

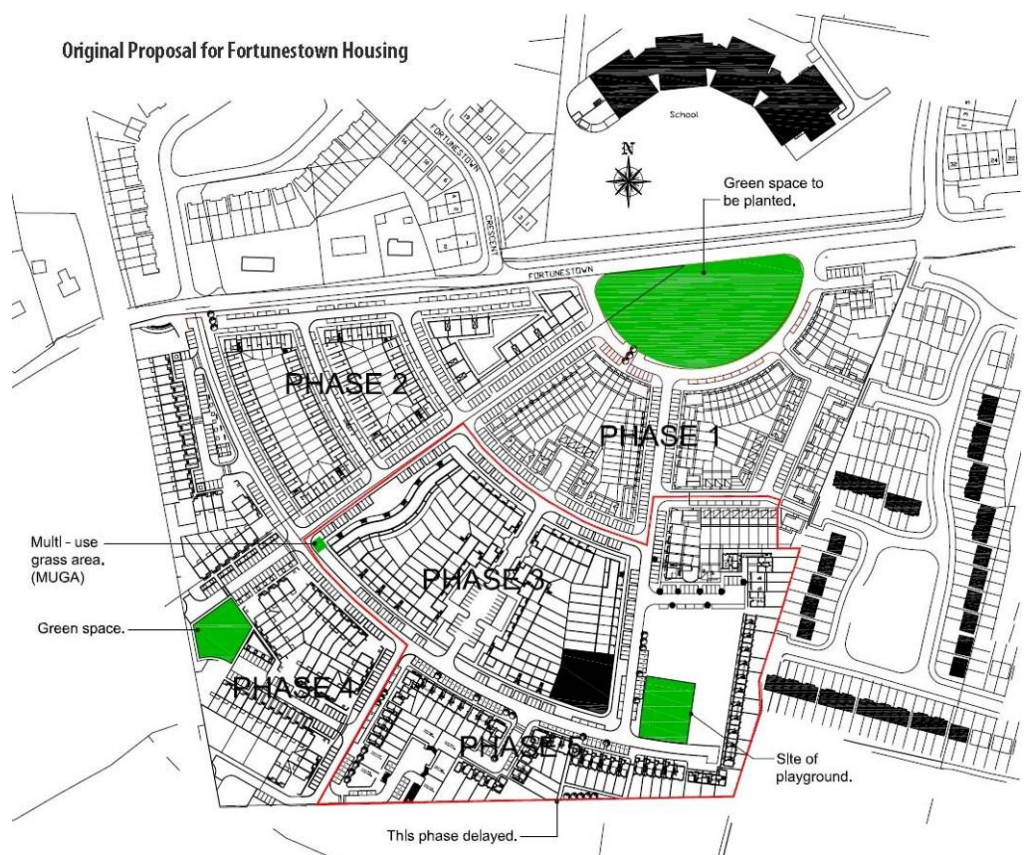
	COUNTY ARCHITECTS REPORT – part 8 – display
Project Title:	MacUilium Housing Infill, Fortunestown, Dublin 24
County Architect:	Eddie Conroy FRIAI
Senior Architect:	Patrick de Roe FRIAI
Architects:	Architectural Services Department, South Dublin County Council
Description Part 8 Consultation Notice and Site Notice:	<p style="text-align: center;"><u>Proposed New Works</u></p> <p>Development of a 28 unit infill housing project on undeveloped lands located in the south eastern corner of the MacUilliam Estate, Fortunestown Lane, Tallaght, Dublin 24</p> <p style="text-align: center;">Proposed Development Notice Under Part 8 of the Planning & Development Regulations 2001/2012</p> <p style="text-align: center;">In accordance with the requirements of the above, notice is hereby given that South Dublin County Council proposes</p> <p>Development of a 28 unit infill housing project on undeveloped lands located in the south eastern corner of the MacUilliam Estate, Fortunestown Lane, Tallaght, Dublin 24 comprising:</p> <p>A terraced street with 15 no. two-storey 4 person three bedroom units, 8 no. two-storey 5 person three bedroom units, 5 no. two-storey three bedroom adaptable units. The works to include ancillary works to the adjacent open space, landscaping and all necessary associated ancillary works on the site and adjacent areas at south eastern corner of MacUilliam Estate.</p> <p>Plans and drawings of the proposed development are on display at the headquarters of South Dublin County Council, County Hall, Tallaght, Dublin 24, during normal working hours until Friday 7th of February 2014 and on the Council Website www.sdcc.ie</p> <p>Submissions or observations with respect to this matter dealing with the proper planning and sustainable development of the area in which the development would be situated may be made in writing to:</p> <p>The Senior Executive Officer, Housing Department, South Dublin County Council County Hall, Tallaght, Dublin 24</p> <p>up to and including 4.00pm Friday the 21st February 2014</p> <p>It should be noted that the Freedom of Information Act applies to all records held by South Dublin County Council.</p>

