



# Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages



December 2018



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The Design and Best Practice Guidelines for Cluster Housing Schemes have been prepared by an Integrated Design Team, working in conjunction with Tipperary County Council, comprising of the following:

Kenneth Hennessy Architects Ltd.

The Planning Partnership.

Martin Peters Associates.

Studio Town Land.

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the planning



Comhairle Contae Thiobraid Árann  
Tipperary County Council

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## Abbreviations

### ACA

Architectural Conservation Area

### DHPLG

Department of Housing, Planning and Local Government

### NHA/PNHA

Natural Heritage Area/  
Proposed Natural Heritage Area

### SAC

Special Area of Conservation

### SPA

Special Protection Area

### TCC

Tipperary County Council

### ZAP

Zone of Archaeological Potential

# Foreword

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Irish Towns and Rural villages have for generations been at the heart of rural communities as places for people to live, to work and to come together as a community.

However, for many years our villages have faced a decline in population and loss of services. Ensuring the future viability of our rural settlements is one of the most important challenges for national and local policy makers, stakeholders and communities.

Tipperary County Council in response to this challenge, and to deliver the National Planning Framework, commissioned these guidelines to encourage, promote and facilitate residential development that meets the needs of rural communities by regenerating villages across the county.

These '**Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages**' present design options for low density housing and serviced site schemes to facilitate those who wish to build and design their own homes in existing rural communities.

Tipperary County Council's ambition is that these Guidelines will lead to the development of sustainable homes for those wishing to live in rural Tipperary and will strengthen our villages for generations to come.

# Introduction

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Figure 1:  
Clustered development in  
Magherabeg, Mid C19<sup>th</sup>



The purpose of these Guidelines is to provide a best practice toolkit for developers, landowners and consultants to design and develop low density housing and serviced sites in rural settlements.

The Guidelines provide practical advice through case study examples of the architectural, planning, landscape and engineering factors that need to be considered and how the design can be influenced by existing village characteristics and the natural and built features of the sites.

The Guidelines are supported by, and should be read in conjunction with the County Development Plan polices for residential development in rural settlements.

# Clusters in Rural Villages

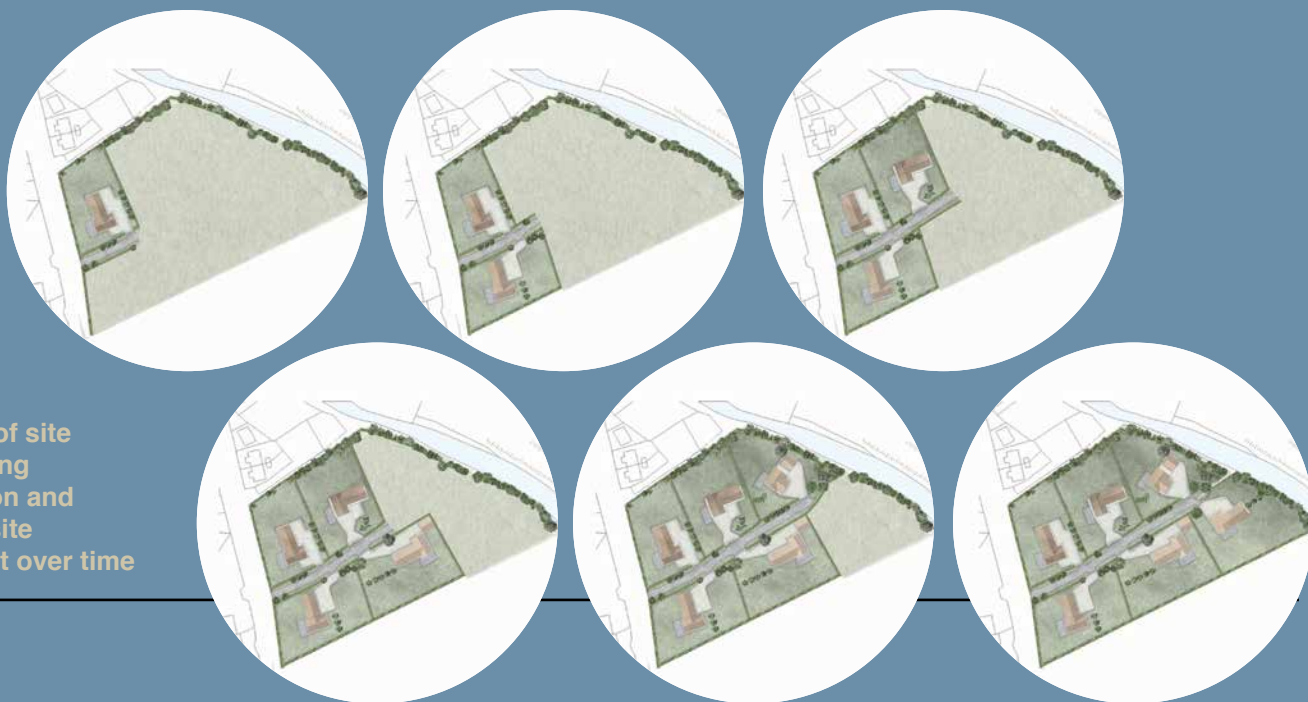
## Village Character

These Guidelines seek to carry on the clachan tradition of clustering houses together in the modern context. Cluster Housing Schemes in villages should be developed in a sustainable way respecting the unique aspects of the village and the site itself, whilst also responding to current economic and social needs.



**Figure 2:**  
1816 map of Listolin, a farm village in Co. Kilkenny,  
shows farms and houses clustered together

**Figure 3:**  
Masterplan of site  
demonstrating  
consideration and  
phasing of site  
development over time



## Definition and Development of a Cluster

A Cluster Development is defined as “a low density housing scheme comprising up to 6 no. detached dwellings on individual sites on lands in or adjacent to a village”.

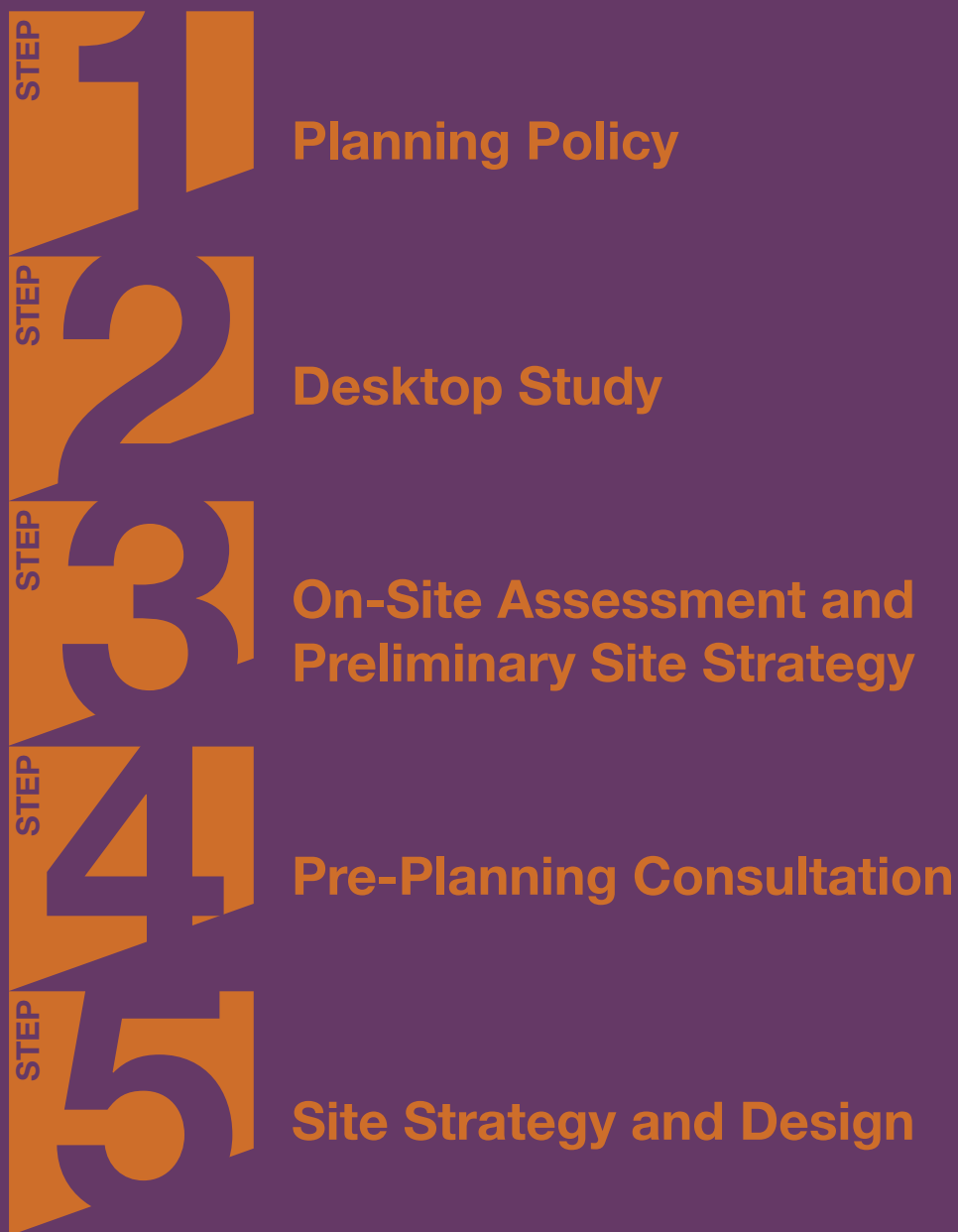
### Key Development Principles

- A cluster development may be planned and designed as a complete development but may also be developed on a phased basis, where one or a number of units may be built at a time.
- The density of each individual site will be influenced by servicing requirements, the character of the village and the natural features of the site. This will be established through the design process.
- Plot areas, site subdivision and location of the treatment plant will be informed by whether the site is to be serviced by public services (e.g. connection to waste or water network) or individual on-site services (e.g. private well or waste water treatment system).
- Where a serviced site scheme is proposed a design statement shall be prepared to assist future home owners in designing their own bespoke home.



