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

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### Abbreviations

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<th>Abbreviation</th>
<th>Description</th>
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<tr>
<td>ACA</td>
<td>Architectural Conservation Area</td>
</tr>
<tr>
<td>DHPLG</td>
<td>Department of Housing, Planning and Local Government</td>
</tr>
<tr>
<td>NHA/PNHA</td>
<td>Natural Heritage Area/ Proposed Natural Heritage Area</td>
</tr>
<tr>
<td>SAC</td>
<td>Special Area of Conservation</td>
</tr>
<tr>
<td>SPA</td>
<td>Special Protection Area</td>
</tr>
<tr>
<td>TCC</td>
<td>Tipperary County Council</td>
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<tr>
<td>ZAP</td>
<td>Zone of Archaeological Potential</td>
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</table>
Foreword

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 generation to come.
Introduction

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 clusters proximate to 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 feature of the site.

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

The Council is seeking to ensure that the process of designing Cluster Housing Schemes is as straightforward and cost effective as possible. Tipperary County Council, through these guidelines is demonstrating how schemes of cluster housing in and around rural villages can be realised.

Figure 1: Clustered development in Magherabeg, Mid C19th (Paul Gibbons)
Clusters in Rural Villages

Village Character

Cluster Housing Schemes reflect the sense of community in a village.

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 Listrolin, a farm village in Co. Kilkenny, shows farms and houses clustered together (Emer O’Siochru)

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 single schemes, 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 size 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.

• Where a serviced site scheme is proposed a design statement shall be prepared to assist future home owners in designing their own bespoke home.

• Plot areas, site subdivision and location of the treatment plant will be affected 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).
5 Steps to Design and Develop a Cluster Scheme

1. Planning Policy
2. Desktop Study
3. On-Site Assessment and Preliminary Site Strategy
4. Pre-Planning Consultation
5. Site Strategy and Design
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 Policies set out in the Plan should be satisfied and regard will 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 including those that meet the needs of all life stages of the potential occupants.

<table>
<thead>
<tr>
<th>County Development Plan Core Aim</th>
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<tr>
<td>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.</td>
</tr>
</tbody>
</table>

**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
A ‘Desktop Study Checklist’ is set out in 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, including:

- Planning history of site,
- Nature Conservation Designations,
- Built Heritage,
- Infrastructure (including water, roads and flooding).

Key issues are outlined in Table.
<table>
<thead>
<tr>
<th>FACTOR</th>
<th>DETERMINES</th>
<th>KEY LINKS</th>
<th>PLANNING RELEVANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning History</td>
<td>Developments that may have been permitted or refused on the site.</td>
<td><a href="http://www.tipperarycoco.ie">www.tipperarycoco.ie</a></td>
<td>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.</td>
</tr>
<tr>
<td>Conservation Designations</td>
<td>Proximity to Natura 2000 designated sites: SAC (Special Areas of Conservation) or SPA (Special Protection Areas). Proximity to Natural Heritage Areas (NHAs). Potential for Protected Sites.</td>
<td><a href="http://www.npws.ie">www.npws.ie</a> <a href="http://www.tipperarycoco.ie">www.tipperarycoco.ie</a></td>
<td>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.</td>
</tr>
<tr>
<td>Built Heritage</td>
<td>Proximity to: • Protected structures (as identified in the County Development Plan) • National or Recorded archaeological monuments (as identified in ‘The Record of Monument and Places’) • Features of place making e.g. stone walls</td>
<td><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.heritage.ie">www.heritage.ie</a></td>
<td>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.</td>
</tr>
<tr>
<td>Water Services</td>
<td>• Whether the site is or can be serviced by a public water supply and public waste water sewer or public surface water drain. • Capacity of the waste water treatment plant. • Whether private on-site services are required</td>
<td><a href="http://www.tipperarycoco.ie">www.tipperarycoco.ie</a> (for GIS) <a href="http://www.epa.ie/pub/advice">www.epa.ie/pub/advice</a> (for un-serviced sites) <a href="http://www.water.ie">www.water.ie</a></td>
<td>Determines whether a connection can be made to existing services and/or if on-site treatment should be considered. Pre-connection requirement to be made where applicable. Waste Water Treatment Manual regarding distances for communal and public waste water treatment plants</td>
</tr>
<tr>
<td>Roads and Access</td>
<td>• National, Regional or local road classification, • Speed limit and sightline requirements • Footpath requirements • Lighting requirements</td>
<td><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></td>
<td>The potential requirement for traffic impact assessments and road safety audits. Surface Water Drainage requirements. Requirement for achievement of sightlines. Road junction improvements</td>
</tr>
<tr>
<td>Flooding</td>
<td>Potential flood risk of site.</td>
<td><a href="http://www.tipperarycoco.ie">www.tipperarycoco.ie</a> <a href="http://www.crframs.ie">www.crframs.ie</a> <a href="http://www.floodmaps.ie">www.floodmaps.ie</a></td>
<td>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.</td>
</tr>
</tbody>
</table>
Step 3 will be to assess the land use 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, noting closure lines
- 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 (HLM Architects)
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 draft site strategy drawing for pre-planning meeting
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 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

- 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

Assimilate the development with the topography—sloping site in this case

Reflect the character of traditional buildings in terms of scale, form and massing.

