

## **PART 8 SERVICE DEPARTMENT REPORTS**

**Proposed Temporary site at Burton Carpark, Leopardstown Road, Dublin 18** to facilitate the redevelopment of St. Michaels Park, Monkstown Avenue, Co. Dublin

**PC/H/04/22**

## **1. ARCHITECTS DEPARTMENT**

### **Context for the Proposed Part 8**

The Housing Department of Dún Laoghaire-Rathdown County Council propose to re-develop St Michaels Park, Monkstown Road, Co. Dublin. In order to facilitate this re-development, it will be necessary to temporarily relocate families on the site. It is therefore proposed to develop a temporary site on the existing Burton Carpark site at Leopardstown Road, Dublin 18. This will also facilitate the upgrade of other existing traveller sites.

The existing Burton Carpark site is a carpark used only intermittently. It is located along the Leopardstown Road. The proposed design for the carpark will facilitate temporary traveller accommodation for up to 5 temporary mobile homes, 5 ancillary service blocks, bay boundary walls and ancillary services, and a short-term caravan accommodation as required. Proposed works will include upgrade of existing site boundary where necessary as listed below. The site area is 0.197ha.

### **Site Location and Description**

The site borders onto existing traveller accommodation to the west, Burton Hall Rehabilitation and Training centre to the north/east which is in use by HSE. There is a bus stop outside the site on the Leopardstown Road and the Luas is a 10-minute walk away. The protected structures of Burton Hall and outbuildings stand adjacent to the existing and the temporary site of Burton Carpark, Leopardstown Road, Dublin 18.

### **Site Zoning**

The proposed site is zoned 'F' - To preserve and provide for open space with ancillary active recreational amenities. Under the Dún Laoghaire-Rathdown County Council County Development Plan, Traveller Accommodation is permitted in principle under this zoning objective.

### **Description of the proposed Part 8 Development**

Development will consist of services to facilitate temporary location of 5 mobile homes, 1 caravan, 5 ancillary service blocks, boundary wall to aid bay definition, privacy and fire safety, ancillary services, remediation to existing hard landscaping and where necessary remediation to existing site boundary. The existing vehicular site entrance will be retained but development will include removal of the palisade fence, retention of existing barrier to be painted yellow with a new inward swinging gate to protect children at play within the site. A new separate pedestrian entrance to right hand side of existing vehicular entry pier will be made with a new inward swinging gate. All stones removed from the wall to form this opening will be retained for future remediation of wall

if necessary. Palisade fencing to the east boundary will be removed and replaced with metal mesh 3.6m anti-dumping fence. All other boundary treatment is set out below.

### **Transport**

There is a bus stop outside the site on the Leopardstown Road and the Luas is a 10-minute walk away.

### **Parking**

Each bay has space within its curtilage for parking:

- Family Bay 1 will have two parking spaces.
- Family Bay 2 will have two parking spaces.
- Family Bay 3 will have two parking spaces.
- Family Bay 4 will have two parking spaces.
- The accessible Family Bay will have two parking spaces.
- The short-term bay 1 will have one parking space.

### **Landscaping**

As this is a temporary accommodation site only to allow for upgrade/new of permanent housing elsewhere the existing carpark finish will be used and remediated where necessary.

### **Refuse Storage**

Refuse collection will be located within curtilage of the temporary Traveller Accommodation site.

### **Boundary Treatment**

Overall boundary treatment will include:

East boundary – existing metal palisade to be removed and replace with a 3.6m high anti-dumping mesh metal fencing. To be painted pale grey. Visual impact of fence height will be minimised as the buildings behind will be visible through the mesh.

West boundary - Loose rubble wall with existing palisade fence on top of the boundary wall will be retained.

South boundary - Stone wall is to be retained but razor wire, broken glass and metal supports for same to be removed. Existing vehicular entry to be retained but development will include removal of the palisade fence, retention of existing barrier to be painted yellow with a new inward swinging gate to protect children at play within the site. A new separate pedestrian entrance to right hand side of existing vehicular entry pier will be made with new inward swinging gate. All stones removed from the wall to form this opening will be retained for future remediation of wall if necessary.

North boundary - Existing stone wall with concrete block piers is to be retained.

**Circular Economy:** The Project team working in conjunction with the appointed contractor (yet to be tendered), will develop a resource and waste

management plan in accordance with 'Best Practise Guidelines for the preparation of Resource and Waste Management Plans for Construction and Demolition (EPA 2021)'.

## **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.

### **4.3 Property Management**

The Council's Property Management Section has **no objection** to the proposed development works at Burton Hall disused carpark. Please note that the Property Management Section are still in discussions with the HSE to confirm a licence agreement for the land subject to the Part 8.

### **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**

Road Maintenance have no objection to the proposed development.

### **5.3 Traffic**

No objections to the proposed scheme proceeding to Part 8 though it is suggested that it might be prudent to install bollards/defenders in the hatch area to prevent egress from the site directly across the straight through lanes to the right turning lanes.

#### **5.4 Parks**

No objection to the proposed development.

#### **6. PLANNING**

No objection to the proposed development.