**SERVICE DEPARTMENT REPORTS – ‘THE DEMOLITION OF 33, 35 & 37 TEMPLE ROAD, BLACKROCK, CO. DUBLIN AND CONSTRUCTION OF 3 NO. UNITS.’**

**PC/H/03/16**

1. **ECONOMIC, COMMUNITY AND CULTURAL DEVELOPMENT – LIBRARIES**

No objection to the proposed scheme.

1. **INFRASTRUCTURE AND CLIMATE CHANGE – TRANSPORTATION PLANNING SECTION**

No objection to the proposed scheme.

1. **MUNICIPAL SERVICES DEPARTMENT – TRAFFIC & ROAD SAFETY SECTION**

No objection to the proposed scheme.

1. **INFRASTRUCTURE AND CLIMATE CHANGE – DRAINAGE PLANNING SECTION**

No objection to the proposed scheme.

1. **MUNICIPAL SERVICES – ROAD MAINTENANCE/PUBLIC LIGHTING SECTION**

No objection to the proposed scheme, but require that the public footpath adjacent to the site be reconstructed.

1. **INFRASTRUCTURE AND CLIMATE CHANGE – PROPERTY MANAGEMENT SECTION**

No objection to the proposed scheme.

1. **MUNICIPAL SERVICES – PARKS DEPARTMENT**

No objection to the proposed scheme, but it should be noted that the planting of trees will be subject to the presence of underground services. Also, it should be noted that the Department would not be in favour of understory planting beneath the proposed street trees.

1. **PLANNING AND ORGANISATIONAL INNOVATION – PLANNING SECTION**

No objection to the proposed scheme.

1. **ARCHITECT’S DEPARTMENT**

**Context for the Proposed Development**

The Housing Department of Dun Laoghaire Rathdown County Council proposes to build three apartments at 33, 35 & 37 Temple Road, Blackrock, Co. Dublin.

This proposal will be assessed in accordance with Part VIII of the Planning and Development Regulations 2001 (as amended).

**Site Location and Description**

The site is a short distance from Blackrock Main Street, part of Saint Anne’s Square, a 19th Century public housing scheme. Blackrock Public Park and Rockfield Public Park are both a short walking distance from Temple Road. Blackrock has a wide range of shops and businesses, a library and a senior college. Several bus routes pass through Blackrock and Blackrock DART Station is also nearby.

**Site Zoning**

This site is ‘’zoned’’ under Objective A on Map 2 of the County Development Plan 2016-2022:- ‘’To protect and-or improve residential amenity.’’

On the same map, the No.10 refers to Objective 10 of the Council:- ‘’To implement and develop lands in Blackrock in accordance with the adopted Blackrock Local Area Plan.(LAP)’’

This development will provide three spacious modern apartments with significantly improved residential amenity . The development will comply with Clause 5.2.2 of the Blackrock LAP-Future Housing mix, in that the apartments will substantially comply with the Guidelines for Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual (May 2009) of the County Development Plan 2010-2016.

**Description of the proposed Part VIII Development**

No’s 33, 35 & 37 Temple Road were severely damaged in a gas explosion in 2010. Compulsory acquisition of No. 35 was completed in December 2015. It is not possible to replace the original accommodation in its original terraced form due to the increase in space standards. However the new building will be three storey with a fully accessible unit on the ground floor and two duplexes over, all with own door access. This will provide three family homes fully compliant to current internal space standards located centrally in Blackrock Village, close to all amenities. The redevelopment of this derelict site will significantly improve the local visual amenity. External finish will be brick or render with a flat roof with Aluclad timber windows.

**Trees and Hard Landscaping**

Two street trees will be provided on the Temple Road frontage.

Traffic calming will be provided across the junction between Temple Road and Saint Anne’s Square which along with the pavements adjoining the development will be completed using high quality materials complementary to the new paving taking part as part of the Blackrock LAP.

**Parking/Transport**

Residents can park on the street displaying resident’s permits. Some bicycle stands will be located close to the development as part of public realm improvements. Additional bicycle storage will be possible in the garden of the ground floor unit and inside the ground floor hall doors to the other two units.