

	COUNTY ARCHITECTS REPORT – Council Meeting March 2014
Project Title:	Mayfield Phase 2 Housing Infill, Clondalkin, Dublin 22
County Architect: Senior Architect: Architects:	Eddie Conroy FRIAI Patrick de Roe MRIAI Architectural Services Department, South Dublin County Council
Description of Project for Part 8 Consultation Notice and Site Notice:	<p style="text-align: center;"><u>Proposed New Works</u></p> <p style="text-align: center;">Development of a 18 unit infill housing project on the undeveloped lands located to the east of the entrance road access to Mayfield Park, Mayfield Park, Clondalkin, Dublin 22</p> <p style="text-align: center;">Proposed Development Notice Under Part 8 of the Planning & Development Regulations 2001/2012</p> <p style="text-align: center;">In accordance with the requirements of the above, notice is hereby given that South Dublin County Council proposes</p> <p>Development of a 18 unit infill housing project on undeveloped lands located in the south eastern corner of the east of the entrance road access to Mayfield Park, Mayfield Park, Clondalkin, Dublin 22 comprising:</p> <p>Infill Housing with 10 no. two-storey 4 person three bedroom units, 4 no. two-storey 5 person three bedroom units, 4 no. two-storey three bedroom adaptable units. The works to include utility works, landscaping and all necessary associated ancillary works on the site and adjacent areas.</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, during normal working hours until Friday 7th of February 2014 and on the Council Website www.sdcc.ie</p> <p>Submissions or observations with respect to 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 4.00pm Friday the 21st February 2014 It should be noted that the Freedom of Information Act applies to all records held by South Dublin County Council.</p>

Context:

The overall site comprises lands to the north abutting the Nangor Road, land the east forming the proposed housing site, and existing housing built as Phase 1 which was the former Mayfield Caravan Park.

The plan below shows the proposed development of the land in September 2003 when Phase 1 was approved as a Part 8. The built section is shown in orange with the future phases 2 & 3 shown in yellow. It was hoped that portions of Phase 2 & 3 would be constructed as affordable housing, an aspiration that is not currently economically viable.

The proposal for phase 2 included a less dense development of housing than originally proposed with a landscaped green space accessible to both existing and proposed housing.

PROPOSED PHASES



The site is located in walking distance of Clondalkin village and has shopping and other amenities in close proximity.

There are public transport services available.

A new bridge was constructed in 2006 to provide access to the overall site to facilitate future development.

Planning / Zoning

The site complies with zoning and planning considerations.

An extract from the Development Plan 2010-2016 shows that the area is zoned 'to protect and /or improve residential amenity'.

The proposed development falls within the designated zoning.

The site has been identified under the criteria of Policy H6 as a site suitable for infill development.

Development Plan - Zoning



The site is located in walking distance of Clondalkin village and has shopping and other amenities in close proximity. There are public transport services available.

Project Description

The site forms part of the lands comprising the Mayfield Caravan Park and associated lands. The site has also been modified in size and shape by arrangements made for road improvements in the area. An overall plan was developed for the site in 2002 comprising:

- housing and serviced bays for the residents of the caravan park
- dense housing and apartments to north portion of the site fronting the Nangor Road for social / affordable housing.
- housings / apartments to the east portion of the site for social / affordable housing.

In the interim Mayfield Phase 1, housing the existing residents of the caravan park and accommodating their particular needs, has been completed.

The proposal for phase 2 proposes a less dense development of housing than originally proposed in the 2003 approved proposals, with a landscaped green space accessible to both existing and proposed housing. A smaller landscaped area addresses the Camac River. The houses are arranged to provide passive supervision to the new open spaces, and existing houses.

The main benefit of the housing infill, other than the provision of housing, is the use of land not currently in productive usage, and the consolidation of existing open space with passive supervision eliminating possible anti-social activity.



Following the end of the consultation process, and following the final presentation to the Council Chamber, the layout will be adjusted to reflect the outcomes of the public consultation.

Overall Project Budget: € 3.5 million subject to DoELGH approval.

Architectural Design:

The housing is grouped to address two distinctive spaces –

- The housing is oriented to address either the green or access roads to ensure all public spaces are passively supervised.
- The boundary to the road will be enhanced with a new wall and upgraded landscaping to the access road.
- The scale has been retained at two storey scale in detached or terrace form.
- Both sections of the infill protect existing amenity and reinforce previously unprotected boundaries.

The houses have been designed to maximise solar gain and the enjoyment of natural light.

Ancillary Works to Project:	Re-routing of existing services. Upgrading of existing landscaping and open space.
Project Partners	Housing Construction Department Department of Environment and Local Government Parks Department Local Community and residents
Site / Services Constraints:	All major existing services runs have been identified for the design. Local alterations to layout are likely when on site investigations establish precise underground service locations.
Part 8 Submissions & Commentary	<p>Submissions have been invited from both council Departments and the local residents and public. All submissions are recorded by the Housing Department and a commentary is provided below on the main issues raised.</p> <p>No formal submission were made on the project.</p> <p>Noted:</p> <p>Site area at Camac River, remote from housing, may be subject to flooding.</p>
Part 8 – Approval -Conditions and modifications to be incorporated in approved project.	<ol style="list-style-type: none"> 1. Provision to be made in the tender and Health and Safety requirements to ensure safety measures are put in place for construction traffic. 2. The general layout to be revised as required to any Environment / Roads requirements. 3. The general layout to be revised as required to meet DoELGH requirements for funding and compliance. 4. The house types as shown to be interchangeable to meet any updated tenancy requirements. 5. Localised alterations as required to meet specific tenant needs or adaptation are deemed approved. 6. Upgrading or alteration to units to meet any legislative enactment or requirement is deemed approved.
Recommendation	The project is recommended for approval by the County Architect, subject to the conditions and modifications above.

Unit Types	DoE Target Unit Areas m2	Proposed Unit Sizes	L / K Area / Total	Main bedroom / Total	Number of Units according to type
DoE Unit Types [delete N / A]					
K4 - 3 Bed / 4 Person [2 story]	83	83			4
K5- 3 Bed / 5 Person [2 story]	91	92			10
L2 – 3 bed / 5 person-adaptable	91	92			4
Total Number of Units					18