Context:

The overall site comprises the built phases of the Fortunestown Housing Masterplan, now called MacUilliam, completed in 2009 over several stages. Phase 5 was modified in form and Phase 3 was not constructed. A playground has been constructed on part of the Phase 3 site, and the current use of the unbuilt portion of Phase 5, together with Phase 3, has been grassed over to provide open space until further development occurs. A Part 8 Approval exists for in excess of 140 housing units of similar scale to the built portion of the estate. It is now proposed to construction less than 30 units at a reduced scale of two stories, and retain most of the remaining land for open space / recreational use.

The plan below shows the proposed development of the land as envisaged in 2002.

The current infill proposal includes a less dense, and intense, development of housing than originally proposed in the masterplan with the enhanced green space accessible to both existing and proposed housing.



Housing Need in the area:

There is an established housing need in the area.

The current housing need information is as follows:

Tallaght

- Sundale **127**
- Ardmor **30**
- Brookview **24**

There are 234 on the transfer list for the area north of the Naas Road.

It is clear that a real housing need existing in the area and that land currently in Council ownership should be utilized in a way that is appropriate to the context and to the benefit of residents.



View of Existing Estate circa 2009 with infill area and retained open space shown

The current proposal involves retaining the vast majority of the space previously dedicated to further housing as enhanced open space, with a housing infill to the vulnerable 'edges' or boundaries of the estate. The boundaries are currently formed by the rear areas of the existing housing and the adjacent industrial estate.

Planning / Zoning

The site complies with zoning and planning considerations.

An extract from the Development Plan 2010-2016 shows that the area is zoned 'to provide for new residential communities'

The proposed development falls within the designated zoning.

The site has been identified under the criteria of Policy H6 as a site suitable for infill development.



Project Description

The site forms part of the lands comprising the Fortunestown housing and associated lands. An overall plan was developed for the site in 2001 comprising open space provision and housing at medium density. Phase 3 and 5 were not fully completed leaving exposed boundaries and underdeveloped open space.

The proposal for the housing infill includes a greatly reduced density of development / housing than was originally proposed - with a landscaped green space accessible to both existing and proposed housing. The houses are arranged to provide passive supervision to the existing open space, reinforcing the existing houses overlooking the green.

The main benefit of the housing infill, other than the provision of housing, is the consolidation of existing open space with passive supervision.



Following the end of the consultation process, and following the final presentation to the Council Chamber, the layout will be adjusted to reflect the outcomes of the public consultation.

Overall Project Budget: € 4.9 million subject to DoELGH approval.

Architectural Design:

The housing is grouped to address two distinctive spaces –

- The housing is oriented to address the existing green to ensure all public spaces are passively supervised.
- The rear boundaries, currently exposed, will be protected.
- The existing open space will be enhanced, and its status consolidated..
- The scale has been retained at two storey scale in detached or terrace form and represents a reduction in density and intensity of development.
- Both sections of the infill protect existing amenity and reinforce previously unprotected boundaries.

The houses have been designed to maximise solar gain and the enjoyment of natural light.

Ancillary Works to Project:	Re-routing of existing services. Upgrading of existing landscaping and open space.
Project Partners	Housing Construction Department Department of Environment and Local Government Parks Department Local Community and residents
Site / Services Constraints:	All major existing services runs have been identified for the design. Local alterations to layout are likely when on site investigations establish precise underground service locations.
Part 8 Submissions & Commentary	All submissions will be recorded by the Housing Department and a commentary is provided below on the main issues raised.

Unit Types	DoE Target Unit Areas m2	Proposed Unit Sizes	L / K Area / Total	Main bedroom / Total	Number of Units according to type
DoE Unit Types [delete N / A]					
K4 - 3 Bed / 4 Person [2 story]	83	83			15
K5- 3 Bed / 5 Person [2 story]	91	92			8
L2 – 3 bed / 5 person-adaptable	91	92			5
Total Number of Units					28