**Figure 4:**  
Site Strategy without services (Top)  
and with services (Bottom)

# 5 Steps to Design and Develop a Cluster Scheme







# STEP 1 Planning Policy

The County Development Plan supports and facilitates the growth and development of all towns and villages identified in the Tipperary County Settlement Hierarchy.

Cluster Housing Developments, subject to compliance with policies and technical standards will be favourably considered on lands identified for residential development in our villages. A Settlement Plan has been prepared for each of these villages and specific objectives are provided to guide their overall development.

Residential Development Policies set out in the Plan should be satisfied and regard should be had to the village and site to ensure that the integrity and fabric of the village is protected. The Plan also encourages and facilitates a mix of house types that meet the needs of all life stages of the potential occupants.

## County Development Plan Core Aim

To facilitate the development of sustainable and socially inclusive communities, where high quality housing is provided to meet the needs of citizens of the county and growth is integrated with the delivery of community and social infrastructure.

**Policy SC1:** County Housing Strategy

**Policy SC2:** Sustainable Residential Development in Towns and Villages

**Policy SC3:** Delivery of Social housing in accordance with Part V of the Act

**Policy SC4:** Residential Development in Rural Settlements

**Policy SC5:** Accommodation for the Elderly

**Policy SC6:** Education Facilities

**Policy SC7:** Childcare Facilities

**Policy SC8:** Community Amenity

**Policy SC9:** Multi-use Community facilities

**Policy SC10:** Better Accessibility for the Community

The logo for Step 2 Desktop Study features the word "STEP" in white capital letters on a vertical orange bar to the left of a large, stylized orange number "2".

## Desktop Study

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A 'Desktop Study Checklist' is set out in the Appendix to facilitate this assessment, to identify the characteristics and key features of the site and consider broader issues that affect the village and site.

This checklist includes:

- Planning history of site,
- Natural Heritage,
- Built and Cultural Heritage,
- Infrastructure (including water, roads and flooding).

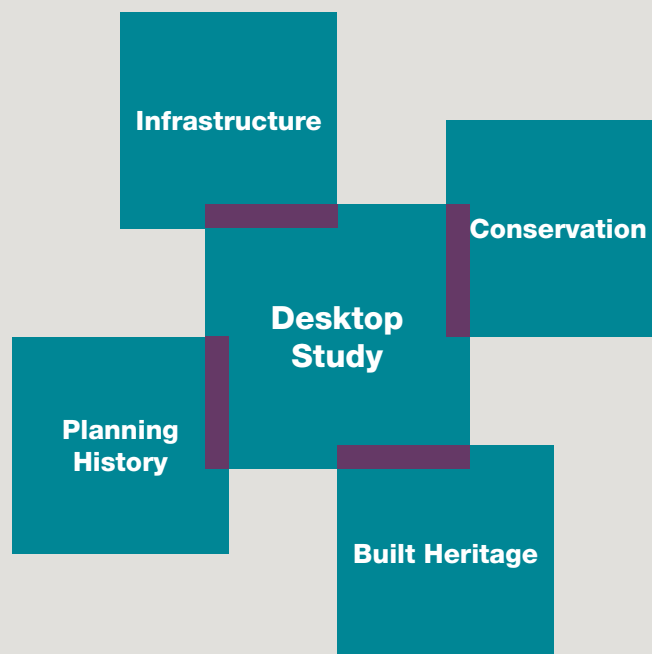


Table 1: Key factors for consideration in desktop study of site

FACTOR	DETERMINES	KEY LINKS	PLANNING RELEVANCE	
<b>Planning History</b>	Developments that may have been permitted or refused on the site.	<a href="http://www.tipperarycoco.ie">www.tipperarycoco.ie</a>	Key issues that may form part of the assessment of the Planning Authority, e.g. permitted schemes around the site, Flood Risk Assessments, Archaeological Impact Assessments.	
<b>Natural Heritage</b>	Proximity to: <ul style="list-style-type: none"> <li>• Natura 2000 designated sites: SAC (Special Areas of Conservation) or SPA (Special Protection Areas).</li> <li>• Natural Heritage Areas (NHAs).</li> <li>• Potential for Protected Sites.</li> </ul>	<a href="http://www.npws.ie">www.npws.ie</a> <a href="http://www.tipperarycoco.ie">www.tipperarycoco.ie</a>	The potential requirement for reports to be submitted with a planning application, such as an ecological assessment, a Natura Impact Assessment or a bat survey.	
<b>Built and Cultural Heritage</b>	Proximity to: <ul style="list-style-type: none"> <li>• Protected structures (as identified in the County Development Plan)</li> <li>• National or Recorded archaeological monuments (as identified in 'The Record of Monument and Places')</li> <li>• Features of place making e.g. stone walls</li> </ul>	<a href="http://www.tipperarycoco.ie">www.tipperarycoco.ie</a> <a href="http://www.buildingsofireland.ie">www.buildingsofireland.ie</a> <a href="http://www.archaeology.ie">www.archaeology.ie</a> <a href="http://www.heritagecouncil.ie">www.heritagecouncil.ie</a>	The potential for the built heritage structures and features to be incorporated into the design and/ or view vistas to be considered. The potential requirement for reports to be submitted with a planning application, such as an Architectural or Archaeological Impact statement including a Visual Impact Assessment.	
<b>Infrastructure</b>	<b>Water Services</b>	<ul style="list-style-type: none"> <li>• Whether the site is or can be serviced by a public water supply and public waste water sewer or public surface water drain.</li> <li>• Capacity of the waste water treatment plant.</li> <li>• Whether private on-site services are required</li> </ul>	<a href="http://www.tipperarycoco.ie">www.tipperarycoco.ie</a> (for GIS) <a href="http://www.epa.ie">www.epa.ie</a> (for un-serviced sites) <a href="http://www.water.ie">www.water.ie</a>	Determines whether a connection can be made to existing services and/or if on-site treatment should be considered. Pre-connection application to be made where applicable. Waste Water Treatment Manual regarding distances for communal and public waste water treatment plants
	<b>Roads and Access</b>	<ul style="list-style-type: none"> <li>• National, Regional or local road classification,</li> <li>• Speed limit and sightline requirements</li> <li>• Footpath requirements</li> <li>• Lighting requirements</li> </ul>	<a href="http://www.tipperarycoco.ie">www.tipperarycoco.ie</a> (for GIS) <a href="http://www.housing.gov.ie">www.housing.gov.ie</a> <a href="http://www.tii.ie">www.tii.ie</a>	The potential requirement for traffic impact assessments and road safety audits. Surface Water Drainage requirements. Requirement for achievement of sightlines. Road junction improvements
	<b>Flooding</b>	Potential flood risk of site.	<a href="http://www.tipperarycoco.ie">www.tipperarycoco.ie</a> <a href="http://www.cfram.ie">www.cfram.ie</a> <a href="http://www.floodmaps.ie">www.floodmaps.ie</a>	Viability of scheme due to flood risk. Identification of flood risk assessment. The potential requirement for additional reports to be submitted with a planning application, such as a Flood Risk Assessment.



## On-Site Assessment and Preliminary Site Strategy

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An on-site assessment is carried out to assess the land use and characteristics of the site and key services that will inform the viability, design and layout of the scheme.

The village character should also be assessed, and features identified that may influence how the development may be successfully integrated into the site and the village (i.e. type of buildings, materials, boundary treatments etc.).

A site analysis sketch should be prepared to include features such as:

- Microclimate: sun path and prevailing winds,
- Location and type of services (e.g. waste, water and drains, street lights),
- Existing and potential vehicular and pedestrian entry points to the site,
- Location of existing footpaths / cycle facilities,
- Location and type of landscape and boundaries,
- Adjoining land uses and building types,
- Form and Massing of existing buildings,
- Over-looking and over-shadowing potential,
- Terrain and falls across the site,
- Aspect and views,
- Flooding risk potential,
- Any further opportunities and constraints.

