

Architects Report

Proposal: Four number Halting Site Bays at Glenamuck Road, Co. Dublin

Location

The site at Glenamuck Road was purchased by Dún Laoghaire-Rathdown as part of lands acquired for a new distributor road for the Glenamuck area.

The site is bounded by the Glenamuck Road to the north, private lands to the east, Wayside Celtic Football Club and pitches to the south and an access road to the football club to the west.

The location of a four bay Halting Site development on this site has been identified in the Traveller Accommodation Programme 2014 to 2018 and is an objective of the County Development Plan 2016-2022.

Design Development

New Road and Access

Following co-ordination with the Transportation Department, Road Design Section, the area available for the provision of the development was identified.

Due to the space required for the proposed new distributor road it is necessary to locate the Halting Site on the south east part of the lands.

Initially the site will be accessed by a new road from the original entrance to Tíg mo Chroi (now demolished) on Glenamuck Road. The entrance will be widened and the new access road will connect to the site having regard to the proposed location of attenuation ponds, which may be constructed in advance of the distributor road itself. The new access road position will allow for the location of the future new distributor road, the required attenuation ponds and a future new access onto the distributor road from the proposed Halting Site.

This site access will be replaced, when the new distributor road is constructed, by a connection to the new distributor road on the southwest boundary of the site. Wayside Celtic Football Club will also join the new distributor road at this location. Sufficient space has to be retained to allow for this future design.



Unit Design

The units are designed as a Residential Caravan Park. There are four bays, each with a day house. Each bay can accommodate two caravans/mobile homes and a car. The day house has a Kitchen/Dining/Living room, a Bathroom and Store/Utility. The single storey house has a metal pitched roof, rendered walls and aluclad windows.

The caravan/mobile area has a service point for water, electricity etc. The height of the dividing walls between adjacent bays is 2.4m.

The external wall of the halting site on the north and west is 2.4 metres high and 3.6 metres on the east and south. The existing hedges and trees on the boundary will be retained. The new walls will be constructed 3 metres off the existing boundary to allow for maintenance of the boundary.

Path and road finishes are tarmac and the hard standing areas in caravan/mobile bays will be a concrete finish. Landscaping is included within the site and the external spaces around the road and attenuation ponds will be landscaped with the construction of the future new road.

In accordance with S.I. 476 2011, Section 250, Planning and Development (Amendment)(No 3) Regulations, 2011 the Council has carried out a screening and it has been determined that an Appropriate Assessment is not required.

The Council has had regard to Policy CC7 Energy Performance in New Buildings in the County Development Plan 2016 – 2022. The development will be constructed in accordance with the Department of Environment, Community and Local Government guidelines and all relevant Building Regulations.

It is intended to provide a site which is pleasant to live in and which is designed to respect the environment in which it is located.



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