

**SERVICE DEPARTMENT REPORTS – PROPOSED INFILL HOUSING DEVELOPMENT AT SITE
ADJACENT TO 37 ROLLINS VILLAS, SALLYNOGGIN, CO. DUBLIN**

1. ARCHITECTS DEPARTMENT

Context for the proposed Part 8

The Housing Department of Dún Laoghaire Rathdown County Council proposes to develop a site adjacent to 37 Rollins Villas, Sallynoggin, Co. Dublin. The existing two storey dwelling adjacent to the site was refurbished and had energy upgrade works completed in 2019. At that time the side garden was divided to create the current proposed site. The site area is circa 164 square metres.

Site Location and Description

The site is located at the end of an established terrace of two storey houses, on the corner of Rollins Villas and the adjacent cul de sac lane of the same name.

Site Zoning

The site is located on lands zoned Objective 'A'- To protect and /or improve residential amenity. The proposed scheme meets the zoning objectives.

Description of the proposed Part 8 Development

It is proposed to construct a new two storey, two-bedroom dwelling attached to the end gable of the adjacent 37 Rollins Villas property forming a bookend.

Externally, the walls will be finished in predominantly render, brick detail at the entrance area, and a tiled pitched roof to match the adjacent terrace.

Parking

One off street car parking space will be created to the front of the property

Landscaping

The front of the site will be paved in permeable, SUDs compliant paving. Planted beds will be provided to the front site of the house. All other private open space will be located to the rear of the house in an enclosed garden of over 60 square meters.

2. INFRASTRUCTURE AND CLIMATE CHANGE – PROPERTY MANAGEMENT SECTION

No objection to the proposed Scheme proceeding to Part 8

3. INFRASTRUCTURE AND CLIMATE CHANGE- TRANSPORTATION PLANNING SECTION

No objection to the proposed Scheme proceeding to Part 8 subject to the existing hedge being lowered in height at the front (south) and to the side (east).

4. MUNICIPAL SERVICES – TRAFFIC AND ROAD SAFETY

No objection to the proposed scheme proceeding to Part 8

5. MUNICIPAL SERVICES – ROADS MAINTENANCE

No objection to the proposed scheme proceeding to Part 8

6. MUNICIPAL SERVICES – WATER AND DRAINAGE

Drainage Planning has no objection to the proposed scheme proceeding to Part 8 subject to the following standard conditions:

1. No permanent structures shall be constructed within the proposed 0.6m wayleave shown on Architects drawing No. 1902-200-201 Rev. A. Prior to the commencement of construction, details of proposals for the bridging-over of the boundary wall over the surface water sewer shall be submitted to Municipal Services for approval.
2. The parking and hardstanding areas shall be constructed in accordance with the recommendations of the Greater Dublin Strategic Drainage Study for sustainable urban drainage systems (SUDS) i.e. permeable surfacing, as per Section 8.2.4.9 of the Dún Laoghaire Rathdown County Development Plan 2016 -2022 and include measures to prevent drainage from the driveway entering onto the public road. Where unbound material is proposed for the driveway, parking and hardstanding areas, it shall be contained in such a way to ensure that it does not transfer on to the public road or footpath on safety grounds.

7. PLANNING DEPARTMENT

No objection to the proposed scheme proceeding to Part 8

8. COMMUNITY AND CULTURAL DEVELOPMENT DEPARTMENT – PARKS SECTION

No objection to the proposed scheme proceeding to Part 8

9. COMMUNITY AND CULTURAL DEVELOPMENT DEPARTMENT- COMMUNITY SECTION

No objection to the proposed scheme proceeding to Part 8

10. COMMUNITY AND CULTURAL DEVELOPMENT DEPARTMENT – BIODIVERSITY OFFICER

No objections to the proposed scheme proceeding to Part 8 subject to the following conditions:

1. Prior to enabling works and site clearance the proposed site will be checked for invasive alien species, during the growing season (April to August) by a suitably qualified ecologist and their recommendations implemented.
2. Site clearance will take place outside the bird breeding season (that is outside –March 1st to August 31st)

11. FORWARD PLANNING AND INFRASTRUCTURE DEPARTMENT

No objection to proposed scheme proceeding to Part 8.