

SERVICE DEPARTMENT REPORTS – PROPOSED HOUSING DEVELOPMENT AT Existing SITE Old Connaught (TAU), Walcott Lands, Old Connaught Avenue, Bray, Co. Dublin

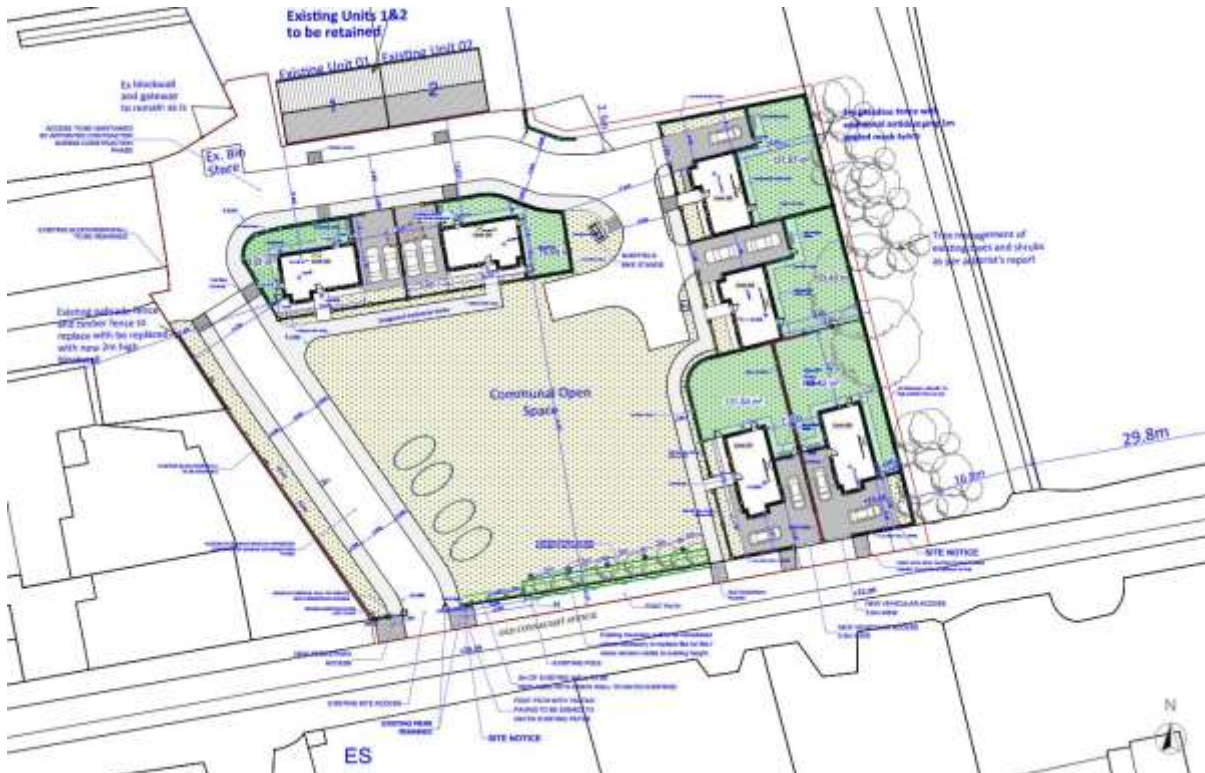
1. ARCHITECTS DEPARTMENT

1. Context for the proposed publication Section 179A

The Housing Department of Dun Laoghaire-Rathdown County Council proposes to upgrade existing traveller accommodation at Walcot Cottages, Old Connaught Avenue, Old Conna, Co. Dublin. The site is currently attributed to Traveller Accommodation (TA) needs.

To enable development and intensification of the existing DLRCC site to provide for 6no. new permanent houses for Travellers to regularise the existing demand on the site.