*This village and site assessment will enable a Preliminary Site Strategy to be prepared to facilitate discussion with the planning authority.*

**Figure 5:**  
Example site analysis sketch



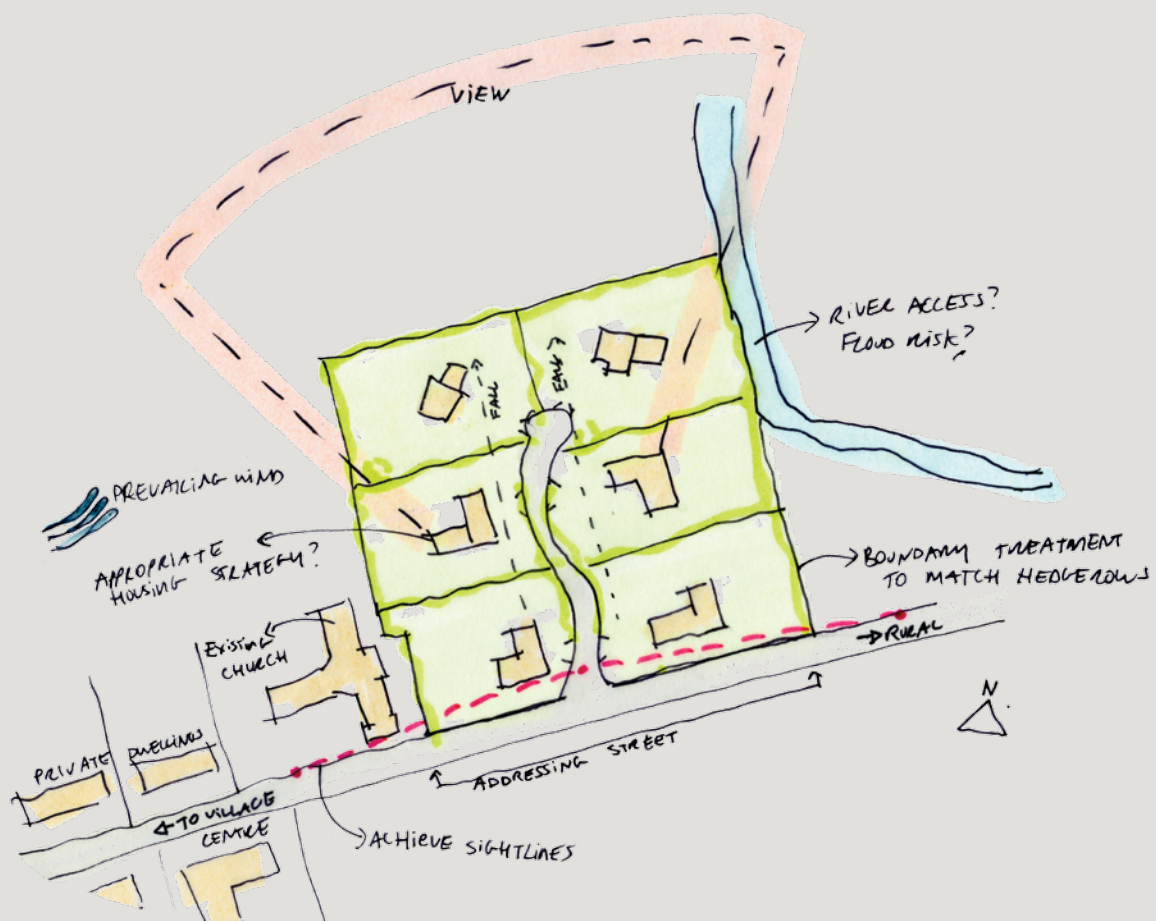
## STEP 4 Pre-Planning Consultation

Tipperary County Council provides a pre-planning consultation service, where you can meet with the District planner and receive advice on the planning aspects of your proposal.

It is strongly recommended that a meeting take place early in the design process. In order to get the most from the meeting, key information should be provided including:

- Planning Policy review (Step 1)
- Desktop Assessment (Step 2)
- On-site assessment and preliminary site strategy (Step 3).

**Figure 6:**  
Example preliminary site strategy drawing for pre-planning meeting



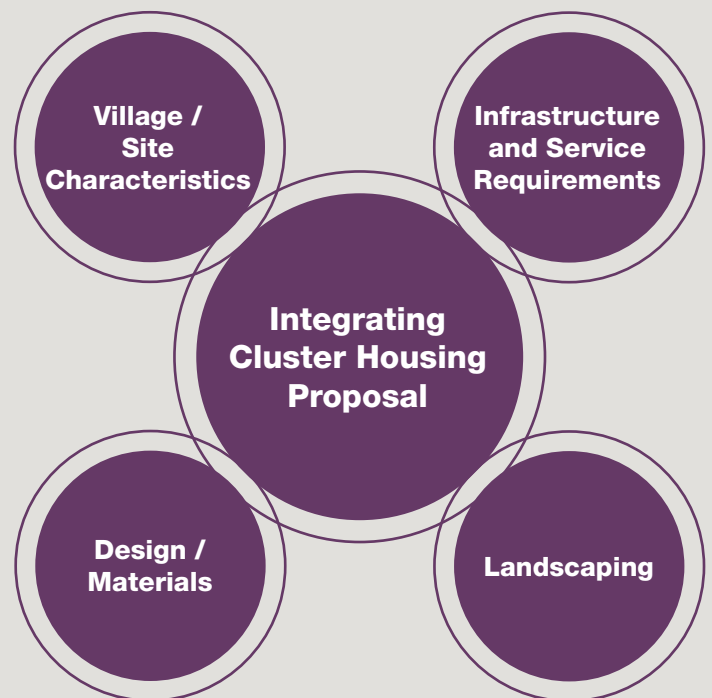
## STEP 5 Site Strategy and Design

Building on the outcomes of the pre-planning meeting, the site strategy can now be developed in greater detail.

The proposed cluster housing scheme should integrate with the existing village in terms of:

- Integrating the development with **the Village and site characteristics,**
- Integrating the development with **Infrastructure and Service Requirements,**
- Integrating the development with **Design and Materials,**
- Integrating the development with **Landscaping.**

Key principles are provided on each of these aspects, with case study examples to illustrate the guidance.





## Integrating the development with the village and site characteristics

For phased developments and/or serviced site schemes, a site-specific design strategy will be required to guide the development of each plot.

Issues to be considered in the design strategy include the following:

- Enhance and develop existing connections to and from the village such as river paths, footpaths, links to existing residential schemes/developments etc.
- Assimilate the development with the topography as appropriate; maintaining existing site levels where possible and maintaining the natural landscape as a backdrop on all sites, but particularly on elevated sites,
- Retain existing natural features where feasible on approach roads and boundaries; e.g. mature hedgerows, stone walls, trees, removing only what is required to provide site access and sight lines,



- Identify and respect the character of any historical structures on and in the vicinity of the site and seek to integrate and enhance the views of these structures where possible,
- Reflect the character of development in the village and adjacent to the site in term of scale, form and massing,
- Identify the prevailing winds for each site, and the sun path and shadows,
- Identify direction of groundwater flow.

