIEW**

## 5.0 Description of Proposed Development

The proposed development consists of a total of 12 No. Residential units comprising 1 No. Type A (3-bedroom, 5-person, Detached Two-Storey House), 2 No. Type B (2-bedroom, 5 person, semi-detached / two-storey House), 8 No. Type C (2-bedroom, 4 person, accessible semi-detached two-storey House), and 1 No. Type D (3-bedroom, 5 person, accessible detached bungalow).

### Proposed Site Plan



The new shared surface road servicing the development is accessed off Clonrooske View access road, and creates a new street defined by the new dwellings to the east and west, extending to an area of open space to the north of the site, which connects to a larger area of open space to the north of the application site.

The single and two storey dwellings are located to the east and west of the new route, and the dwellings create a facade and define the street edge. Each of these dwellings comprise rear gardens and back onto existing adjoining properties to the east and west. Separation distances ensure that there is no overlooking to adjoining sites or within the proposed development itself. The fronts of the dwellings include a privacy strip separating the living spaces from the proposed footpath.

A total of 21 No. car parking spaces are provided, comprising 6 No. in-curtilage parking spaces (to Dwellings No.s 1, 11 + 12), and the remaining comprising on-street parking spaces, including 1 no. disabled car parking space.

Signed

A handwritten signature in black ink, appearing to read 'Kevin Woods', written in a cursive style.

**Kevin Woods** Dip Arch Sc, B. Arch Sc MSc Urban Design FRIAI  
**SHERIDAN WOODS**

## Appendix 1: Housing Quality Assessment

**Re:** Proposed Residential Development at Clonrooske, Portlaoise, Co. Laois

**Date:** July 2022

**Ref:** Assessment of Proposed Development in the context of the Design Manual for Quality Housing (Jan 2022)

Unit No.	Unit Description	Floor Level	Unit Area Min	Unit Area Achieved	Aspect	Ceiling Height Ground	Ceiling Height First	No. Bedrooms	No. Bedspaces	Double Bedroom Area Required (sqm)	Double Bedroom Area Achieved (sqm) Bed 1	Double Bedroom Area Achieved (sqm) Bed 2	Single Bedroom Area Required (sqm)	Single Bedroom Area Achieved (sqm)	Aggregate Bedroom Area required (sqm)	Aggregate Bedroom Area Achieved (sqm)	Main Living Room Width Required (sqm)	Main Living Room Width Achieved (sqm)	Kitchen/Living/Dining Area Required (sqm)	Kitchen/Living/Dining Area Achieved (sqm)	Aggregate Storage Area Required (sqm)	Aggregate Storage Area Achieved (sqm)	Garden/Terrace/Balcony Area Required (sqm)	Garden/Terrace/Balcony Area Achieved (sqm)
HOUSE TYPE A																								
01	Type A- 3 Bed (5 Person)	-	92	92.8	N/S/E	2.475	2.45	3	5	13	13.1	11.8	7.1	7.3	31.5	32.2	3.8	3.8	34	34	5	5	75	71
HOUSE TYPE B																								
02	Type B- 3 Bed (5 Person)	-	92	92.8	E/S/W	2.475	2.45	3	5	13	13.1	11.8	7.1	7.3	31.5	32.2	3.8	3.8	34	34	5	5	75	65
03	Type B- 3 Bed (5 Person)	-	92	92.8	N/S/E/W	2.475	2.45	3	5	13	13.1	11.8	7.1	7.3	31.5	32.2	3.8	3.8	34	34	5	5	75	52
HOUSE TYPE C																								
04	Type C- 2 Bed (4 Person) *	-	80	88	E/W	2.7	2.4	2	4	13	13.7	13.8	7.1	-	24.2	27.5	3.6	4.055	30	32.4	4	4.2	60	124
05	Type C- 2 Bed (4 Person) *	-	80	88	E/W	2.7	2.4	2	4	13	13.7	13.8	7.1	-	24.4	27.5	3.6	4.055	30	32.4	4	4.2	60	180
06	Type C- 2 Bed (4 Person) *	-	80	88	N/E/W	2.7	2.4	2	4	13	13.7	13.8	7.1	-	24.4	27.5	3.6	4.055	30	32.4	4	4.2	60	50
07	Type C- 2 Bed (4 Person) *	-	80	88	E/W	2.7	2.4	2	4	13	13.7	13.8	7.1	-	24.4	27.5	3.6	4.055	30	32.4	4	4.2	60	67.5
08	Type C- 2 Bed (4 Person) *	-	80	88	E/W	2.7	2.4	2	4	13	13.7	13.8	7.1	-	24.4	27.5	3.6	4.055	30	32.4	4	4.2	60	67
09	Type C- 2 Bed (4 Person) *	-	80	88	E/W	2.7	2.4	2	4	13	13.7	13.8	7.1	-	24.4	27.5	3.6	4.055	30	32.4	4	4.2	60	65
10	Type C- 2 Bed (4 Person) *	-	80	88	E/W	2.7	2.4	2	4	13	13.7	13.8	7.1	-	24.4	27.5	3.6	4.055	30	32.4	4	4.2	60	64
11	Type C- 2 Bed (4 Person) *	-	80	88	E/W	2.7	2.4	2	4	13	13.7	13.8	7.1	-	24.4	27.5	3.6	4.055	30	32.4	4	4.2	60	81
HOUSE TYPE D																								
12	Type D- 3 Bed (5 Person) bungalow *	-	82	102	N/S/E/W	2.7	-	3	5	13	13	11.6	7.1	9.8	31.5	34.4	3.8	4.45	34	34.6	5	5	75	116
* Accessible Unit																								