

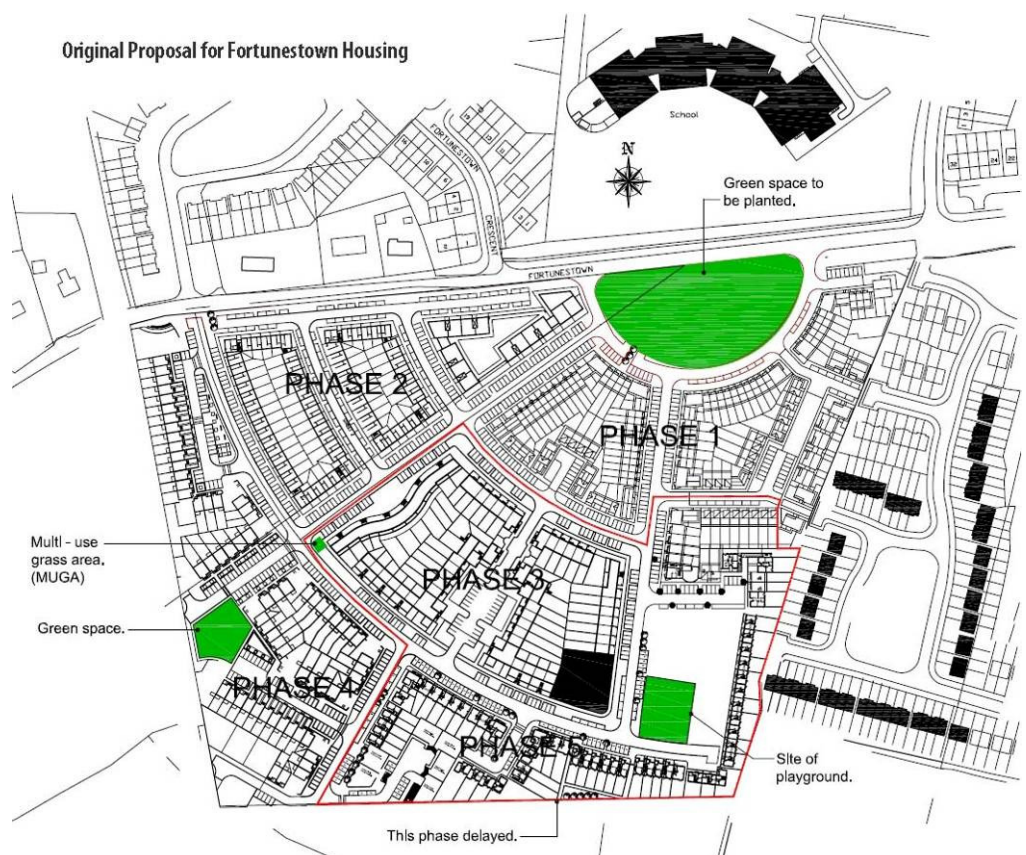
	<b>COUNTY ARCHITECTS REPORT – Council Meeting March 2014</b>
<b>Project Title:</b>	<b>MacUilium Housing Infill, Fortunestown, Dublin 24</b>
<b>County Architect:</b> <b>Senior Architect:</b> <b>Architects:</b>	Eddie Conroy FRIAI Patrick de Roe FRIAI Architectural Services Department, South Dublin County Council
<b>Description Part 8 Consultation Notice and Site Notice:</b>	<p style="text-align: center;"><u><b>Proposed New Works</b></u></p> <p><b>Development of a 28 unit infill housing project on undeveloped lands located in the south eastern corner of the MacUilliam Estate, Fortunestown Lane, Tallaght, Dublin 24</b></p> <p style="text-align: center;"><b>Proposed Development Notice Under Part 8 of the Planning &amp; Development Regulations 2001/2012</b></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><b>Development of a 28 unit infill housing project on undeveloped lands located in the south eastern corner of the MacUilliam Estate, Fortunestown Lane, Tallaght, Dublin 24 comprising:</b></p> <p><b>A terraced street with 15 no. two-storey 4 person three bedroom units, 8 no. two-storey 5 person three bedroom units, 5 no. two-storey three bedroom adaptable units. The works to include ancillary works to the adjacent open space, landscaping and all necessary associated ancillary works on the site and adjacent areas at south eastern corner of MacUilliam Estate.</b></p> <p><b>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 7<sup>th</sup> of February 2014 and on the Council Website <a href="http://www.sdcc.ie">www.sdcc.ie</a></b></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><b>The Senior Executive Officer, Housing Department, South Dublin County Council County Hall, Tallaght, Dublin 24</b></p> <p><b>up to and including 4.00pm Friday the 21st February 2014</b></p> <p>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 the built phases of the Fortunestown Housing Masterplan, now called MacUilliam, completed in 2009 over several stages. Phase 5 was modified in form and Phase 3 was not constructed. A playground has been constructed on part of the Phase 3 site, and the current use of the unbuilt portion of Phase 5, together with Phase 3, has been grassed over to provide open space until further development occurs. A Part 8 Approval exists for in excess of 140 housing units of similar scale to the built portion of the estate. It is now proposed to construction less than 30 units at a reduced scale of two stories, and retain most of the remaining land for open space / recreational use.

