



**43 Social Houses provided at Plás Lorcáin : Rebuilding Ireland at Latlorcan**



- **Scheme Name:** Plás Lorcáin, Latlorcan, Monaghan, County Monaghan
- **Local Authority:** Monaghan County Council (MCC)
- **Design Team:**
  - Architect & Assigned Certifier  
*JNP Architects:*
  - Mechanical & Electrical Engineers  
*O'Connor Sutton Cronin:*
  - Quantity Surveyor  
*O'Reilly Hyland Tiernan:*
  - Civil & Structural Engineers  
*Pinnacle Engineering*
- **Project Team (MCC):**  
*Senior Executive Engineer, Clerk of Works & Project Engineer*
- **Contractor:** *Geda Construction*
- **Funding:** Department of Housing, Planning and Local Government (DHPLG):- Rebuilding Ireland
- **Number of houses:** 43



# Comhairle Contae Mhuineacháin

## Monaghan County Council



- **Part 8 Planning approved:** November 2017
- **Procurement Method:** Open tender advertised on etenders early 2018. DHPLG funding approved in June 2018.
- **Contractor commenced:** August 2018                      **Contract Length:** 15 months schedule

**Additional Detail:** Monaghan County Council acquired 8 Hectares (20 acres) of land at Latlorcan in 2017. In early August 2018 Monaghan County Council appointed Geda Construction Limited to embark on the construction of the 43 new homes. Managed and supervised by Monaghan County Council on Council-owned land. The finance for the construction of these homes by Monaghan County Council was provided by the Department of Housing, Planning & Local Government under the Rebuilding Ireland Programme.

The development comprises of 43 new dwellings (semi-detached and terraced types):

2 x 6 Person	4 Bedroom types (General Family)
12 x 5 Person	3 Bedroom types (General Family)
23 x 4 Person	2 Bedroom types ((Small/Lone Parent Family)
6 x 3 Person	2 Bedroom types (bungalows suitable for Elderly)

The works include open space, landscaping, playground, new access road, pedestrian access to neighbouring estate, drainage, street lighting and other siteworks.

The houses are of timber frame construction provided by is IJM Timber Engineering Ltd Monaghan. Use of Air Source Heat Pumps for space and water heating to avoid reliance on fossil fuels. All materials used for construction were specified to achieve a high quality, durable and low maintenance finish and appearance. The 43 homes are finished to a high quality and energy efficient with Building Energy Ratings of A2 & A3.

Geda Construction Limited have delivered and completed the first phase (30 houses) ahead of schedule in October 2019 (1 month early) and the second phase (13 houses) completed on target in November 2019.

This development is one of the largest social housing project undertaken by Monaghan County Council in the past 12 years.

Due to an excellent team of designers, contractors and Monaghan County Council staff, 43 new high quality and energy efficient homes have been completed towards Rebuilding Ireland in November 2019.