Site curtilage to the permanent site will remain as is, with the existing entrance remaining. Existing vehicular entrance will remain in the same location, off Old Connaught Avenue, and be enhanced by new pedestrian entrances either side of road entry in keeping with DMURS guidance. This will serve the existing two houses and 4 of the new houses. The remaining two new houses will have a new shared access directly on to Old Connaught Avenue. Adjacent to this there will be a new pedestrian entry to the estate at this location also. The existing character of Old Conna Avenue will be maintained. Existing boundary wall to Old Conna Avenue will be maintained where possible. Where necessary new and remediated existing boundary wall will be completed in sympathy with the existing character.



The shared open area will be grassed and appropriately landscaped with semi-mature trees. New infill houses will overlook same to provide passive surveillance.

The existing septic tank serving the existing two TAU houses, other adjacent houses, school and VEC training college (now redundant) will be removed and upgraded. New works will include provision of a series of holding tanks to be located on DLRCC lands serving the new 6 houses, the two existing TAU Houses and other existing houses plus the school – until such time as Uisce Eireann or others provide for upgrade for foul drainage along Old Conna Avenue. Temporary holding tanks will be emptied on a regular basis by DLRCC or its agents.

In keeping with SUDs good practice surface water runoff will be attenuated within the site.

Unit 3

Ground Floor Area – 50.4sqm

First Floor Area – 46.79sqm

Unit 4

Ground Floor Area – 50.4sqm

First Floor Area – 46.79sqm

Unit 5

Ground Floor Area – 50.4sqm

First Floor Area – 46.79sqm

Unit 6

Ground Floor Area – 50.4sqm

First Floor Area – 46.79sqm

Unit 7

Ground Floor Area – 50.4sqm

First Floor Area – 46.79sqm

Unit 8

Ground Floor Area – 50.4sqm

First Floor Area – 46.79sqm

2. Site Location and Description

The proposed housing scheme is on Council owned land at Walcot Cottages, Old Connaught Avenue, Old Conna, Co. Dublin. The site is currently attributed to Traveller Accommodation (TA) needs. There are currently two existing traveller accommodation units to the north of the site, Walcot cottages no1 and no2.

The site borders onto a housing estate (west), existing Traveller Accommodation Units (TAU)(north), an access lane and greenfield site which are owned by DLRCC (east), and Old Connaught Avenue (south).

The site area is 0.5ha.

3. Site Zoning

Under the Dún Laoghaire-Rathdown County Development plan 2022 – 2028 the zoning is A1 "To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans." Under

the Dún Laoghaire-Rathdown County Development plan 2022 – 2028, TA is considered in principle under this zoning.

Under the Dún Laoghaire-Rathdown County Development plan 2022 – 2028 the Specific Local Objective "To prepare a Local Area Plan for Old Connaught". This is currently being prepared based on an infrastructural capacity assessment study.

4. Flood Risk

Historical flood events have been researched with reference to an online Office of Public Works database, www.floodmaps.ie. A summary report generated from www.floodmaps.ie indicates site has not flooded. CFRAMS flood hazard risk maps for the adjacent river have been researched with reference to an online Office of Public Works database, http://maps.opw.ie/floodplans/fhr_map/. See appendix A in Report.

5. Description of the proposed development under section 179a

Development will consist of 6no. three bed detached 2-storey houses being constructed. Each house will be 97.19m² and have two parking spaces per house. There will be a private area to the rear of each house.

The density of the proposed scheme is 12 Units/ha.

New house façade will comprise render and brick and with energy efficient windows and doors, the roofs on the permanent dwellings will be fibre cement slate.

6. Parking – Vehicular + Cycle

Each dwelling will have for 2no. vehicular parking space within the front house curtilage.

The new developments have room to accommodate cycle parking within the curtilage of each unit.

7. Landscaping

Each dwelling will have an open space to the front and back of the house, each dwelling will be SUDs compliant and in line with DHLGH Quality Housing for Sustainable Communities as well as Dun Laoghaire-Rathdown County Development Plan 2022- 2028.

Unit 3 will have 60.01m² private amenity space.

Unit 4 will have 75.99m² private amenity space.

