

## **Part 8 Services Department Report:**

### **Proposed extensions to 3no. existing Dayrooms to provide for 4no. bedrooms and accessible shower room at existing Tig Mo Croi Traveller Accommodation Unit (TAU).**

#### **1. ARCHITECTS DEPARTMENT**

As part of schedule of new and upgrading developments identified in the Traveller Accommodation Programme 2025-2029, Dun Laoghaire Rathdown County Council intends to upgrade existing halting sites / day houses at Tig Mo Croí, Glenamuck, Dublin to provide for 4no. bedrooms and accessible shower room at existing Tig Mo Croi Traveller Accommodation Unit (TAU).

To facilitate construction of these developments, the existing residents will be accommodated on site in temporary bays. Post construction of the works, the temporary bays will be reverted to their previous states.

The proposed site is the Tig Mo Croí Halting Site. The site is bounded by the Wayside Football Club to the south, vacant site to the west and north-west, and farmland to the north-east.

#### **Site Location and Description**

Tig Mo Croi, Glenamuck Rd, Carrickmines, Dublin 18 consists of one three bed house and three bays with day houses and mobile homes. It was constructed and completed in August 2017 for the extended family members and victims of the Carrickmines Fire Tragedy. The three families residing in day houses have requested their preference to reside in a house rather than mobile homes. The latter has proved to be difficult to maintain, heat, and to provide a sustainable living space for children.

Current roads, footpaths and walls will remain as is. The site area is 0.3ha.

#### **1. Bay 1 Unit**

New Floor Extension Area – 66sqm

#### **2. Bay 3 Unit**

New Floor Extension Area – 66sqm

#### **3. Bay 4 Unit**

New Floor Extension Area – 66sqm

#### **Site Zoning**

Under the Dún Laoghaire-Rathdown County Development plan 2022 – 2028 the zoning is A1 “To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans.” Under the Dún Laoghaire-Rathdown County Development plan 2022 – 2028, TA is considered in principle under this zoning.

It is a Policy Objective to implement the ‘Traveller Accommodation Programme 2025 - 2029’. In accordance with the Programme, Traveller specific accommodation for the County’s indigenous Traveller Community will be provided through the development of new sites, the refurbishment and extension of existing sites, Part V Developments, casual vacancies and standard housing.

## **Flood Risk**

*(Extract from a Report – Flood Risk Assessment prepared by GK Consulting Engineers)*

Stage 1 identifies whether there are any flooding or surface water management issues related to the site, i.e. it identifies whether a flood risk assessment is required. Based on information on the OPW floodinfo.ie website, the location of the proposed development is not at risk from river flooding events, in any of the low- medium- or high probability cases. Similarly, while there have been a limited number of reported flooding.

Historical flood events have been researched with reference to an online Office of Public Works database, [www.floodinfo.ie](http://www.floodinfo.ie). A summary report generated from [www.floodmaps.ie](http://www.floodmaps.ie) indicates site has not flooded.

## **Description of the proposed development under Part 8**

Development will consist of 3no. four-bed extension to existing Dayhouses being constructed. Each extension will be 66m<sup>2</sup> and have two parking spaces per house. There will be a private area to the rear of each house.

New extension façade will comprise render finish and with energy efficient windows and doors, the roofs on the new extension will match existing roof of fibre cement slate.

## **Parking – Vehicular + Cycle**

Each dwelling will have for 2no. vehicular parking space within the front house curtilage.

## **Landscaping**

Each dwelling will have an open space to the front and back of the house, each dwelling will be SUDs compliant and in line with DHLGH Quality Housing for Sustainable Communities as well as Dun Laoghaire-Rathdown County Development Plan 2022- 2028.

Bay 1 Unit will have 231sqm private amenity space

Bay 3 Unit will have 223sqm private amenity space

Bay 4 Unit will have 291sqm private amenity space

## **Refuse Storage**

Each dwelling has a refuse collection area located within the site curtilage. There will be room for a refuse collection vehicle to reverse in.

## **Boundary Treatment**

Site curtilage to the existing site will remain as is, with the existing entrance remaining. The existing gate will be removed. Existing vehicular entrances will remain in the same location.

## **Site Abnormalities that may impact cost**

We have identified the below as potential abnormalities. The cost of welfare units used by the families while work is being done on their own homes will be met from a separate budget managed by our TAU section.

- Fire Safety
- Decanting to Temporary Site
- Potential Temp Site Costs such Service Blocks, Temp Site Utility Connections etc.
- Irish Water - Large Irish Water upgrade due on the Glenamuck and a larger contribution may be needed.
- Upgrade to the fire hydrant at the entrance to the site.
- Temporary works to include for temporary accommodation onsite for the existing tenants.
- Temporary accommodation will be provided with site services and fire walls will provide fire separation from the existing house which will remain untouched and separated from the building site. All signed off by fire consultant. As shown in the proposed site plan Phase 2 drawing.

## **2. COMMUNITY & CULTURAL DEVELOPMENT**

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, subject to:

- The contractor shall develop and implement Resource & Waste Management Plan in accordance with 'Best practice guidelines for the preparation of resource & waste management plans for construction & demolition projects' (EPA 2021). Specifically, this plan should document the tracking of all waste generated during the works to their destination.
- The contractor shall develop and implement a 'Construction Environmental Management Plan' (CEMP) setting out proposals for environmental management of the proposed works to avoid the creation of serious environmental nuisance, such as noise, dust and other emissions that may be considered an environmental nuisance.

### **4.3 ESTATES OFFICER**

No objection to the proposed development.

### **4.4 TRANSPORTATION PLANNING**

No objection to the proposed development, subject to:

- Dedicated legible facilities for emergency vehicle turning being provided

### **4.5 ACTIVE TRAVEL**

No objection to the proposed development.

### **4.6 CLIMATE ACTION OFFICER**

No objection to the proposed development.

## **5. MUNICIPAL SERVICES**

### **5.1 BIODIVERSITY OFFICER**

No objection to the proposed development, subject to:

- Appropriate Assessment and Environmental Impact Assessment screening reports being included in the Part 8 packs

### **5.2 DRAINAGE PLANNING**

No objection to the proposed development, subject to:

- Ensuring there is adequate capacity to handle the proposed level of surface water discharging to the soak pit.

### **5.3 PARKS**

No objection to the proposed development, subject to;

- The proper protection of the boundary hedgerow to the north and the south of the proposed site.

### **5.4 ROAD MAINTENANCE**

No objection to the proposed development.

### **5.5 TRAFFIC**

No objection to the proposed development.

## **6. PLANNING**

No objection to the proposed development.