The plan below shows the proposed development of the land as envisaged in 2002.

The current infill proposal includes a less dense, and intense, development of housing than originally proposed in the masterplan with the enhanced green space accessible to both existing and proposed housing.



**Housing Need in the area:**

There is an established housing need in the area.

The current housing need information is as follows:

**Tallaght**

- Sundale **127**
- Ardmor **30**
- Brookview **24**

There are 234 on the transfer list for the area north of the Naas Road.

It is clear that a real housing need existing in the area and that land currently in Council ownership should be utilized in a way that is appropriate to the context and to the benefit of residents.



**View of Existing Estate circa 2009 with infill area and retained open space shown**

The current proposal involves retaining the vast majority of the space previously dedicated to further housing as enhanced open space, with a housing infill to the vulnerable 'edges' or boundaries of the estate. The boundaries are currently formed by the rear areas of the existing housing and the adjacent industrial estate.

#### **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 provide for new residential communities'

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.



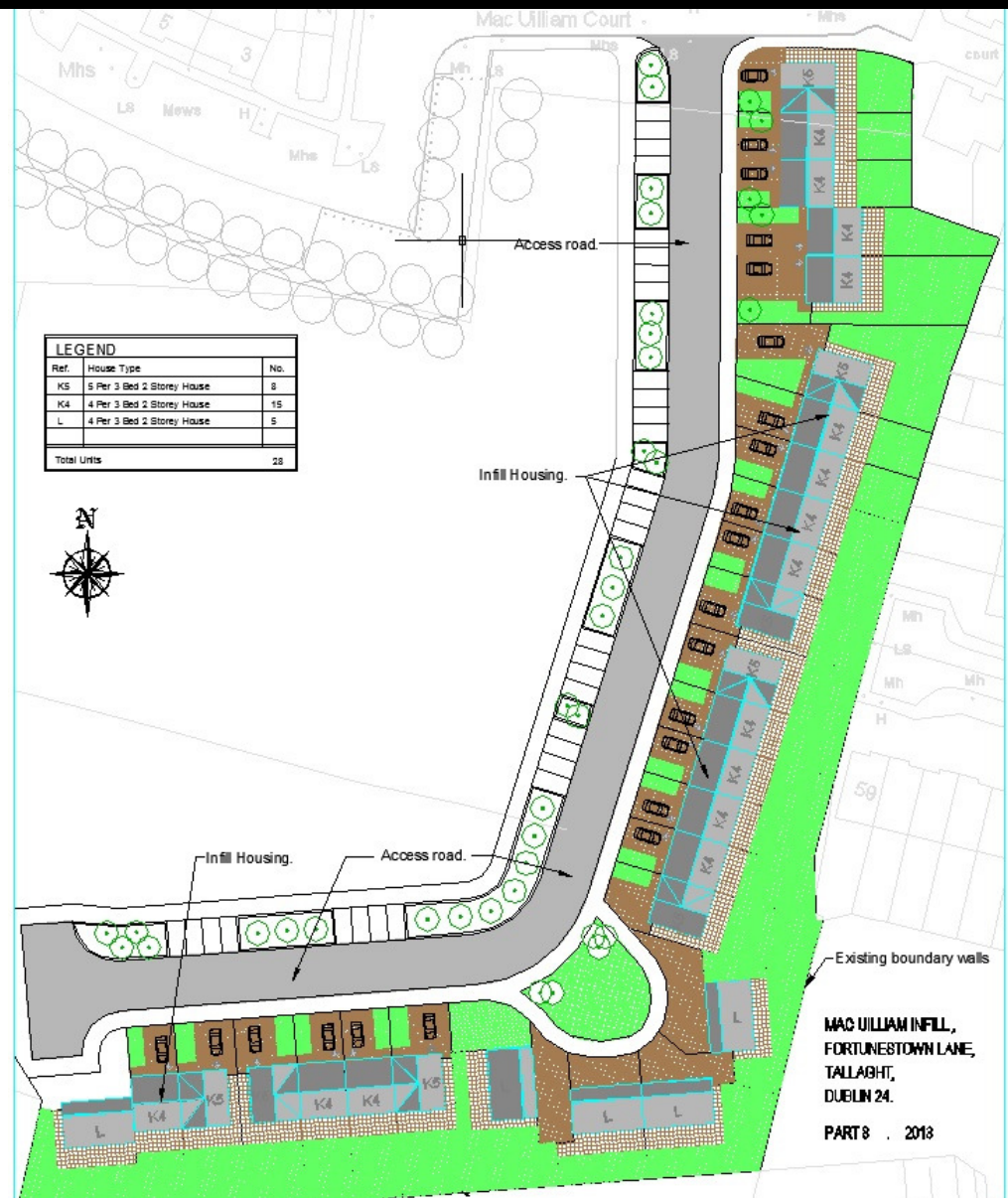
## Project Description

The site forms part of the lands comprising the Fortunestown housing and associated lands. An overall plan was developed for the site in 2001 comprising open space provision and housing at medium density. Phase 3 and 5 were not fully completed leaving exposed boundaries and underdeveloped open space.