Unit 5 will have 137.90m² private amenity space.

Unit 6 will have 133.48m² private amenity space.

Unit 7 will have 131.54m² private amenity space.

Unit 8 will have 160.42m² private amenity space.

8. Refuse Storage

Each dwelling has a refuse collection area located within the site curtilage. There will be room for a refuse collection vehicle to reverse in.

9. Circular Economy:

The Project team working in conjunction with the appointed contractor (yet to be tendered), has developed 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.

Biodiversity Officer

No objection to the proposed development subject to:

All mitigation measures outlined in the EcIA will be implemented.

Reason: To ensure the protection of legally important species

Vegetation clearance will take place outside of the breeding bird season.

Reason: To ensure the protection of breeding birds

Native trees will be planted to replace any tree losses and other landscape measures will be provided for biodiversity enhancement for pollinators and for birds, in consultation with the Biodiversity Officer

Reason: To compensate for tree loss and provide for biodiversity

In order to ensure the implementation of the mitigation measures an Ecological Clerk of Works (EcOW) will be appointed to oversee the site clearance and construction phases of the works and consult with the invasive species specialist.

Reason: To ensure all mitigation measures are implemented and for the protection of legally important species

The EcOW will provide a programme of monitoring and reporting to be agreed with DLR in consultation with the Biodiversity Officer at least 3 weeks prior to site clearance and any works on site.

Reason: To ensure the timely monitoring of mitigation measures and for the protection of legally important species

An Invasive Alien Species Management Plan is provided by a suitably qualified Invasive Species specialist at least 4 weeks prior to site clearance and any works on the site where Japanese Knotweed or any other invasive alien species occurs. This management plan will outline the treatment measures and programme of treatment, the options proposed including if necessary the removal of the IAS to landfill under licence which will be managed by the Invasive Species specialist.

Reason: To fulfil our obligations under European Communities (Birds and Natural Habitats) Regulations 2011 Regulations Article 49

Parks

No objection to the proposed development. The Parks Department have requested consultation regarding tree protection

3. FORWARD PLANNING INFRASTRUCTURE

No objection to the proposed development.

4. INFRASTRUCTURE & CLIMATE CHANGE

Environmental Enforcement

No objection to the proposed development.

Property Management

No objection to the proposed development.

Transportation Planning

No objection to the proposed development.

Active Travel

No objection to the proposed development.

Climate Action

No objection to the proposed development.

Capital Projects

No objection to the proposed development.

5. MUNICIPAL SERVICES

Drainage Planning

No objection subject to the following conditions:

The Surface Water Drainage shall be carried out in accordance with the Proposed Drainage and Surface Finishes Drawing DLR660-101 – S1-P012, except as may otherwise be required in order to comply with the conditions below:

The road and (private) 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, in accordance with Section 12.4.8.3 Driveways/Hardstanding Areas of the County Development Plan 2022-2028. Where unbound material is proposed for 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 road safety grounds.

Prior to the commencement of development, the applicant shall submit full details of the flow control device, including model and make number, orifice size and flow control hydraulic characteristics graph. The flow control device will not be permitted

to have a bypass door and a penstock must be provided in the manhole in which the flow control device is located.

Prior to the commencement of development, the applicant shall submit full details of the tree pits proposed and detail the method by which water enters the tree pit, the storage arrangements within the tree pit and the connections back to the main drainage line, if required. Note the current tree pit arrangement on the Proposed Drainage and Surface Finishes Drawing DLR660-101 – S1-P012 is not acceptable.

Irish Water

No objection to the proposed development.

Road Maintenance/Public Lighting/Cleansing

No objection to the proposed development.

Traffic

No objection to the proposed development.

6. PLANNING

Having regard to the Objective A1 zoning of the subject site, it is considered that the proposed development would not adversely impact the existing residential amenity of adjacent properties by reason of overshadowing, overlooking or overbearing appearance. In addition, it is considered that the proposed development would not significantly detract from the character of the surrounding area and would be in accordance with relevant policy and the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.