

	COUNTY ARCHITECTS REPORT – part 8 – display
Project Title:	Dromcarra Infill, Jobstown, Dublin 24
County Architect: Senior Architect: Architects:	Eddie Conroy FRIAI Patrick de Roe FRIAI 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>PLANNING & DEVELOPMENT ACT 2000-2011 PUBLIC CONSULTATION PROCEDURE UNDER PART 8 OF THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 2001 – 2012</p> <p>Pursuant to the requirements of the above, Notice is hereby given of the proposal to construct the following scheme by South Dublin County Council:</p> <p>Development of a 20 unit infill housing project on undeveloped lands located on two sites off Dromcarra Avenue and the intersection with Kilclare Crescent, Kilclare Gardens, and Dromcarra Grove, Jobstown, Tallaght, Dublin 24 comprising:</p> <p>12 no. 3 bedroom/4 person units 6 no. 3 bedroom/ 5 person units 2 no. 4 bedroom/ 6 person units</p> <p>The proposal consists of:</p> <p>Landscaping works to existing pedestrian routes, ancillary works to the adjacent open space, and all necessary associated ancillary works on the site and adjacent areas. The housing provision includes 20 units in 3 terraces of two storeys and a two house infill of two storeys with 4 person, 5 person and 6 person units as appropriate to location.</p> <p>Plans and particulars of the proposed schemes will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from Thursday 12th March 2015 to 23rd of April 2015 at the following location: South Dublin County Council, County Hall, Tallaght, Dublin 24 (between the hours of 9:00am – 5:00pm Monday to Thursday and 9.00am - 4.30pm on Friday).</p> <p>The plans and particulars can be viewed on South Dublin County Council’s website – www.sdcc.ie</p> <p>Written submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the developments would be situated, may be made in writing to arrive no later than 4.00pm on Thursday the 7th May 2015 to:</p> <p>The Senior Executive Officer, Housing Department, South Dublin County Council,</p>

**County Hall,
Tallaght,
Dublin 24**

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

All advertised information, maps and drawings in relation to South Dublin County Council is available on our website 24 hours a day seven day a week

Date Site Notice Erected 12th March 2015

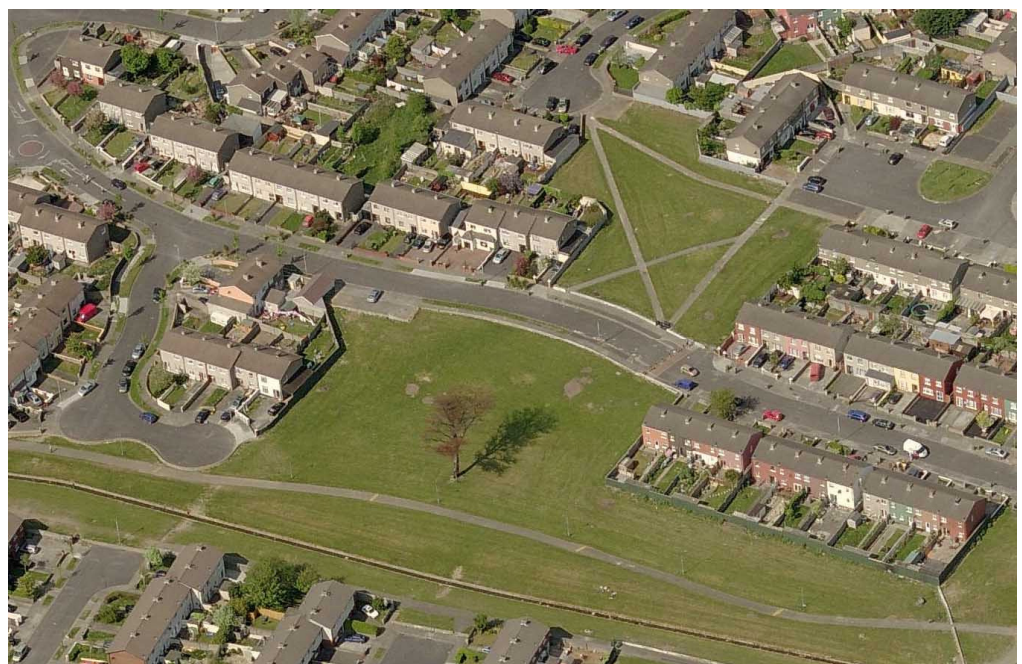
Context:

