

Project Title:	St Marks infill, Phase 1 – Clondalkin, , Dublin 22
County Architect: Senior Architect: Architects:	Eddie Conroy FRIAI Patrick de Roe MRIAI Architectural Services Department, South Dublin County Council
Context:	<p>The site is formed from areas of land that abut existing rear boundary walls on both sides of the green area accessed by St Marks Green / St Marks Avenue. The two sites, one along the rear garden boundaries of St Marks Crescent, the other one opposite the cul de sac from St marks Green, are both of optimum width to ensure that the maximum amount of green area is retained. The sites are particularly selected so that the when the project is completed the existing green area is fully overlooked and secure. The site areas selected have been the location of reported anti-social behaviour.</p>
Project Description:	<p>The project on the west side of the green comprises a grouping of two blocks forming terraces to protect the existing boundaries and increase passive supervision. Both blocks turn the corner to address the existing roads. A new hard landscaped courtyard is formed at the end of St Marks Crescent and forms a pedestrian entrance to the green. The project budget will be extended to cover upgrading of the adjacent green space area, creation of a hard landscaped court and boundary treatment to the to the new access roads.</p> <p>The infill to the east off St Marks Green / St Marks Avenue in-fills a small irregular piece of land and protects the existing boundary. It ensures that all sections of the green are overlooked by housing.</p> <p>The main benefit of the housing infill, other than the provision of social / affordable housing, is the elimination of areas subject to anti-social behaviour and the consolidation of existing open space with passive supervision.</p> <p>Following the end of the consultation process, and prior to final presentation to the Council Chamber, the layout will be adjusted to reflect as far a practical the outcomes of the public consultation.</p> <p>Overall Project Budget: € 4,100,000</p>
Architectural Design:	<p>The housing is grouped to address two distinctive spaces –</p> <ul style="list-style-type: none"> • A new courtyard is formed at the St Marks Crescent cul de sac to provide a safe area and hard landscaped space between new and existing. The new and existing do not face each other directly. The boundary to the road will be enhanced with a stone wall and upgraded landscaping to the access road. • The infill to the east and west rear garden boundary walls is designed as a small terrace address the existing open space providing passive supervision. The units turn the corner to address existing roads. • The scale has been retained at two storey scale with 2 unit own door apartments on the corner to ensure sufficient activity / overlooking. • Both sections of the infill protect existing amenity and reinforce previously unprotected boundaries. <p>The houses have been designed to maximise solar gain and the enjoyment of natural light.</p>

Ancillary Works to Project:	Re-routing of existing services. Upgrading of existing boundary walls, 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.
Description of Project for Part IIIV Consultation Notice and Site Notice:	<p style="text-align: center;">PART 8 ADVERTISEMENT FOR INFILL AT ST MARK'S COMHAIRLE CONTAE ATHA CLIATH THEAS <u>SOUTH DUBLIN COUNTY COUNCIL</u></p> <p style="text-align: center;">Proposed Development Public Notification Procedure Under Part 8 of the Planning & Development Regulations 2001-2007</p> <p>Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following:</p> <p style="text-align: center;"><u>St Marks, Phase 1, St Mark's Estate, Clondalkin, Co. Dublin</u></p> <p>Development of a 17 unit, infill social and affordable housing project on lands at St Marks Avenue, between St Mark's Avenue and St Marks Green, and to the rear of St Mark's Crescent at St Mark's Estate, Clondalkin, Dublin 22 comprising:</p> <p>8 no. two-storey, three bed units, 8 no. two bed own-door apartments and garden in four two storey blocks, 1 no. two-and-a-half storey, three bed unit. The works to include new access road layout, hard landscape court off St Marks Crescent, off street parking and landscape works to the existing street, new boundary treatments and all necessary associated ancillary works on a site at the lands at St Marks, Clondalkin, Dublin 22.</p>

Plans and drawings of the proposed development are on display at the headquarters of South Dublin County Council, County Hall, Tallaght, Dublin 24 and Civic Offices, Clondalkin, Dublin 22, during normal working hours until Thursday 10th January 2008 and on the Council website on <http://www.southdublin.ie>.

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:

**The Senior Executive Officer,
Housing Department,
South Dublin County Council
P.O. Box 4122,
Tallaght,
Dublin 24**

up to and including Thursday 24th January 2008.

It should be noted that the Freedom of Information Act applies to all records held by South Dublin County Council.

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www.southdublin.ie

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]					
T 4 - 3 Bed / 5 Person [2 story]	92	92			3
K - 3 Bed / 4 Person [2 story]	83	83			4
K2- 4 Bed / 6 Person [2.5 story]	110	110			1
L - 3 Bed / 5 Person [2/1 story]	92	92			1
D2 - 2 Bed / 3 Person [apartment]	63	63			8
Total Number of Units					17