

PART 8 SERVICE DEPARTMENT REPORTS

SITE: 27 Patrick Street, Dún Laoghaire, Co. Dublin.

PC/H/03/22

1. ARCHITECTS DEPARTMENT

Context for the Proposed Part 8

The Housing Department of Dún Laoghaire-Rathdown County Council proposes to build a 4 Unit Apartment Development at the site of no. 27 Patrick Street, Dún Laoghaire, Co. Dublin.

Site Location and Description

The subject site is located in Dún Laoghaire and has an approximate area of 0.023Ha. It is located at the junction of Cross Avenue and Patrick Street within an area of long-established 19th century residential neighbours. This site is bounded by Patrick Street to the west, Cross Avenue to the north and neighbouring residential units to the south and west. The site is currently utilised to provide 6no. surface car parking spaces. This site also contains a solar powered parking pay-station, metal bollards and a street lighting pole. An existing rear access wayleave to No's 28 and 29 Patrick Street is located along the western elevation and must be maintained. The objective of this project is to provide much needed energy efficient housing within a short distance of Dún Laoghaire town centre. The project consists of a 3no. 1-bed simplex apartments and 1no. 2-bed duplex apartments. To maximise the development potential of the site, it is proposed to narrow the carriageway along Cross Avenue and reprofile the footpath along the length of the application site.

Site Zoning

This site is zoned under Objective A on Map 3 of the County Development Plan 2016-2022: - "To protect and-or improve residential amenity". This development will provide four spacious modern dwellings with significantly improved residential amenity. On the same map, the No. 152 refers to Objective 10 of the Council:-" To enhance the character, ambiance and quality of the environment, historic streetscapes and public realm of the residential streets in the areas adjoining Lower George's Street, Dún Laoghaire and in particular, the areas of early twentieth century social housing, to ensure that the public realm in this older residential area - in close proximity to the core business district of the Town - is enhanced, improved and maintained to the standard provided for other residential and business districts adjoining Upper and Lower George's Street." The redevelopment of this underutilised site will significantly improve the local visual amenity. The proposal maintains the historic pattern of development established along Cross Avenue by the semi-detached houses adjacent the development site and the end of terrace gables further west. The character, ambiance and quality of the environment is enhanced by providing a 3-storey landmark building on the corner of Patrick Street and Cross Avenue where the wide street and long approach call for a greater presence from the building. The mass steps from three storeys down to two storeys moving west along Cross Avenue to mediate between the 3-storey mass and the long-established pattern of 2-storey semi-detached houses further along Cross Avenue.

Description of the proposed Part 8 Development

The development comprises 3no. 1-bed simplex apartments and 1no. 2-bed Duplex Apartments. The Ground Floor units have been designed to Universal Design Principles and have own door access and address both Patrick Street and Cross Avenue. The units accessed from the first floor have shared access to a private external stair and are designed to incorporate Age Friendly Homes Principles. To maximise the potential of the development site it is proposed to reduce the carriage width of Cross Avenue to min 3100mm. It is proposed to relocate some of the surface parking currently located on the site to within 50m of the site on Patrick's Street and Cross Avenue.

Materials

The proposed development will be constructed with a small palette of good quality, robust and easily maintained materials. Walls are to be selected brickwork, tiles, and coloured render to reference the adjoining developments. The Roofs over the two storey elements will be a biodiversity grass roof where access is simpler for maintenance. Plant, such as PV panels and storage tanks will be located on the second-floor roof over a single ply membrane. Windows will be good quality timber, clad with aluminium. The side access lane will be finished with permeable paving. The existing access gates to the west of the site will be replaced with powder-coated steel gates.

Parking / Transport

The existing 6no. surface car parking spaces located on the site are to be removed. It is proposed to provide 2no. new on-street parking spaces east of the site on Patrick Street. Residents can park on street displaying resident's permits. It is proposed to locate 4 standard long-term bicycle parking spaces off the ground floor communal circulation space and 2 short term bicycle parking spaces to the west of the site along Cross Avenue.

2. COMMUNITY & CULTURAL DEVELOPMENT

No objection to the proposed development

2.1 Biodiversity Officer

No objection to the proposed development subject to:

1. The site is carefully checked for invasive species by an ecologist or invasive species specialist to ensure that there are no invasive species and if any are present then an invasive species specialist management plan will be required.
2. Any tree/s next to the site boundary and/or vegetation is checked for bats/nesting birds preconstruction if it is intended to remove/disturb those trees/vegetation as part of this proposal.

2.2 Parks

No objection to the proposed development

3. FORWARD PLANNING INFRASTRUCTURE

No objection to the proposed development

4. INFRASTRUCTURE & CLIMATE CHANGE

4.1 Capital Projects

No objection to the proposed development

4.2 Environment Enforcement

No objection to the proposed development

4.3 Property Management

No objection to the proposed development

4.4 Transportation Planning

No objection to the proposed development

4.5 Active Travel

No objection to the proposed development

4.6 Climate Action

No objection to the proposed development

5. MUNICIPAL SERVICES

5.1 Drainage Planning

No objection to the proposed development

5.2 Road Maintenance / Public Lighting / Cleansing

No objection to the proposed development

5.3 Traffic

No objection to the proposed development

6. PLANNING

No objection to the proposed development