The site is located off Dromcarra Avenue to both the north and the south at the point where the avenue has been blocked to traffic. The site can be accessed from Dromcarra Avenue, which bisects the site in two unequal parts; and also accessed from Kilclare Crescent and Kilclare Gardens from the north end, and Dromcarra Grove at the south end near the Whitestown Stream.

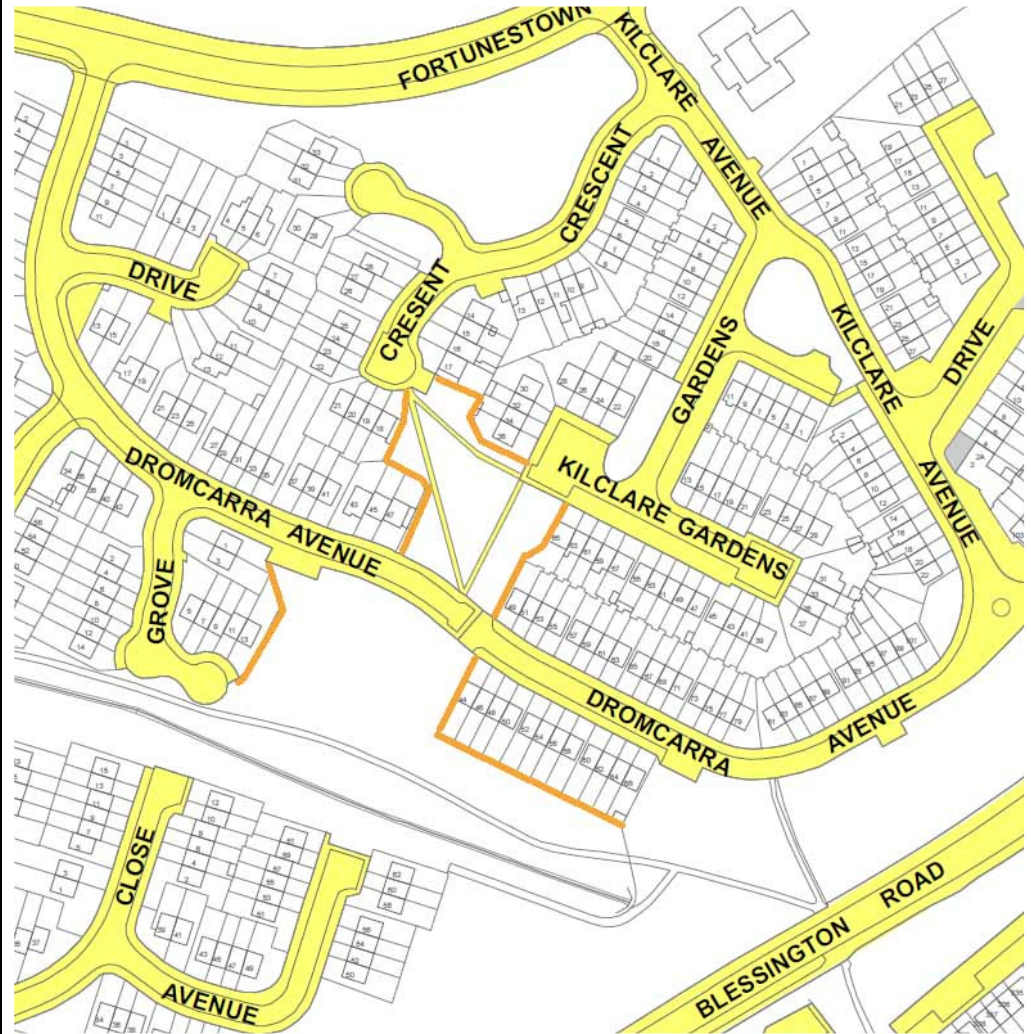
The area is addressed primarily by rear boundary walls and there is little passive surveillance on any activities on the space. There are a number of pedestrian routes through the northern section of the area, and possibly established pedestrian routes, that are not formal, through the area closest to the Whitestown Stream path. The overall area is served by a number of larger open spaces that are not overlooked.