Enhance connection to existing village features

Identify and respect the character of historical structures [churches]

Consider splitting internal house levels to limit the use of cut and fill.

Facilitate sightlines with recessed or low level boundaries

Assimilate the development with the topography—sloping site in this case

Consider splitting internal house levels to limit the use of cut and fill.

Match boundaries to existing stone

Identity and respect the character of historical structures [churches]
Figure 9:
Site strategy highlighting village and site integration guidelines - Example C
Integrating the development with Infrastructure and Service Requirements

**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 Roads and Bridges” for pavement design for Access Roads / Service roads as set out in the Standard Construction Details,
- 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.
Figure 10:
Site strategy highlighting roads infrastructure guidelines
Integrating the development with Water Services

Water Services

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 and 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 is capacity or network constraints, the developer shall examine options in consultation with Irish Water to upgrade 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)
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 storm water shall discharge 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 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

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

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

**Key Principles**

**Orientation, Form and Massing**

- Cognisance should be had to the principles and guidelines in the Rural Design Guide in the Tipperary County Development Plan
- 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.
Key Principles

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 and hard landscaping finishes

- Grey slate with minimal eaves and tidy facia and soffits
- 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.
- Metal or membraned seamed roof materials
- Green roof coverings
- Traditional simple style dark rainwater goods
Wall Finishes

- Use wall finishes such as locally sourced stone which are traditional and local to the Tipperary area and historically have been used in such rural settings (e.g. Limestone and sandstone) to match other structures and rock outcrops in the vicinity,
- 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 etc.
- 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,
- Window divisions and length and width ratio across all fenestration should be carefully considered, in keeping with traditional architectural vernacular.
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 Figure 17.
- Where sites are larger than necessary, carefully consider the location and landscaping of additional site area.
- Use of landscaping to create shelter belts.

**Planting Mix**

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

Figure 14: Landscape integration
Figure 17: Planting mix - factors to consider
Worked Examples

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.

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’ facilities 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. The site, having regard to its location and configuration is considered suitable for low maintenance houses. Therefore, a development suitable for those who are looking to downsize or be located close to all services may be a design option.

Figure 15: Emly settlement plan (TCC)
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.
An on-site visit was carried out and the following observations were made:

**Site Survey**

**A  SITE DETAILS**

Name: Emy

Location/Coordinates: Tipperary; 52.463957, -8.351260

**B  SITE DESCRIPTION**

The site is 1 acre in area and accessed off local public road running off the main street of Emy (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.
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.

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 protect 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.
Worked Example 1: A Serviced Village – Emly

Figure 18: Emly site strategy

On-Site Assessment and Preliminary Site Strategy

Shared surface location and material treatment provides view and connection to existing building.

Recessed boundary to facilitate adequate sightlines.

Elevation is animated and addresses street.

Scale, form and siting of housing reflects housing type (sheltered elderly housing).

Boundary treatment to respect existing walls and hedgerows.

Houses sheltered from prevailing winds using natural features.

Remove existing blockwork wall and replace with recessed dry stone wall to match existing adjacent historic buildings. Wall to be of sufficient height to provide privacy and security to residents.

Low maintenance landscaping to suit proposed house dweller type.

Internal shared surfaces, access way.

Site areas with regular shapes.

Opposing entrances to facilitate turning.

Building set back from existing Church.

Maximise area of south, west or south west facing garden and living areas.

Maximise south/west facing roof slope for PV and solar thermal generation.

Orientation considered in site layout and alignment.
Examples of suitable housing design, scale and layout for proposed Emly Cluster Housing Scheme

Figure 19: Emly Example house type - plan and elevation (KH 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.

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 20: Ballylooby settlement plan*
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 21:
Excerpt from desktop study and TCC GIS system
An on-site visit was carried out and the following observations were made:

**Cluster Housing – Site Survey**

**A SITE DETAILS**

Name: Ballylooby

Location: Tipperary; 52.326693, -7.984302

**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 Thannog 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.

Figure 22: Ballylooby site analysis
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,
• Provision of Serviced Sites and Design Statement.

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

• Additional environmental assessments/accumulative assessments 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.

**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.

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 5
On-Site Assessment and Preliminary Site Strategy

Figure 23: Ballylooby site strategy

- Consider wildflowers or river compatible landscaping
- Reflect character of village buildings in scale, form and massing
- Boundaries set back and correct height to facilitate sightlines of 2.4m x distance and 50m Y distance
- Slow zone signage at the entrance to the cluster
- Extension of village footpath
- Retain and enhance existing conditions on approach road, e.g. mature hedgerows
- Enhance and develop natural connections to and from the village, e.g. future riverside path through amenity area (amenity area as indicated in settlement plan)
- Retain existing trees
- Retain and enhance local view to natural features
- Road Risk zone as per GIS mapping. Buffer area retained by landowner for amenity development
- Waste water treatment system with sand polishing filter
- Native species boundaries with diverse planting mix to integrate the development, enhance biodiversity and ensure privacy.
Examples of suitable housing design, scale and layout for proposed Ballylooby Cluster Housing Scheme

