



## **DESCRIPTION OF THE DEVELOPMENT:**

### **Part VIII Submission**

Construction of 8 no. 2 bedroom 2-storey and 2 no. 3 bedroom 2-storey social housing units at Carn Road Gleneely, complete with wastewater treatment system, landscaped area, car parking, access road, and all associated site works.

**PLANNING & DEVELOPMENT ACT 2000** (as amended)

**PLANNING & DEVELOPMENT REGULATIONS 2001** (Part VIII) (as amended)

### **Description of the development Article 83 (i) (a):**

Construction of 8 no. 2 bedroom 2-storey and 2 no. 3 bedroom 2-storey social housing units at Carn Road Gleneely, complete with wastewater treatment system, landscaped area, car parking, access road, and all associated site works.

The site is located opposite several private residences along the R244 on the Carndonagh Road, at the entrance to Gleneely Village Co Donegal. ESB, EIR, and mains water supply is available on site. It is proposed to construct a wastewater treatment system to cater for these dwellings, while there will be storm water attenuation before discharge to the stream at the rear of the site. The proposed finished floor levels are as shown; however, this may vary to +/- 500mm depending on unforeseen ground conditions.

The Housing development will fully comply with the following:

- Department of Environment & Local Government publications
- Recommendations for Site Development Works for Housing Areas in Donegal
- Social Housing Guidelines -Design Guidelines
- Social Housing Guidelines –Site Selection
- Building Regulations – Current Technical Guidance documents
- Home Bond Building Manual and good building practice

### **Proper Planning and development:**

In accordance with Article 81 of the Planning & Development Regulations 2001 (as amended) and dealing with *proper planning and development* of the area the following procedure will be conducted:

- A site notice will be placed on the site on Wednesday 21<sup>st</sup> February 2024 to notify the public of the Council's intention to use this land for a housing development.
- A specific planning ad will appear in the Inish Times on Wednesday 21<sup>st</sup> February.
- The plans and particulars of the development will be on public display at the Council Offices in Lifford and the Carndonagh Public Service Centre from 21<sup>st</sup> February to 22<sup>nd</sup> of March 2024 with submissions or observations being accepted until Friday 5<sup>th</sup> of April 2024.
- A Chief Executive's Report will be circulated to the elected members after expiration of the period for submissions or observations. This report will include the Planning Report and an assessment of submissions or observations by third parties.