

**PART 8 SERVICE DEPARTMENT REPORTS**

**SITE: WOODPARK, SALLYNOGGIN ROAD**

**PC/H/02/22**

# **Architects' Department Report Proposed TAU - Woodpark, Sallynoggin**

## **1. ARCHITECTS DEPARTMENT**

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

The Housing Department of Dun Laoghaire Rathdown County Council proposes to enhance existing traveller accommodation site at Woodpark, Rochestown Avenue, Dublin. The existing day houses and ancillary buildings will be demolished and removed to provide area for 3 purpose-built two-storey houses. The existing site area is 0.146 Ha. The proposed site boundary will be extended marginally by 0.034 Ha on the northeast side to give an overall site area of 0.18 Ha to bring the development up to current standards.

### **Site Location and Description**

The site comprises of an established Traveller Accommodation site comprising 3no. Dayrooms, 3no. Mobile Homes and ancillary sheds and garage. It is located on the corner of Rochestown Avenue and Sallynoggin Road.

The site borders onto a public park (north) and a Car Dealership (west), Sallynoggin Road to (east) and Rochestown Avenue (south). There is a bus stop outside the site on the Sallynoggin Road.

External to site curtilage existing and proposed, there is a road reservation and proposed Active Travel upgrade between the site and Rochestown Avenue.

### **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". The additional extension of land 0.034 Ha is zoned Objective 'F' - To preserve and provide for open space with ancillary active recreational amenities. Under the dlr County Development Plan, Traveller Accommodation is permitted in principal under this zoning objective.

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

Development will consist of demolition and removal of existing 3 no. day rooms, sheds, garage (combined demolition area of permanent structures 191m<sup>2</sup>) and removal of the 3no mobile homes. It is proposed to construct 3 no. new two-storey dwellings with a single-storey garage to rear of no 3.

Accommodation will comprises 2 no. four bed (respectively 117m<sup>2</sup> and 123m<sup>2</sup>) and 1 no. 3 bed (104m<sup>2</sup>) units. Each dwelling will have private open area to serve the tenants use. In order to facilitate construction of the 3no. houses it is necessary to temporarily re-house the tenants off the existing site. Enabling works comprising a temporary site will be erected for the duration of the works adjacent to the permanent site and will be remediated back to parkland post construction of the houses within 18-24 months.

On all dwellings, roofs will be fibre cement slate and façade will comprise render and brick with aluminium clad timber windows and doors.

### **Parking**

Each dwelling will have parking to 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 two parking space.

### **Landscaping**

Each dwelling will have a private rear garden as well as grass and permeable paving to front garden, all SUDs compliant.

Dwelling unit no 1 will have 140 m2 private amenity space.

Dwelling unit no 2 will have 120 m2 private amenity space.

Dwelling unit no 3 will have 75 m2 private amenity space.

### **Refuse Storage**

Existing refuse collection area adjacent park to rear and Sallynoggin Road will be relocated to within curtilage of the Traveller Accommodation site to the South-East of the adjacent to the site access, behind the existing boundary wall.

### **Boundary Treatment**

Overall boundary treatment will include:

Northeast boundary to public park will include new 2.4m wall to rear of dwellings consisting random rubble layered stone facing towards public park, blockwork with smooth render finish towards garden.

Existing boundary to northwest/ car dealership to remain as is.

Existing boundary treatment to Sallynoggin Road to remain as is, with minor changes to site entrance and removal of existing gates.

Existing boundary to Rochestown Avenue to remain as is - random rubble stone wall.

### **Circular Economy:**

The Project team working in conjunction with the appointed contractor (yet to be tendered), will develop a resource and waste management plan in accordance with 'Best Practise Guidelines for the preparation of Resource and Waste Management Plans for Construction and Demolition (EPA 2021)'.

## **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 ESTATES OFFICER**

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 OFFICER**

No objection to the proposed development

### **5. MUNICIPAL SERVICES**

#### **5.1 BIODIVERSITY OFFICER**

No objection to the proposed development subject to:

- (a) The trees to be retained and the associated root zones to be protected by appropriate fencing and signs during the construction phase
- (b) Vegetation clearance to be carried out outside the bird breeding season (March 1<sup>st</sup> to August 31<sup>st</sup>)

#### **5.2 DRAINAGE PLANNING**

No objection to the proposed development

#### **5.3 Parks**

There is no objection to the proposal subject to:

- (a) The temporary site to be returned to grass to the satisfaction of the Parks Section.
- (b) Prior to commencement, Housing will engage with Parks to ensure the temporary solution will not affect the ability to construct the proposed multi-sport building on the lands.
- (c) Prior to commencement, any trees that may be impacted by the works shall be fenced in accordance with BS 5837:2012 and agreed with the Parks Section.

#### **5.4 ROAD MAINTENANCE**

No objection to the proposed development

#### **5.5 TRAFFIC**

No objection to the proposed development

### **6. PLANNING**

No objection to the proposed development