The site has a substantial amount of existing services on the north site.

The overview on the site is that a limited infill be constructed, retaining and reinforcing existing pedestrian routes, with passive supervision of all spaces, with provision of small intimate green spaces incorporated into the design.



View of Existing Estate circa 2009 with infill area shown



The boundaries marked in orange shown the high boundary walls where there is no passive view of the space.

Housing Need in the area:

There is an established housing need in the area.

Planning / Zoning

Land-Use Zoning

The lands are zoned –

Zoning Objective 'F'

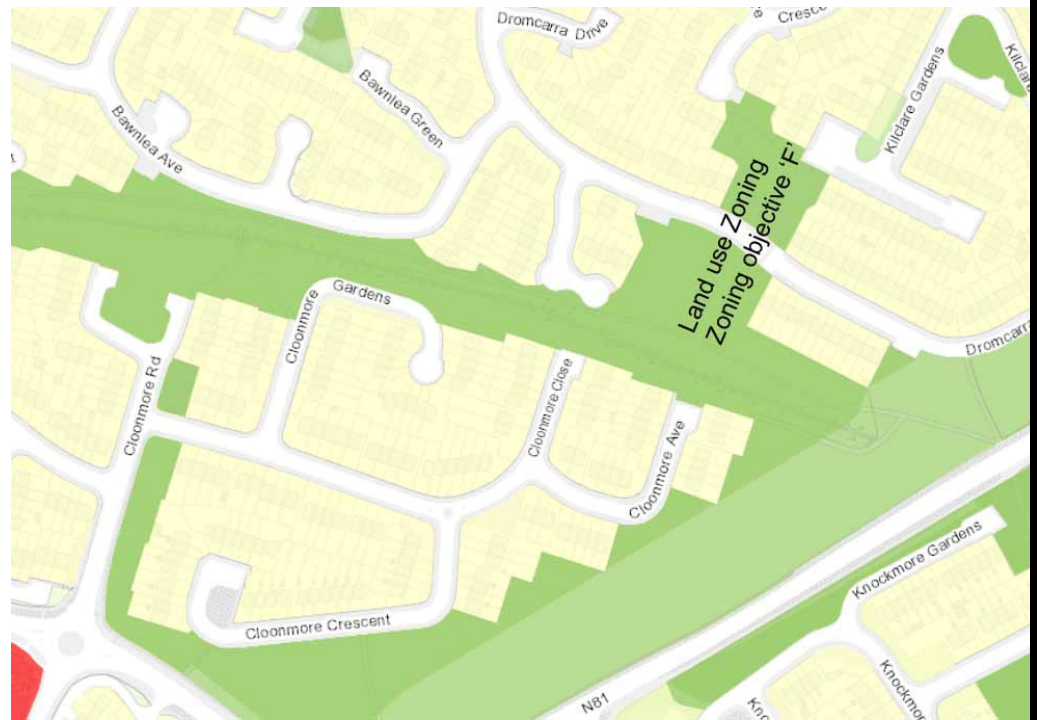
"To Preserve and Provide for Open Space and Recreational Amenities"

Open for Consideration includes:

Agricultural buildings, Bed & Breakfast, Childcare Facilities, Education, Garden Centre, Home Based

Economic Activities, Place of Worship, Public Services, Recreational-Commercial, Residential.

