

20<sup>TH</sup> MAY 2013: COUNTY ARCHITECT'S REPORT FOR PRESENTATION TO COUNCIL

<b>Project Details- Stage 2- Part 8 Application</b>	
<b>REDEVELOPMENT OF EXISTING RESIDENTIAL CARAVAN PARK AT BELGARD ROAD, TALLAGHT, DUBLIN 24</b>	
<b>1.</b>	<b>Accommodation Brief</b>
	<p>The outline brief agreed with Housing Department Traveller Accommodation Unit :</p> <p><b>Redevelop the existing site to provide the following for 3 families:</b></p> <p style="padding-left: 40px;">2 no. 4bed 7 Person Group house units</p> <p style="padding-left: 40px;">1 no 3bed 5 Person unit.</p>
<b>2.</b>	<b>The Site</b>
	<p>Location: Tallaght Central, at the lower end of the Belgard Road, accessed from the Belgard Road. It is bounded by the Belgard Road to the West, Eircom premises to the north and Tallaght Institute of Technology to the east and south.</p> <p>Site Information: Belgard Road RCP is a 0.2 Hectare (0.5acre) site designated for Traveller Accommodation. It is a compact site, constrained by size and will need to be vacated to facilitate construction of the development. The development will be built by SDCC and managed by the Traveller Accommodation Unit.</p> <p>Services: At this stage no unusual problems are anticipated re the topography or existing services on the site. Full exploration of these will be carried out.</p>
<b>3.</b>	<b>Planning Context</b>
	<p>The Tallaght Town Centre Local Area Plan 2006 has the existing and future land use for this Site designated as residential.</p> <p>The South Dublin County Development Plan 2010-2016 has a CT zoning objective "To protect, improve and provide for the future development of the County Town of Tallaght" for this site. There is also a Specific Local Objective on the site in the Development Plan which is "To Provide for Traveller Accommodation"</p>
<b>4.</b>	<b>Project Description</b>
	<p><b>The Proposal comprises:</b></p> <ul style="list-style-type: none"> <li>• The demolition of the masonry built Service units and walls defining the 6 bays</li> <li>• The construction of 2 no. 4bed/7person group houses</li> <li>• The refurbishment of the existing single storey caretaker's house adjacent to the Belgard road Boundary.</li> </ul> <p>The works will include all demolitions, infrastructure, hard and soft landscaping and all necessary associated ancillary works on the site.</p>
<b>5.</b>	<b>Architectural Design</b>
	<p>The design is intended to;</p> <ul style="list-style-type: none"> <li>• Provide group houses based on a design which is evolving with each project and consultation, and which has met with general approval to date; allows for future extension of bedroom accommodation and is sustainable under a long term maintenance programme</li> <li>• Upgrade and refurbish the existing house to meet the current needs of the family and enhance the living conditions and improve thermal efficiency and comfort levels.</li> <li>• Minimise the impact on the area by keeping the single storey dwelling on the Belgard Road frontage, and using dormer construction (rather than 2 storey) for the two new houses.</li> </ul>

# Site Location Plan and Plan of Proposed Development

**EXISTING LAYOUT**  
SCALE: 1:500

**VIEW OF SITE FROM BELGARD ROAD**

**COMBINE CONSULTANTS**  
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**REDEVELOPMENT OF BELGARD ROAD RCP**

SITE LOCATION PLAN	
PART 5	
SCALE: 1:200	PAPER SIZE: A3
DESIGNED BY: CB	CHECKED BY: -
DATE: 12/24	DRAWN BY: Loo-Map
DATE OF ISSUE: DEC/12	REV: -

**SITE LOCATION MAP**  
SCALE: 1:1000

**PROPOSED SITE LAYOUT**  
SCALE: 1:200

**BELGARD ROAD CARAVAN PARK  
PROPOSED REDEVELOPMENT**

2 No. HOUSE TYPE A: DORMER - 4 BED / 7 PERSON (BOTH WITH POSSIBLE FUTURE EXTENSIONS)  
1 No. EXISTING HOUSE: 3 BED / 6 PERSON SINGLE STOREY WITH EXTENSION

PROPOSED SITE LAYOUT	
PART 8	
SCALE: 1:200	PAPER SIZE: A3
DESIGNED BY: CB	CHECKED BY: -
DATE: 12/24	DRAWN BY: D1
DATE OF ISSUE: DEC/12	REV: -

6.	<b>Project Partners:</b>
	<p>Department of Environment, Community and Local Government  SDCC Housing Department: Traveller Accommodation Unit (TAU)  SDCC Architectural Services Department  Tallaght Travellers Community Development Group and the residents on site</p>
7.	<b>Description of Project for Part 8 Consultation and Site Notice</b>
	<p><b><u>Proposed Development</u></b></p> <p><b><u>Planning and Development Act 2000 to 2011</u></b>  <b><u>Public Consultation Procedure under Part 8 of the Local Government (Planning &amp; Development) Regulations 2001 – 2012</u></b></p> <p>In accordance with the requirements of the above, notice is hereby given that South Dublin County Council proposes to construct the following:</p> <p><b><u>Redevelopment of Existing Residential Caravan Park at Belgard Road, Tallaght, Dublin 24</u></b></p> <p>Redevelopment of Existing Residential Caravan Park comprising; the demolition of the masonry built Service Units and internal bay walls, the construction of 2 No. 4 Bed / 7 Person dormer Group Houses, the refurbishment of the Existing Caretaker's house adjacent to the Belgard Road boundary and all works to include demolitions, infrastructure, hard and soft landscaping and all necessary associated ancillary works on the site.</p> <p>Plans and drawings of the proposed development are on display at the headquarters of South Dublin County Council, County Hall, Tallaght, Dublin 24, and South Dublin County Council Civic Offices, Clondalkin, Dublin 22 during normal working hours until Tuesday 5<sup>th</sup> March 2013 and on the Council Website: <a href="http://www.sdcc.ie">http://www.sdcc.ie</a></p> <p>Submissions or observations in respect of this matter dealing with the proper planning and sustainable development of the area in which the development would be situated may be made in writing to:</p> <p>The Senior Executive Officer,  Housing Department,  South Dublin County Council  County Hall,  Tallaght,  Dublin 24</p> <p>up to and including Wednesday 20<sup>th</sup> March 2013.</p> <p>Please note that the opening hours of South Dublin County Council offices are: Monday to Thursday 9.00am - 5.00pm and Friday 9.00am - 4.30pm</p> <p>It should be noted that the Freedom of Information Act applies to all records held by South Dublin County Council.</p> <p>Web: <a href="http://www.sdcc.ie">www.sdcc.ie</a></p>
8.	<b>Report on Public Consultation Procedure under Part 8 of the Local Government (Planning and Development) Regulations 2001 – 2012 for the proposed re-development</b>
	<p>The Part 8 Notice above was published on the 23rd January 2013 that the Council intend to re-develop the existing Residential Caravan Park at Belgard Road, Tallaght, Dublin 24.</p> <p>No submissions were received in relation to the proposed development as a result of the Part 8 process.</p> <p>The Traveller Accommodation Unit and the Architects Department have been in discussions with the residents and Tallaght Travellers Community Development Group to ensure that the views of all stakeholders are addressed</p> <p>It is proposed to proceed with the development as described above, subject to any DECLG, Special needs or other Statutory requirements.</p>