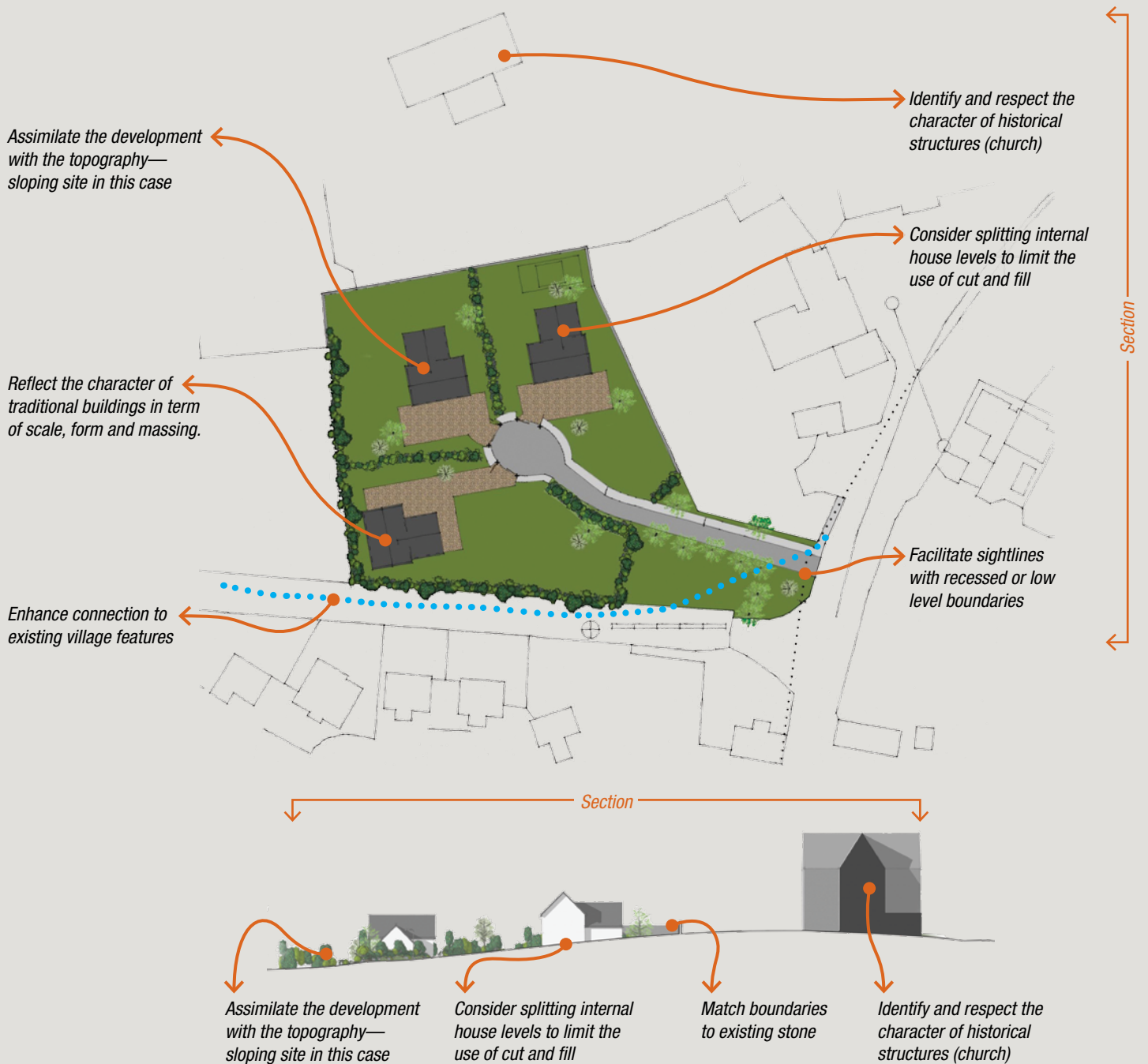


**Figure 7:**  
**Site Strategy highlighting village and site integration guidelines - Example A**





**Figure 8:**  
 Site strategy highlighting village and site integration guidelines;  
 Plan (Top), Section (Bottom)- Example B



**Figure 9:**  
Site strategy highlighting village and site integration guidelines - Example C





## Integrating the development with Infrastructure and Service Requirements

### Key Principles

#### Roads, Access, Connectivity and Signage

The roads/access requirements should be designed in accordance with the principles and standards set out in the 'Design Manual for Urban Roads and Streets' (2013).

- Provide only one shared site access point from the public road, and, in general, design the internal access road to be a shared surface roadway,
- Design the road access to be responsive to the natural features and contours of the site/context,
- Use the Transport Infrastructure Ireland "Design Manual for Urban Roads and Streets" (2013) for pavement design for access roads/ service roads as set out in the Chapters 3 and 4,

3



- Provide Slow Zone Signage at the entrance to all clusters; in accordance with "Slow Zone Advise Note TSAN – 2016- 02", (Department of Transport, Tourism & Sport published),
- Ensure plot entrances coincide to utilise the recessed dwelling entrances for turning where possible,
- Provide permeable surfaces, or surface water soakpits or drains, to driveways of the individual plots, e.g. an appropriate pavement foundation with a gravel surface driveway,
- Design lighting in accordance with 'Tipperary County Council's Public Lighting Policy', (2018),
- Use the road classification, speed limit and design speed to inform the sightline standards (standards set out in the Tipperary County Development Plan).
- Link footpaths provision from the site to the village.

4



**Figure 10:**  
Site strategy highlighting roads infrastructure guidelines





## Water Supply

Cluster Housing Schemes will only be permitted where a public mains water supply or group water scheme is available.

## Waste Water Treatment

A key consideration in the development of sustainable Cluster Housing Schemes will be ensuring that a suitable form of waste water treatment infrastructure is in place, which may involve connection to the public treatment plant or discharging to individual on-site treatment systems.

There are three potential water services options or scenarios in town and villages:

### Scenario 1 Serviced

Where the public wastewater treatment system is in place, the technical requirements of Irish Water shall be met.

A pre-connection enquiry is advised before progressing to planning application stage.

### Scenario 2 Serviced but with capacity constraints

Where the public waste water treatment system is in place but there are capacity or network constraints, the developer shall examine options in consultation with Irish Water to up-grade the public system.

Where an up-grade is not feasible, the Council may consider on-site treatment options, until such time as a connection becomes possible. In this scenario the development should be designed to facilitate future connections to the public mains and sewer.

**Figure 11:**  
Provision of waste water in scenarios with capacity issues (TCC)

#### Poor site layout

Positioning of proposed house & services **does not allow** for possible further development in the future

Existing services, currently at capacity but potential future connection possible



#### To Resolve:

##### Step 1: Optimal layout for future services

Positioning of proposed house & services allows for possible development in the future



##### Step 2: Potential future development

Possible connection to existing services if future capacity allows



### Scenario 3 Un-serviced Developments

Where a village is not serviced by a public treatment plant, on-site waste water treatment systems will be required to be designed, constructed and maintained in accordance with the 'EPA Code of Practice Wastewater Treatment and Disposal Systems for Single Houses' in place at the time of the application.

### Surface Water Management

- Connect to the existing storm water drainage system where available or discharge storm water to a nearby watercourse. Where such discharge options are not available attenuation shall be provided on public open space which shall be designed into the scheme,
- The principles of Sustainable Urban Drainage Systems (SUDS) could be considered in connection with landscaping proposals. (Please note, any such proposal would require discussion with the Planning Authority),
- No surface water run-off to internal access road or public road. Surface water should be piped/drained to a soakpit or watercourse.

**Figure 12:**  
SUDS Integration with landscaping



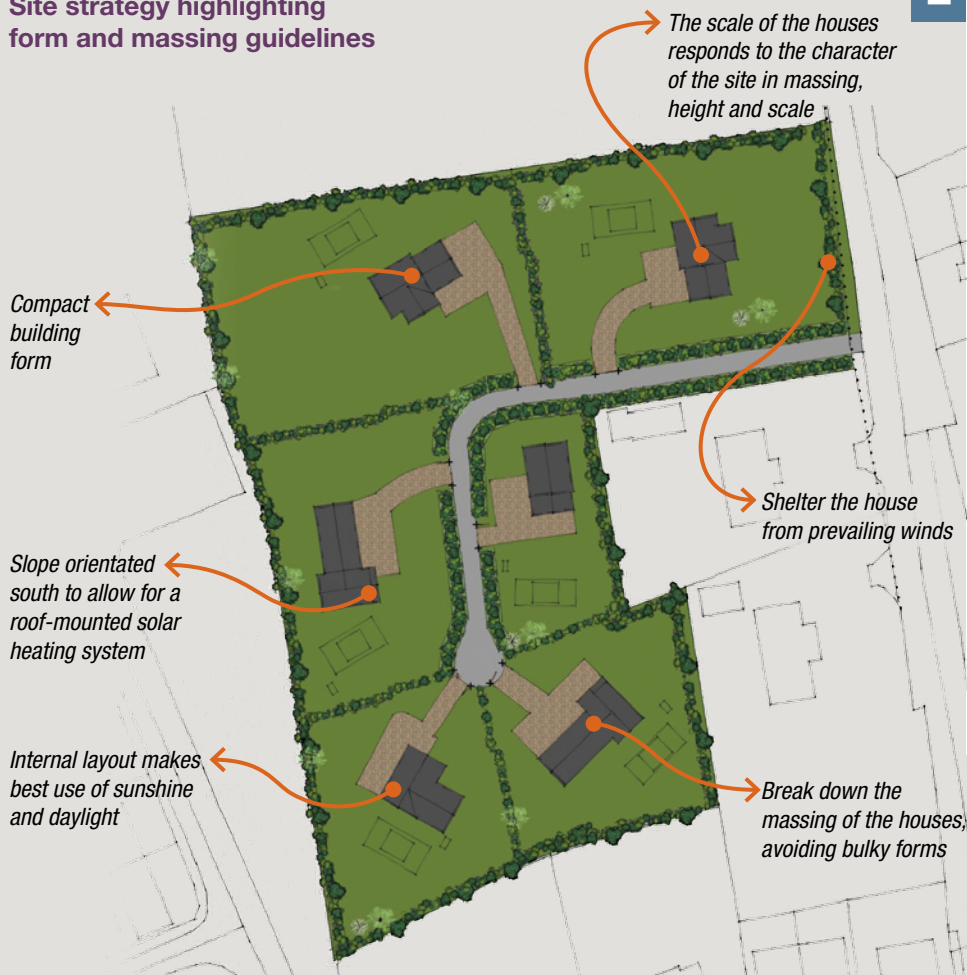


## Integrating the development with Design and Materials

Applying good design principles will ensure that cluster schemes integrate with the character and natural setting of the village, while also delivering high quality, energy efficient homes.

Cognisance should be had to principles and advice in the Rural House Design Guide— Appendix 5 of the North Tipperary and South Tipperary County Development Plans (as varied).

**Figure 13:**  
Site strategy highlighting form and massing guidelines



### Orientation, Form and Massing

#### Key Principles

- The scale of the dwellings proposed in terms of storey height should respond to the character of the site and the surrounding buildings in the locality,
- The dwelling should be sheltered from prevailing winds by using the existing natural features of the site (e.g. level changes, trees, hedgerows),
- The internal layout of the house should be organised to make best use of sunshine and daylight - locate the living spaces to the south side and bedrooms, storage spaces etc to the north side,
- A compact building form is best for reducing heat loss. A rectangular building with one of the longer facades facing south can allow for increased solar heating, day-lighting and natural ventilation,
- Pitched roofs should also have one slope orientated south to allow for optimum performance of a roof-mounted or roof-integrated active solar heating system,
- Bulky proportions should be avoided by breaking down the massing of the dwellings.