The above requires a considered view of any development on the site to ensure that the ensuing development complies with the relevant Development plan polices.



The development plan policies that affect the site directly - proposed residential use Zone 'F' - are the following :

1.2.14.v Policy H5: Inner suburban/ infill Densities

It is the policy of the Council to promote the provision of additional dwellings on appropriate sites within inner suburban areas, proximate to existing or due to be improved public transport corridors, particularly to eliminate where there is proven anti-social behaviour in the area, by facilitating infill residential

development or sub-division of dwellings subject to safeguards outlined in Sustainable Neighbourhoods in Section 1.4 or being in accordance with Local Area Plans or Approved Plans.

1.2.14.vi Policy H6: Inner suburban/ infill Densities on Council Owned Land

It is the policy of the Council to identify sites for small-scale infill housing development on lands in Council ownership which are no longer considered appropriate for retention as open space and/or recreational areas (i.e. lands subject to zoning objective 'F').

These are areas of open space in some estates which are of little amenity value due to their size, location or configuration. Open spaces which are not overlooked by housing can also become the focus of anti-social behaviour. The Council will identify suitable sites for appropriate infill development, having regard to protection of the amenity of existing residents, and the availability of alternative usable space in close proximity. This policy will only be pursued where in-depth consultation takes place with the relevant communities concerned and when examining nearby alternative usable open space takes account all age groups. This policy will be pursued in accordance with the same standards as apply to private estates i.e. building heights, building lines etc. An Approved Plan will be drawn up and adopted to control any such proposed infill development, where the area of land considered for development is greater than 2 hectares.

The proposals as submitted for Part 8 Public Consultation are in compliance with the Development Plan Objectives.

Project Description

The site is located off Dromcarra Avenue to both the north and the south. The site can be accessed from Dromcarra Avenue, which bisects the site in two unequal parts; Kilclare Crescent and Kilclare Gardens from the north end, and Dromcarra Grove at the south end near the Whitestown Stream.

The proposal for the housing infill includes a series of short terrace housing units that are placed against exposed rear and side wall, and orientated to overlook the remaining spaces. A distinct line of footpaths and planting, with intimate open spaces adjacent to the new / existing housing, will cross the two areas of site from north to south.

The concept is illustrated below.

The design has been developed from the early stages where more houses were proposed and the existing space was closed off. The space is revised now to be more open, and accommodate the pedestrian desire lines.



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: € 3.93 million subject to DoELGH approval.

Architectural Design:

The housing is grouped to address two distinctive spaces –

- Provide a landscaped pedestrian link between the different estate areas that is safe and supervised by dwellings.
- The new housing is oriented to provide smaller intimate open spaces areas from the existing green.
- The rear boundaries, currently exposed, will be protected.
- The scale has been retained at two storey scale in detached or terrace form and represents a reduction in density and intensity of development.
- The new houses have been designed to maximise solar gain and the enjoyment of natural light.



Proposed infill and new paths / landscaping.

Ancillary Works to Project:	Re-routing of existing services Alteration / 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 will be provided below on the main issues raised. SPACE RESERVED FOR COMMENT

Unit Types	Dwelling Type	Comment	Number of Units according to type
DoE Unit Types [delete N / A]			
3 Bed / 4 Person [2 story]	K4	Smaller family unit	10
3 Bed / 5 Person [2 story]	K5	medium family unit	2
3-4 bed / 6 person [2 storey + attic]	K6	Medium family + extended	2
3 bed / 5 person- 2 storey	L5	No overlooking to rear. Limited GF adaptability	2
3 Bed / 4 Person [1.5 / 2 story]	C4	Corner unit / small family	2
3 Bed / 5 Person [1.5 / 2 story]	C5	Corner unit / medium family	2
Total number of units			20