Figure 24: Ballylooby Example house type-plan and elevation (KH Architects)
# Appendix

## Cluster Housing - Desktop Study Checklist

<table>
<thead>
<tr>
<th>SITE POSITION</th>
<th>BUILT HERITAGE</th>
<th>YES</th>
<th>NO</th>
</tr>
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<tbody>
<tr>
<td>Name:</td>
<td>ZAP: Adjacent to / within a Zone of Archaeological Potential</td>
<td></td>
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<tr>
<td></td>
<td>ACA: Adjacent to / within an Architectural Conservation Area</td>
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<td></td>
<td>RMP: Adjacent to or containing Recorded Monument(s) / Buffer Zone</td>
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<td></td>
<td>Adjacent to or containing National Monument(s) / Buffer Zone</td>
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<tr>
<td></td>
<td>RPS: Adjacent to or containing Protected Structures</td>
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<tr>
<td></td>
<td>NIAH: Cited in Buildings of Ireland Survey</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cited in Gardens of Ireland Survey</td>
<td></td>
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<table>
<thead>
<tr>
<th>OS MAPPING: ITM centre point co-ordinates:</th>
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<tbody>
<tr>
<td>Northing:</td>
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</tr>
<tr>
<td>Easting:</td>
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<table>
<thead>
<tr>
<th>SITE LOCATION</th>
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<tr>
<td>Adjacent to / within Settlement Boundary</td>
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<td>Edge of Settlement</td>
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<td>In-fill / Back lands Site</td>
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<tr>
<td>Valid Planning Applications on Site</td>
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<td>Valid Planning Applications on adjacent lands / site</td>
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<tr>
<th>LANDSCAPE CHARACTER ASSESSMENT</th>
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<tr>
<td>LANDSCAPE</td>
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<tr>
<td>Lowlands and Plains / Foothills</td>
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</tr>
<tr>
<td>Uplands / Mountain</td>
<td></td>
<td></td>
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<tr>
<td>Lakeside</td>
<td></td>
<td></td>
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<tr>
<td>SAC: Adjacent to / within a Special Area of Conservation</td>
<td></td>
<td></td>
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<tr>
<td>PNHA: Adjacent to / within a Proposed Natural Heritage Area</td>
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<tr>
<td>SPA: Adjacent to / within a Special Protection Area</td>
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<table>
<thead>
<tr>
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<td>INFRASTRUCTURE</td>
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<td>WATER: Serviced by Waste Water Treatment System</td>
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<tr>
<td>Public</td>
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<tr>
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<td>WATER: Serviced by Water Supply</td>
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<td>ACCESS: Adjacent to:</td>
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<td>National Route</td>
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<td>FLOODING: Adjacent to a watercourse</td>
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<td>Located in Flood Impact area (CFRAM Mapping)</td>
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<td>Groundwater Protection Response</td>
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<tr>
<td>R1</td>
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<td>Groundwater Flow Direction:</td>
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<td>Likely T value (Based on local tests):</td>
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Completed by: ___________________________ Date: ___________________________
### List of Figures

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<tr>
<td>Clustered development in Magherabeg, Mid C19th (PAUL Gibbons)</td>
<td>Provision of waste water in scenarios with capacity issues (TCC)</td>
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<td>1816 map of Listrolin, a farm village in Co. Kilkenny, shows farms and houses clustered together (Emer o’ Siochru)</td>
<td>SUDS integration with landscaping</td>
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<th>Figure 3:</th>
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<td>Site masterplan</td>
<td>Site strategy highlighting form and massing guidelines</td>
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<td>Landscape integration</td>
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<th>Figure 5:</th>
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<td>Example site analysis sketch (HLM Architects)</td>
<td>Emily settlement plan (TCC)</td>
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<td>Example draft site strategy drawing for pre-planning meeting</td>
<td>Excerpt from Desktop Study and TCC GIS system</td>
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<td>Site Strategy highlighting village and site integration guidelines - Example A</td>
<td>Emily Site analysis sketch</td>
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<td>Site strategy highlighting village and site integration guidelines; Plan (Top), Section (Bottom) - Example B</td>
<td>Emily Site strategy</td>
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<td>Site strategy highlighting village and Site integration guidelines - Example C</td>
<td>Emily Example house type - plan and elevation (KH architects)</td>
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<thead>
<tr>
<th>Figure 10:</th>
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<td>Site strategy highlighting roads infrastructure guidelines</td>
<td>Ballylooby settlement plan</td>
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**1:** Kilmeena Village, Power Architects, www.coxpower.ie/projects/housing/kilmeena-village.html

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**17:** Hillside Cottage, Mayo, Cox Power Architects, www.coxpower.ie/practice/services.html

**18:** Cork City Passive House, Wain Morehead Architects, www.wma.ie/zoomy_portfolio/cork-city-passive-house/

**19:** Clarke Dwelling, Belfast, Mullan Chartered Architects, www.mullan-architects.com/portfolio-item/clarke-dwelling/