### Building Materials Palette

Materials palettes should be of high quality and detailed well, used appropriately and locally sourced as far as possible, with external finishes based on regional characteristics.

### Roof Finishes

- Roofs should generally be a simple shape, e.g. hipped or gabled,
- Rainwater goods should be traditional and simple in style and of a dark colour,
- Ornate fascia and soffit should generally be avoided,
- Blue/grey slate is traditional to Tipperary however other dark colour slate and tiles could also be considered. Well designed alternatives such as metal or membrane sealed roof materials can also be considered. Green/grass roof coverings may be incorporated in order to reduce the visual impact of the dwelling where appropriate,
- Subtle, minimal eaves are preferred,
- Chimney stacks should be positioned properly and be of an appropriate size relative to the dwelling.

### Roof finishes



*Metal or membrane sealed roof materials*



*Green roof coverings*

*Grey slate with minimal eaves and tidy fascia and soffits*



*Traditional simple style dark rainwater goods*

# STEP 5

## Site Strategy and Design

### Key Principles

#### Wall Finishes

- Use wall finishes such as locally sourced stone which are traditional and local to the Tipperary area,
- Create good visual contrast by pairing dark stone with a lighter coloured material such as pigmented or painted render,
- Do not use stone on all elevations of a building element rather use it to distinguish a gable or extension,
- Avoid engineered cladding effects,
- In general, lighter earthy colours are favourable on wall surfaces, which are then complimented by contrasting darker colours on the roof, door and stone elements,
- Quality metal cladding may be acceptable where appropriately sourced, used and detailed.



12



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#### Window and Door Finishes

- Keep the range of opening sizes to a minimum and keep the shape and arrangement of openings simple,
- Arrange openings in order to maximise a high solid-to-void appearance,
- Vertical emphasis of openings is generally preferable to horizontal emphasis,
- Windows should be made out of the best quality materials affordable,
- White PVC, aluminium or varnished tropical hardwood reproduction doors are actively discouraged and should be avoided,

Window divisions and length and width ratio across all fenestration should be carefully considered, in keeping with traditional architectural vernacular.

### Key Principles

## Integrating the development with landscaping

Key Principles

The landscaping plan, biodiversity, boundaries and topography should be considered when designing a cluster housing scheme

- Develop a detailed landscaping plan, planting schedule and implementation programme (informed by tree and ecology survey, topography, soil type, site microclimate and drainage conditions),
- If invasive species have been identified on site through the site surveys then these should be treated appropriately, consulting with an expert in this field,
- Protect existing mature trees and hedgerows during construction,
- Use native trees and shrubs to add scale to site boundaries, as focal points within the site, and to define the access road, entrances and front gardens,
- Consider planting mix issues as outlined in Table 2,
- Use of landscaping to create or strengthen shelter belts,
- Provide planting that connects with existing hedgerows to allow movement of species and biodiversity,
- New entrance to the site should comprise earth or sod and stone boundary or alternatively planting of new hedgerow of indigenous species,
- Avoid fussy and elaborate entrance gates and lights. Entrance gates should be simple and well crafted,
- Permeable surfaces (e.g. pea gravel and small scale stone paving) for hard landscaping of driveways and external patios, with use of natural, earthy colours sympathetic to local landscape.



Figure 14: Landscape integration



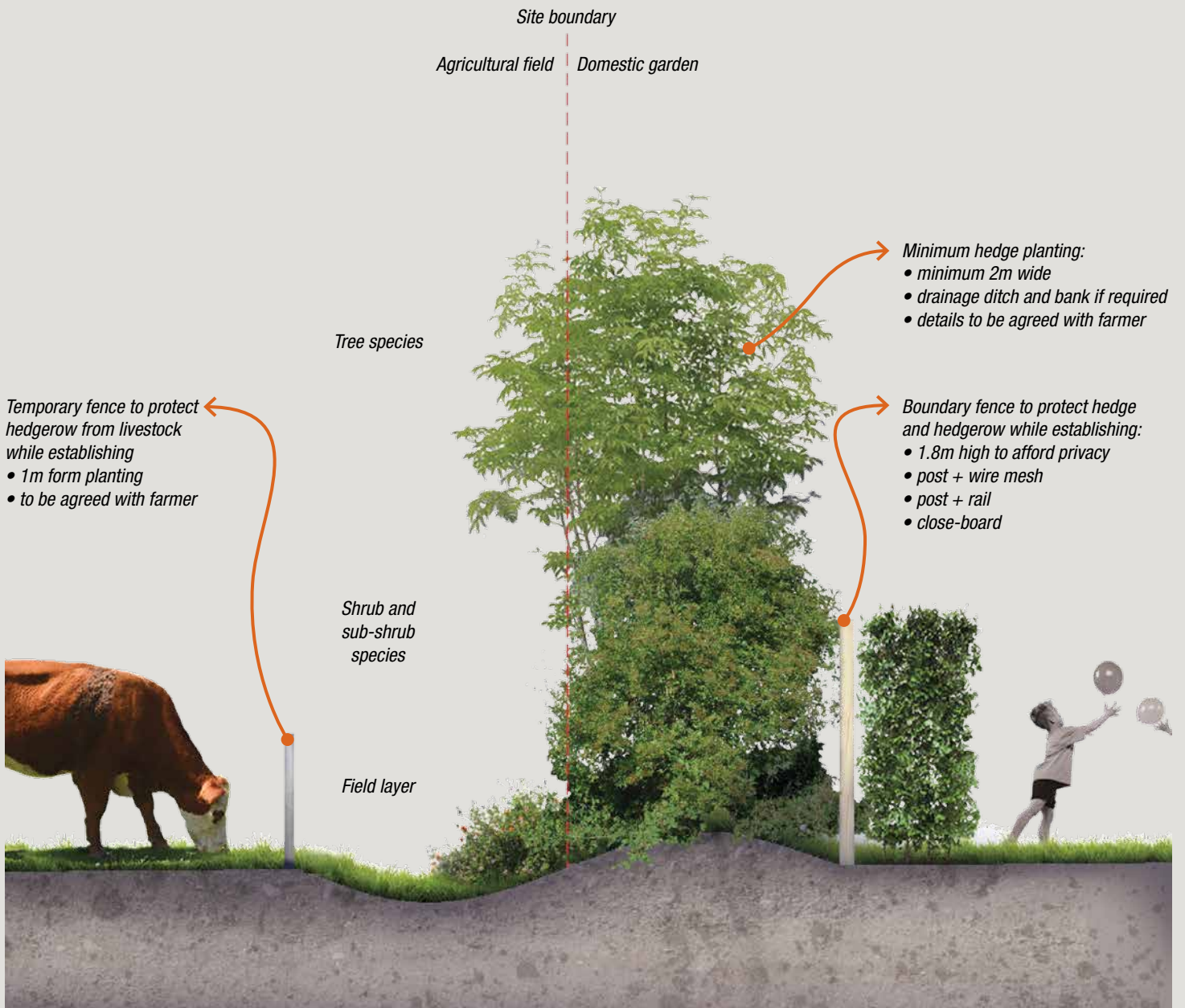
Permeable surfaces (e.g. pea gravel and small scale stone paving) for hard landscaping of driveways and external patios, with use of natural, earthy colours sympathetic to local landscape.

Table 2: Planting mix - factors to consider

Planting Mix		
Include plants that are in bloom throughout the growing season	Include plants that provide seeds and fruit	Include diversity of native species
Avoid the uses of exotic species, single species and fast growing coniferous species (e.g. Leyland cypress)	Incorporate a mix of pollinator friendly trees and shrubs	Include unmown, meadow type grassed areas / copses of native shrubs
Include plants at various stages of maturity	Include species appropriate to the site's soil type, drainage conditions and climate	Connect and match existing habitats or transition from existing habitats to related habitats



**Figure 15:**  
**Planting – factors to consider**



# Worked Examples

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Worked Example 1:  
**A Serviced Village – Emly**

Worked Example 2:  
**An Un-serviced Village – Ballylooby**

All Worked Examples and Site  
Strategy Case Studies are indicative  
design layouts and are provided for  
illustrative purposes only.

# Worked Example 1: A Serviced Village – Emly

## Village Location and Description.

Emly (Imleach) is a picturesque village situated in the south-west of the County in the Glen of Aherlow. The village is in close proximity to County Limerick and approximately 12km west of Tipperary Town. The village has developed in a linear pattern and has an attractive vernacular streetscape, which has contributed to its success as a winner in the Tidy Towns competition.