The proposal for the housing infill includes a greatly reduced density of development / housing than was originally proposed - with a landscaped green space accessible to both existing and proposed housing. The houses are arranged to provide passive supervision to the existing open space, reinforcing the existing houses overlooking the green.

The main benefit of the housing infill, other than the provision of housing, is the consolidation of existing open space with passive supervision.





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: € 4.9 million subject to DoELGH approval.

#### Architectural Design:

The housing is grouped to address two distinctive spaces –

- The housing is oriented to address the existing green to ensure all public spaces are passively supervised.
- The rear boundaries, currently exposed, will be protected.
- The existing open space will be enhanced, and its status consolidated.
- The scale has been retained at two storey scale in detached or terrace form and represents a reduction in density and intensity of development.
- 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.

<b>Ancillary Works to Project:</b>	<p>Re-routing of existing services.</p> <p>Upgrading of existing landscaping and open space.</p>
<b>Project Partners</b>	<p>Housing Construction Department</p> <p>Department of Environment and Local Government</p> <p>Parks Department</p> <p>Local Community and residents</p>
<b>Site / Services Constraints:</b>	<p>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.</p>
<b>Part 8 Submissions &amp; Commentary</b>	<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>The residents association for Mac Uilliam actively engaged in the consultation process and submitted a thoughtful and considered letter outlining their views on the proposals.</p> <p>The issues and responses are listed below;</p> <p><b>Issue: Entrances / Exits to estate</b></p> <p><b>Response:</b> The scheme is designed to slow traffic speeds, increasing pedestrian and cycle safety. Options for improvement of access / exit to the estate will be considered and included in an overall budget package for submission to the DoECLG.</p> <p><b>Issue: Concerns over increased construction traffic, construction material and trucks moving through the estate as part of the construction traffic</b></p> <p><b>Response:</b> The Council will address construction Health and Safety issues as part of the project tendering process.</p> <p><b>Issue: Community Space</b></p> <p><b>Response:</b> It is understood that the matter of access / use of the existing community space on site has been resolved. MacUillimh also contains extensive provision in the form of a large children's playground, Multi-Use Games Area (MUGA), and a well-planted open space. There are also large scale Council owned community facilities in neighbouring areas which are capable of servicing this community.</p> <p><b>Issue: Car Parking</b></p> <p><b>Response:</b> Options for alleviation of parking issues will be considered and included in an overall budget package for submission to the DoECLG.</p> <p><b>Issue: Requirement for additional ramp and signage at MacUillimh Avenue</b></p> <p><b>Response:</b> Funding for this will be included in an overall budget package for submission to the DoECLG.</p> <p><b>Issue: Upgrade to park area in front of proposed development</b></p>

	<b>Response: Options for improved landscaping will be considered and included in an overall budget package for submission to the DoECLG.</b>
<b>Part 8 – Approval -Conditions and modifications to be incorporated in approved project.</b>	<ol style="list-style-type: none"> <li>1. The general layout to be revised as required to meet DoELGH requirements for funding and compliance.</li> <li>2. Provision to be made in the tender and Health and Safety requirements to ensure safety measures are put in place for construction traffic.</li> <li>3. A review of existing parking / traffic and speed ramp concerns to be undertaken prior to tender. Subject to funding availability, localised improvement to be incorporated in project brief.</li> <li>4. A review of landscaping to the large green to be undertaken prior to tender. Subject to funding availability, localised improvement to be incorporated in project brief.</li> <li>5. The general layout to be revised as required to effect the above conditions.</li> <li>6. The house types as shown to be interchangeable to meet any updated tenancy requirements.</li> <li>7. Localised alterations as required to meet specific tenant needs or adaptation are deemed approved.</li> <li>8. Upgrading or alteration to units to meet any legislative enactment or requirement is deemed approved.</li> </ol>
<b>Recommendation</b>	<b>The project is recommended for approval by the County Architect, subject to the conditions and modifications above.</b>

<b>Unit Types</b>	<b>DoE Target Unit Areas m2</b>	<b>Proposed Unit Sizes</b>	<b>L / K Area / Total</b>	<b>Main bedroom / Total</b>	<b>Number of Units according to type</b>
<b>DoE Unit Types [ delete N / A ]</b>					
<b>K4 - 3 Bed / 4 Person [2 story ]</b>	<b>83</b>	<b>83</b>			<b>15</b>
<b>K5- 3 Bed / 5 Person [2 story ]</b>	<b>91</b>	<b>92</b>			<b>8</b>
<b>L2 – 3 bed / 5 person-adaptable</b>	<b>91</b>	<b>92</b>			<b>5</b>
<b>Total Number of Units</b>					<b>28</b>