

# **PROPOSED DEVELOPMENT OF 13 DWELLINGS AT ROCKVILLE DRIVE, CARRICKMINES, CO. DUBLIN.**

## **ARCHITECTS REPORT FEBRUARY 2019**

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

The proposed housing scheme is on Council owned land at Rockville Drive, in a semi-rural location in the foothills of the Dublin Mountains. The site lies towards the end of a cul-de-sac off the Glenamuck Road. The building typology at Rockville Drive is dominated by single storey cottages dating from the mid-twentieth century onwards, all with generous gardens to the front and rear. The road terminates in a crescent of 2 storey 1960s local authority houses. A number of larger one-off houses have been built in infill or garden sites. The initial streetscape, characterised by planted boundaries and prominent tiled roofs, changes at the eastern end where it becomes more typically suburban in appearance with harder surfaces and boundaries. A recent housing estate, made up of large detached houses, bounds the northern end of the site and is entered separately off the Glenamuck Road. An undeveloped parcel of land abuts the north eastern boundary.

The nearest public transport links are the Luas and bus services in nearby Ballyogan. The No.63 bus service links the Glenamuck road to Dun Laoghaire and Kiltiernan.

### **Zoning and Other Objectives:**

The subject site falls within the boundary of the Kiltiernan Glenamuck Local Area Plan (LAP) 2013, which has been extended to 2023. It comprises development parcel 29b and the LAP recognises the site as an infill site where two storey development is recommended and envisages 10-15 units at this location. It also requires the architecture to "acknowledge the vernacular style of the current mostly single storey cottages in the enclave".

According to Dun Laoghaire and Rathdown County Development Plan 2016-2022 (Dún Laoghaire-Rathdown County Council, 2016), the lands on which the proposed development site is located are zoned as "Zone A to protect and/or improve residential amenity", while surrounding lands adjacent to the proposed development site are zoned as "Zone A to protect and/or improve residential amenity".

### **Detailed Description of Proposed Works:**

The brief was established through consultation with the Housing Department which identified the need for 2 and 3 bed units.

The design will provide 13 high quality dwellings with front and rear garden space. The layout will provide amenity to the surrounding dwellings and area in the form of the planted 'Village Green' around which the new houses are ranged. A cycle and pedestrian linkage to future residential developments adjoining the site is located to the northern end of the scheme.

The architectural form of the development will promote a high degree of overlooking and passive surveillance to public areas. Parking is provided on street with indented parking bays. Tree planting has been integrated into car parking to minimise its visual impact while the use of 'home zones' will provide informal play and amenity space.

Accommodation is provided in 2 storey accommodation laid out in 3 terraces around a village green. Units enjoy own door access and have carefully delineated private space to both the front and back. Splayed windows at first floor will minimise direct overlooking between units and onto neighbouring dwellings.

## Materials

The design is kept simple to maximise the potential for offsite construction through Modern Means of Construction (MMC) techniques. The proposed development will be constructed with a small palette of good quality, robust and easily maintained materials. The design intent is to create a scheme that complements the rural twentieth century vernacular prevalent in this area. The materials palette will comprise a traditional roughcast rendered finish to the walls together with slate or tiled roofs. The hedgerows and trees around the periphery of the site are significant features that contribute to its pastoral character and where possible these will be retained and supplemented. Windows will be good quality timber generally clad with aluminium. Boundary walls to the front sites will consist of masonry walls and railings with hedging. Pavements and parking areas will be finished with a mixture of buff coloured tarmacadam, resin bound gravel and paving.

## Schedule

The proposal allows for 13 dwelling houses all two storey houses as set out in the table below. Overall the scheme contains 13 dwellings at a density of 37 dwellings per hectare.

Item	Areas / numbers
Site Area	0.35 Ha
Units per hectare	37
Number of overall units 2/3 Bed, 4 person, 2 Storey	13
Type A- 2 Bed, 4 Person	7
Type B – 3 Bed, 4 Person	6
Parking spaces	19

## Appropriate Assessment:

The proposed development is subject to the Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (Department of Environment, Heritage and Local Government, November 2009), and the Planning and Development (Amendment) (No. 3) Regulations, 2011. These require that screening is carried out for all projects to examine if any impacts are likely on Natura 2000 sites, that is, Special Areas of Conservation (SAC's) and Special Protection Areas (SPA's). Scott Cawley Limited have reviewed the proposed development with respect to the requirement for an Appropriate Assessment and submitted their report. The report concluded that "there will be no likelihood of significant effects on any European sites arising from the proposed works, either alone or in combination with other plans or projects. Therefore it is our view that an Appropriate Assessment is not required."

## **Environmental Impact Assessment:**

A pre-screening and preliminary EIAR assessment, in accordance with SN 170(Art 120(1)(a)), was carried out by the Local Authority for the development, the conclusion of which was that "There is no real likelihood of significant effects on the environment so therefore the preliminary assessment has concluded that EIAR is not required".

## **Implications of the Proposed Development for the Proper Planning and Sustainable Development of the Area:**

This proposal to construct 13 new houses on this site in a residential location would accord with the relevant national residential guidelines and the requirements of the Dún Laoghaire-Rathdown County Development Plan, 2016-22.

It is considered that this proposal would not seriously injure or detract from the amenities of the area, property in the vicinity, or on the streetscape, due to its design and scale, and it would provide welcome amenity green space in this residential location.

This proposal accords with the recommendations of the Kiltiernan Glenamuck Local Area Plan (LAP) 2013, which has been extended to 2023: the site is recognised as an infill site where two storey development is recommended and envisages 10-15 units at this location. It also requires the architecture to "acknowledge the vernacular style of the current mostly single storey cottages in the enclave" and it is considered that the design of this proposal accords with this requirement.

## **Internal Reports:**

### **Infrastructure and Climate Change**

The Property Management Section advised that the Council acquired this property in in 1937 and holds the Freehold title.

The Transportation Planning Section had no objection to the proposal.

The Waste Management Section had no objection to the proposal.

### **Municipal Services**

The Traffic & Road Safety Section had no objection to the proposal.

The Roads Control Section had no objection to the proposal.

The Water & Drainage Planning Section had no objection to the proposal.

The Parks Section had no objection to the proposal.

### **Economic, Community and Cultural Development**

The Community Development Section has no objection to the proposal.

### **Planning and Organisational Innovation Department**

The Planning and Organisational Innovation Department had no objection to the proposal.



**Alyson Carney**  
**Executive Architect**  
**Architects Department**

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