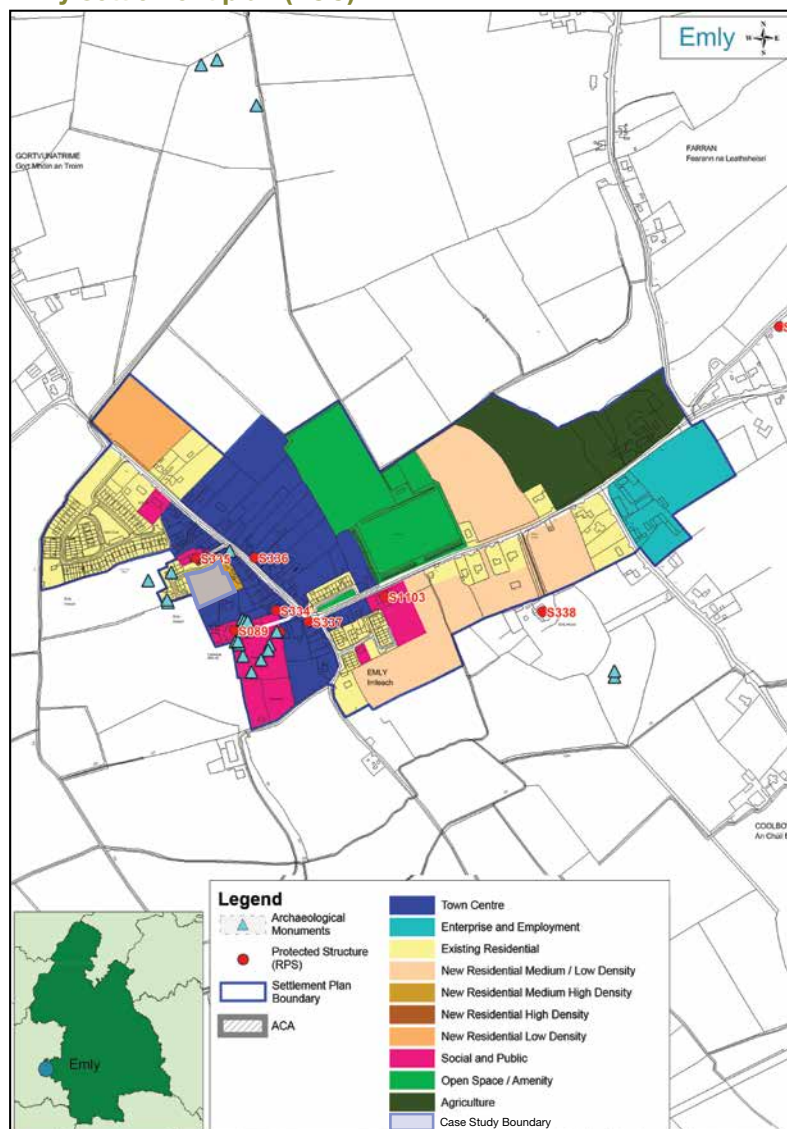
## Planning Policy

The County Settlement Strategy identifies Emly as a ‘Service centre’, whereby the Plan aims to facilitate the growth of suitable scaled residential development which integrates with and enhances the village.

Policy SC4 ‘Residential Development in Rural Settlements’ facilitates development on land which is zoned, up to a maximum of 10% of the amount of land zoned within the lifetime of the plan. A review of the recent planning history in the village has demonstrated that a proposal for a small housing scheme meets this policy.

The site is located in the heart of the village, close to all services and is zoned for residential development. A development suitable for those who are looking to downsize or be located close to all services may be a design option.

**Figure 16:**  
Emly settlement plan (TCC)

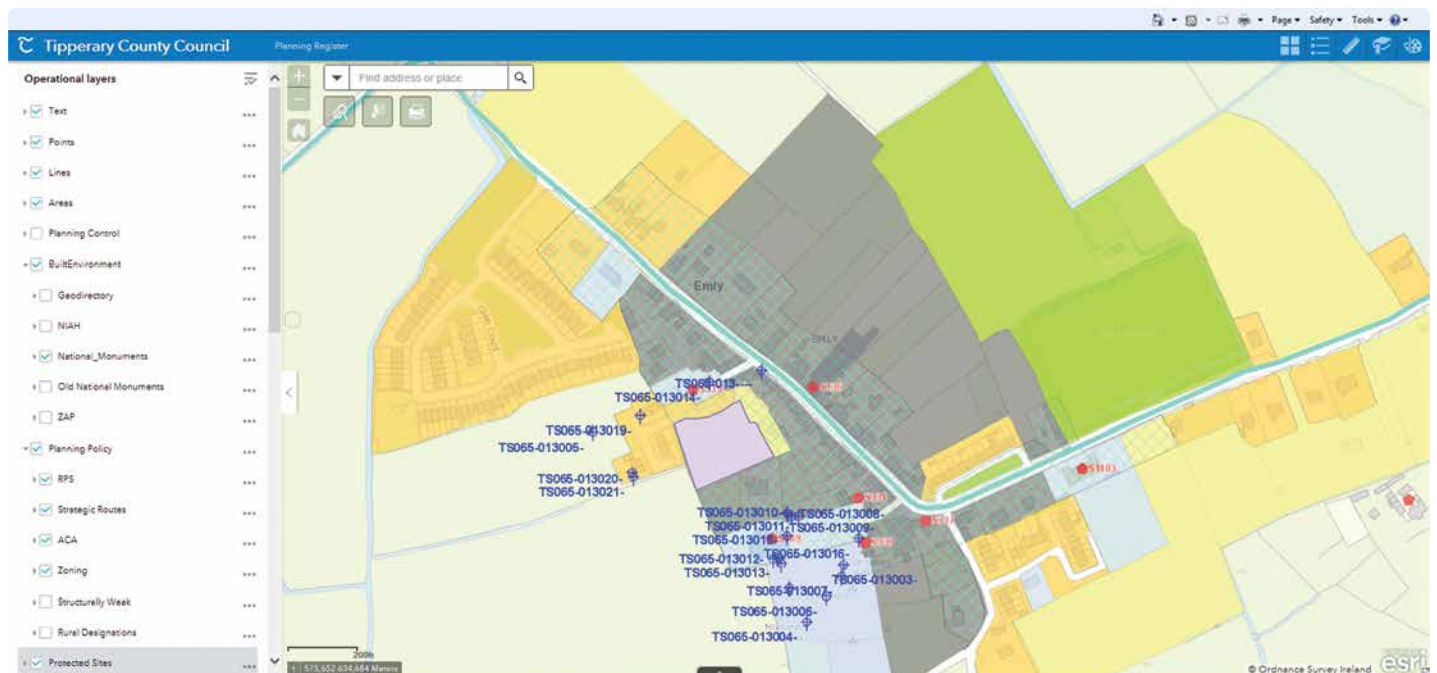


## STEP 2 Desktop Study

The key information identified from the Desktop study:

- Located within an Architectural Conservation Area (ACA),
- Located within a Zone of Archaeological Potential (ZAP),
- Proximity to several protected structures
- Public water and Waste Water
- No planning history on site
- No relevant recent adjacent site history.

Figure 17:  
Excerpt from TCC GIS system



Site outline overlaid for indicative purposes

# STEP 3

## On-Site Assessment and Preliminary Site Strategy

An on-site visit was carried out and the following observations were made:

### Site Survey

#### A SITE DETAILS

Name:  
Emly

Location/Coordinates:  
Tipperary; 52.463957, -8.352700

#### B SITE DESCRIPTION

The site is 1 acre in area and accessed off a local public road running off the main street of Emly (R515). The same road accesses a separate housing estate and the local community hall. The front, northern and western boundaries are formed by a concrete block wall and a mature leylandii forms the southern boundary. There is a semi mature ash tree on eastern boundary.

#### C SITE PHOTOS

Entrance, Context and Orientation views



#### D SITE ANALYSIS SKETCH

The site analysis sketch details the key information relating to the site analysis including the micro-climate analysis, existing buildings and utilities and boundary conditions.

#### E PRELIMINARY SITE STRATEGY

The site is infill in nature and serviced for water supply and waste water and suitable plot sizes are circa 0.25 acres for serviced sites. Four houses on this site can be accommodated.





**Figure 18:**  
Emly site analysis sketch

House types suitable are modest scale two-bed housing for the elderly/downsizing couples and would be in character with adjoining developments.

The boundary treatment to the front of the site is proposed to be replaced with a stone wall supplemented with mature hedgerow to reflect the character of the village.

## STEP 4 Pre-Planning Consultation

The issues identified for this site for presentation to the Planning Authority at the pre-planning meeting are:

- How the development complies with existing planning policy,
- The capacity of the waste water services, including evidence of a pre-connection enquiry to Irish Water,
- How the design will take into account the impact on architecture, heritage and protected views,

Further issues to be clarified and discussed at the meeting include:

- Part 5 exemption requirements,
- Requirements for the preparation of the Architectural Impact Assessment and findings of Archaeological Impact Assessment.

