

**PART 8 SERVICE DEPARTMENT REPORTS**

**Proposed Housing Redevelopment at St. Michael's Park, Monkstown  
Avenue, Blackrock, Co. Dublin.**

**PC/H/04/22**

**3 Units**

## **1. ARCHITECTS DEPARTMENT**

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

The Housing Department of Dun Laoghaire Rathdown County Council propose to upgrade existing traveller accommodation at St. Michael's Park (Soldiers and Sailors), Monkstown Avenue, Co Dublin. The 3 existing single-storey structures will be retained and incorporated into 3 two-storey houses comprising 2 semi-detached houses and 1 detached house with ancillary stores and services. Site curtilage will remain as is, but the existing vehicular gate will be removed, and a new purpose-built pedestrian entrance will be opened in the existing boundary wall. There will be no other changes to the existing boundary wall except to the railed openings to St Michael's Park which will be increased to encompass a full height wall to allow for further light permeation into the site.

### **Site Location and Description**

The site is an established Traveller Accommodation site comprising of 3 day houses and ancillary buildings and services. It is located to the south of Monkstown Avenue with St Michael's Park / Soldiers and Sailors Park to the east, and Abbey Park housing estate to the south and west, and Monkstown Square to the West.

### **Site Zoning**

Under the dlr County Development Plan the existing Traveller Accommodation site is located on lands zoned TA "to provide accommodation for the Travelling Community".

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

Development will consist of the retention of 3 existing day houses and incorporation of same into the ground floor of each of the 3 new two storey houses and associated ancillary structures and services.

Accommodation will comprise 3 no. three bed 2-storey houses as follows:

- Unit 1 = 106m<sup>2</sup>, of which 47m<sup>2</sup> is retained from existing dayroom.
- Unit 2 = 113m<sup>2</sup> of which existing is 50m<sup>2</sup> retained from existing dayroom.
- Unit 3 = 106m<sup>2</sup> of which 47m<sup>2</sup> is retained from existing dayroom.

Each unit with ancillary standalone storage shed and bin stores:

- External Shed for Unit 1
- New Area – 9.5sqm
- External Sheds for Units 2&3
- New Area – 13sqm

In order to facilitate construction of the 3 houses it is necessary to temporarily re-house the tenants off the existing site. A temporary site will be established in Burton Car Park, Sandyford to enable this.

## **Materials**

On all dwellings, roofs will be fibre cement slate and façade will comprise render and brick with energy efficient windows and doors.

## **Parking**

Each dwelling will have parking to the front of houses within the respective house curtilage.

- Dwelling unit no 1 will have one parking space.
- Dwelling unit no 2 will have one parking space.
- Dwelling unit no 3 will have one parking space.

## **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**

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.

## **MUNICIPAL SERVICES**

### **4.7 Drainage Planning**

No objection but the tree pit feature will need to be designed appropriately to accommodate the volume of run-off it is proposed to intercept/treat and the tree/planting proposed is appropriate for this use.

### **4.8 Road Maintenance / Public Lighting / Cleansing**

Road Maintenance have no objection to the proposed development.

### **4.9 Traffic**

No objection to the proposed development.

### **4.10 Parks**

No objection to the proposed development.

## **5. PLANNING**

No objection to the proposed development. The development accords with the policies and objectives of the current County development Plan 2022-2028.