# STEP 5 On-Site Assessment and Preliminary Site Strategy

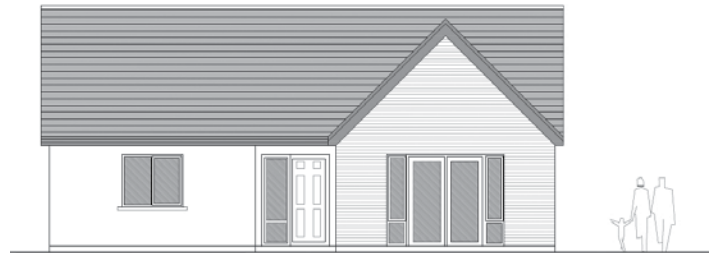
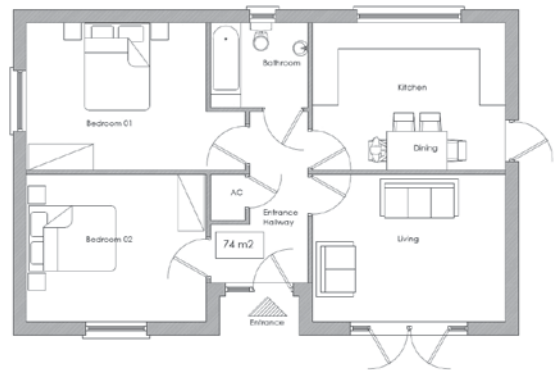
**Figure 19:**  
Emly site strategy



Examples of suitable housing design, scale and layout for proposed Emly Cluster Housing Scheme



**Figure 20:**  
**Emly example House Type**  
**(Kenneth Hennessy Architects)**



## Worked Example 2: An Un-serviced Village – Ballylooby

### Village Location and Description

Ballylooby is located in the Galtee Vee valley between the Galtee and Knockmealdown Mountains, approximately 7km south-west of Cahir. The Thonoge River bisects the village and provides a pleasant amenity feature in the settlement.

## STEP 1 Planning Policy

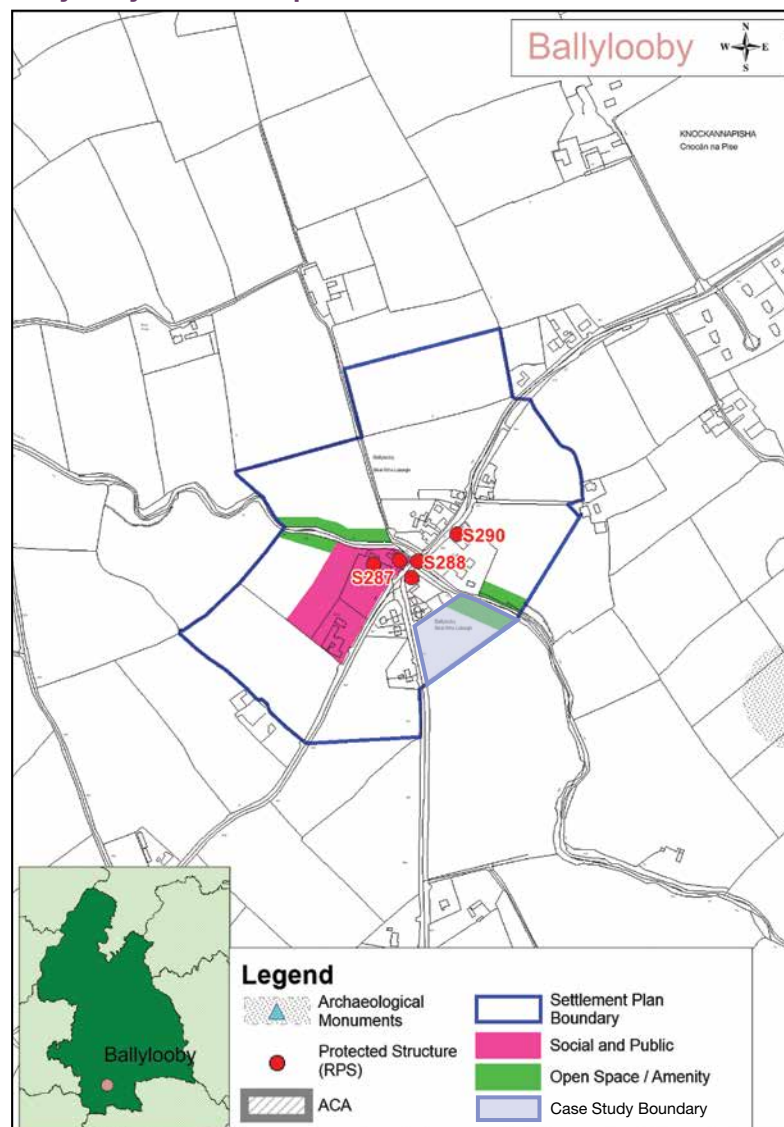
The County Settlement Strategy identifies Ballylooby as a 'settlement node', where it is an objective of the Council to facilitate the growth of residential development of a suitable scale which integrates with and enhances the village.

The site is located within the boundary of the village, and in accordance with Specific Objective GO1 of the Ballylooby Settlement Plan, low density residential development is facilitated in principle on this site. It is noted that the part of the site adjacent to the river is zoned for amenity/open space purposes.

Specific Objective SO4 of the Ballylooby Settlement Plan is also noted, which states as follows: *"To seek to protect the area of land adjoining the river from development and subject to resources being available to seek the development of a river walk"*

This objective will need to be considered and addressed as part of the design process.

**Figure 21:**  
Ballylooby settlement plan

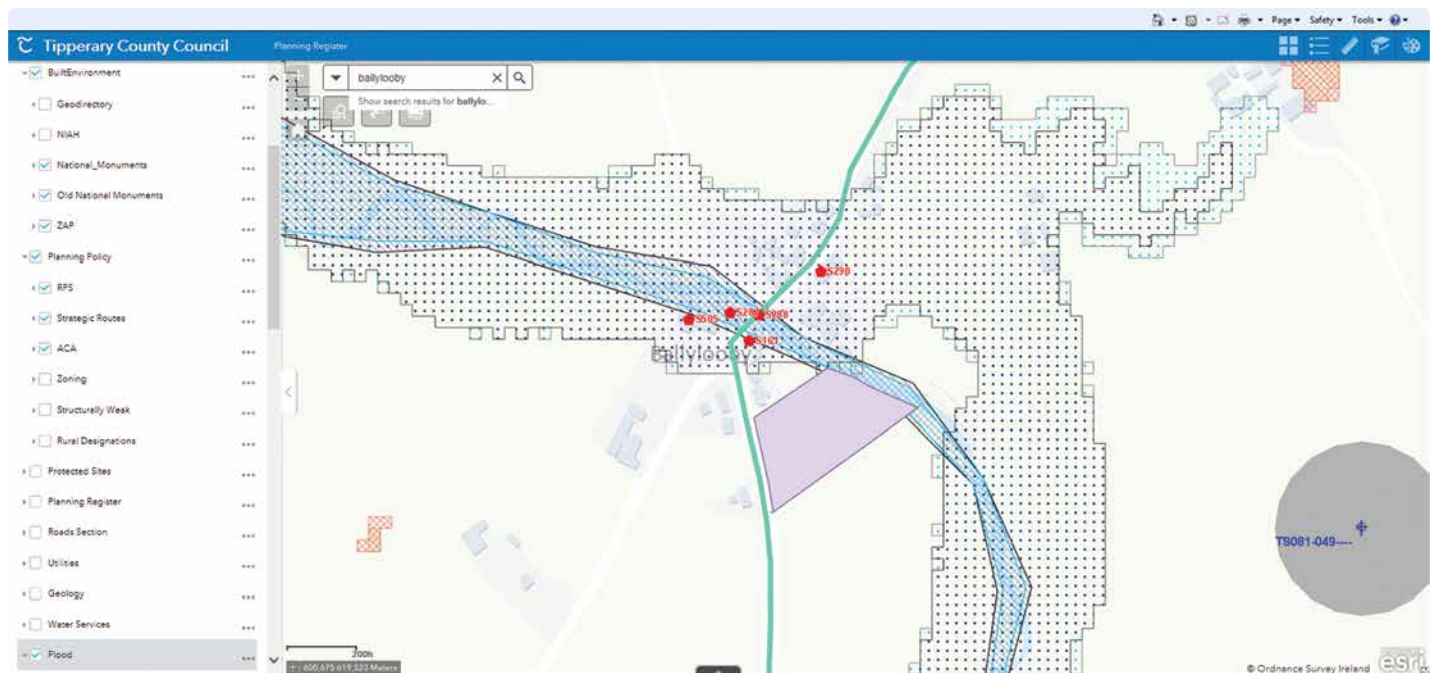


## STEP 2 Desktop Study

The key information identified from the Desktop study:

- Adjacent to a watercourse,
- Potential Flood Risk,
- No planning history on the site,
- No relevant recent adjacent site history,
- No village waste water treatment facility.

Figure 22:  
Excerpt from TCC GIS system



Site outline overlaid for indicative purposes

# STEP 3

## On-Site Assessment and Preliminary Site Strategy

An on-site visit was carried out and the following observations were made:

### Cluster Housing–Site Survey

#### A SITE DETAILS

Name:  
Ballylooby

Location:  
Tipperary; 52.326293, -7.983502

#### B SITE DESCRIPTION

The site is 3 acres in area, within the speed limits of the village and accessed off regional road R668. The site is located in an open field and is bounded to the front and north by mature hedgerows which provide good screening of the site. The ground slopes downwards to the Thonoge River (East) and there are mature trees along river bank. Two ESB poles and overhead lines positioned parallel to river close to East boundary.

#### C SITE PHOTOS

Entrance, Context and Orientation views

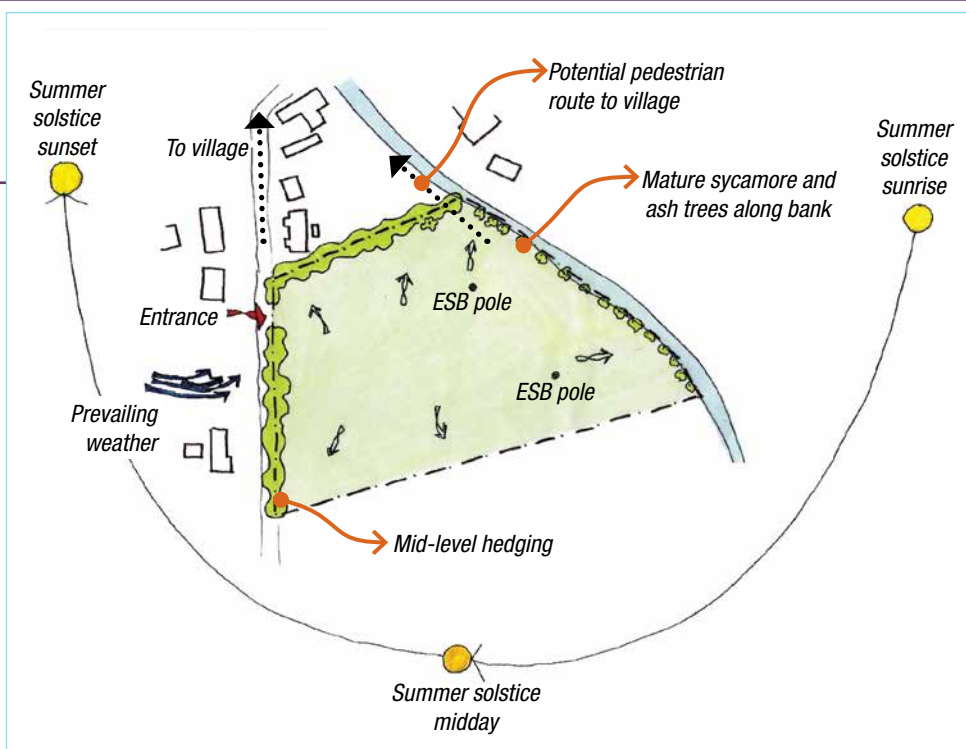


#### D SITE ANALYSIS SKETCH

The site analysis sketch details the pertinent information relating to the site analysis including the micro-climate analysis, existing buildings and utilities and boundary conditions.

#### E PRELIMINARY SITE STRATEGY

As the village is not served by a public waste water treatment plant, each individual house will need to be served by a septic tank or proprietary waste water treatment system. This will be a key factor which will determine the site density.



**Figure 23:**  
**Ballylooby site analysis**

Prior to proceeding to detailed design stage, a site suitability assessment in accordance with the 'EPA Code of Practice: Wastewater Treatment Systems for Single Houses' will be required. There should be a minimum of one no. test carried out before a preliminary site strategy is developed

to inform whether the site is suitable for cluster housing. This will also inform the site density.

The location of the site adjacent to a river will also require careful consideration and may affect the site density.

## STEP 4 Pre-Planning Consultation

The issues identified for this site for presentation to the Planning Authority at the pre-planning meeting:

- How the development complies with existing planning policy,
- Results of the EPA site suitability and how this will inform the design and density,
- How the design will incorporate views of the river,
- How the design and layout will facilitate the River Walk access,
- Provision of Serviced Sites and Design Statement.

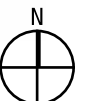
Further issues to be clarified and discussed at the meeting include:

- Additional environmental assessments/assessments of cumulative impacts that may be required to determine the suitability of the site for effluent treatment,
- Compliance with Specific Objective SO4 in relation to the implementation of the river walk,
- Potential requirements for a Flood Risk Assessment.

# STEP 5

## On-Site Assessment and Preliminary Site Strategy

**Figure 24:**  
Ballylooby site strategy

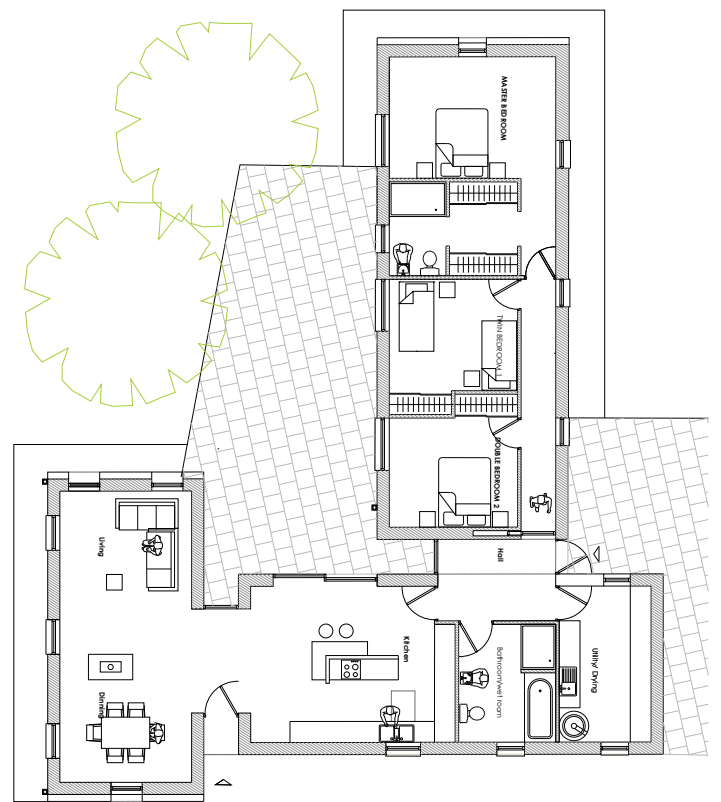




Examples of suitable housing design, scale and layout for proposed Ballylooby Cluster Housing Scheme



**Figure 25:**  
Ballylooby example House Type  
(Kenneth Hennessy Architects)



# Appendix

## Cluster Housing - Desktop Study Checklist

SITE POSITION				BUILT AND CULTURAL HERITAGE		YES	NO
Name:				ZAP: Adjacent to / within a Zone of Archaeological Potential		<input type="radio"/>	<input type="radio"/>
OS MAPPING: ITM centre point co-ordinates:				ACA: Adjacent to / within an Architectural Conservation Area		<input type="radio"/>	<input type="radio"/>
Northing:		Easting:		RMP: Adjacent to or containing Recorded Monument(s) / Buffer Zone		<input type="radio"/>	<input type="radio"/>
SITE LOCATION		YES	NO	Adjacent to or containing National Monument(s) / Buffer Zone		<input type="radio"/>	<input type="radio"/>
Adjacent to / within Settlement Boundary		<input type="radio"/>	<input type="radio"/>	RPS: Adjacent to or containing Protected Structures		<input type="radio"/>	<input type="radio"/>
Edge of Settlement		<input type="radio"/>	<input type="radio"/>	NIAH: Cited in Buildings of Ireland Survey		<input type="radio"/>	<input type="radio"/>
In-fill / Back lands Site		<input type="radio"/>	<input type="radio"/>	Cited in Gardens of Ireland Survey		<input type="radio"/>	<input type="radio"/>
PLANNING HISTORY		YES	NO	Listed/Protected Views		<input type="radio"/>	<input type="radio"/>
HISTORY				INFRASTRUCTURE			
Valid Planning Applications on Site		<input type="radio"/>	<input type="radio"/>	WASTE: Serviced by Waste Water Treatment System			
Valid Planning Applications on adjacent lands / site		<input type="radio"/>	<input type="radio"/>	Public <input type="radio"/>	Private <input type="radio"/>	None <input type="radio"/>	
LANDSCAPE		YES	NO	WATER: Serviced by Water Supply			
LANDSCAPE CHARACTER ASSESSMENT				Public <input type="radio"/>	Group <input type="radio"/>	None <input type="radio"/>	
Contains:				ACCESS: Adjacent to:			
<input type="radio"/> Lowlands and Plains / Foothills				National Route <input type="radio"/>	Regional Road <input type="radio"/>	Local Road <input type="radio"/>	
<input type="radio"/> Uplands / Mountain				FLOODING: Adjacent to a watercourse			
<input type="radio"/> Lakeside				Located in Flood Impact area (CFRAM Mapping)			
SAC: Adjacent to / within a Special Area of Conservation		<input type="radio"/>	<input type="radio"/>	ENVIRONMENT			
PNHA: Adjacent to / within a Proposed Natural Heritage Area		<input type="radio"/>	<input type="radio"/>	Aquifer Vulnerability			
SPA: Adjacent to / within a Special Protection Area		<input type="radio"/>	<input type="radio"/>	High <input type="radio"/>	Med <input type="radio"/>	Low <input type="radio"/>	
				Groundwater Protection Response			
				R1 <input type="radio"/>	R2 <input type="radio"/>	R3 <input type="radio"/>	
				Groundwater Flow Direction:			
				Likely T value (Based on local tests):			
Completed by:				Date:			

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