

EIA SCREENING REPORT

HOUSING DEVELOPMENT AT WELLVIEW ESTATE, MULHUDDART, DUBLIN 15

November 2018

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Project:	Wellview Estate
Title:	EIA Screening Report
Issue Date:	30/11/2018

This report is for the specific purpose to which it refers and has been based on, and takes into account, the instructions and requirements of our client. It is not intended for and should not be relied upon by any third party.

BMA PLANNING LIMITED

1.0 INTRODUCTION

1.1 Purpose of Report

This EIA Screening Report is prepared on behalf of Fingal County Council in relation to the proposed development of 20 infill houses at Wellview Estate, Mulhuddart, Dublin 15. The Report is prepared in the context of an application under Part VIII of the Planning & Development Regulations 2001 (as amended).

The purpose of the Report is to determine if EIA is required for the proposed development as set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000, as amended (the Act), and Schedule 5 of the Planning and Development Regulations, 2001, as amended (the Regulations). The requirement for a 'sub-threshold' development to be subject to EIA is determined by the likelihood that the development would result in significant environmental effects which may arise due to the location of the development or the characteristics of the development. The EIA screening exercise outlined below have examined the project with reference to the relevant thresholds and criteria.

An Appropriate Assessment Screening report (by NM Ecology), which assesses the potential of the proposed development to adversely affect the integrity of Natura 2000 sites (i.e. SPAs and SACs), has been prepared and will also be submitted to the competent authority as part of the Part VIII application.

1.2 Statement of authority

This report has been compiled by BMA Planning under the direction of Ray Ryan. Ray Ryan is a qualified town planner and Principal of BMA Planning (formerly Brian Meehan & Associates), Planning and Development Consultants since 2004. He has an undergraduate degree from University College Cork and a Masters in Regional and Urban Planning (MRUP) from University College Dublin. He is a corporate member of the Irish Planning Institute and operates in accordance with their code of professional conduct. As a planning consultant for over 20 years, he has extensive experience in major urban development and infrastructure projects throughout Ireland, including various aspects of Environmental Impact Assessment.

2.0 THE PROJECT

2.1 The Site

A Site Location Plan showing the subject site in the context of the surrounding area is attached within Appendix A.

The site comprises 0.9 ha at the north edge of the existing Wellview estate at the junction of Wellview Green, Wellview Park, Wellview Grove and Wellview Avenue with the west end of the existing green/open space. Existing houses share boundaries with the open space with rear and/or side boundaries of the houses facing onto it. The existing open space, which is traversed by a public footpath, rises away from the subject site. An existing ditch and hedge to the north of the site separates the open space from the remaining area which extends north to Damastown Avenue and east to Church Road.

2.2 Project Description

As illustrated in the plans presented as part of the current application (See Site Layout Plan included within Appendix A), 20 no. dwellings are proposed as follows:-

- 4 no. 2-bedroom, 3-person, 2-storey houses – Type B1 – 89.2m²
- 3 no. 2-bedroom, 3-person, 2-storey houses – Type B2 – 96.2 m²
- 7 no. 3-bedroom, 5-person, 2-storey houses – Type C - 103 m²
- 6 no. 4-bedroom, 7-person, 2-storey houses – Type D - 128 m²

Car-parking will be out of curtilage and a total of 44 no. car parking spaces are provided across the development.

It is proposed that any existing trees to be removed arising from the development will be replaced by new trees at the west end of the existing open space in consultation with Fingal County Council Parks Department.

It is proposed that new foul connections from the gravity feed foul drainage system serving each block of houses will be connected to existing 225mm foul sewers located on Wellview Park, Wellview Grove and Wellview Green.

There is an existing watermain located in Wellview Green. It is proposed to extend the watermain located in Wellview Green with a 100mm diameter HDPE watermain pipe through the site to serve the proposed houses.

It is proposed to connect the surface water system serving each block of houses into existing 225mm surface water sewers located on Wellview Park, Wellview Grove, and Wellview Green.

3.0 RELEVANT EIA LEGISLATION

The EIA Directive, Council Directive 85/337/EEC of 27 June 1985 *on the assessment of the effects of certain public and private projects on the environment* is designed to ensure that projects likely to have significant effects on the environment are subject to a comprehensive assessment of environmental effects prior to development consent being given. This Directive was amended by the following Directives:- Directive 97/11/EC of 3 March 1997, Directive 2003/35/EC of 26 May 2003, Directive 2009/31/EC of 23 April 2009, (codified in Directive 2011/92/EU of 13 December 2011) and most recently by Directive 2014/52/EU of 16 April 2014.

3.1 National EIA Legislation

EIA provisions in relation to planning permissions are contained in the Part X of the *Planning and Development Act, 2000*, As Amended (hereafter referred to as “the Planning Act”), and in Part 10 of the *Planning and Development Regulations, 2001*, As Amended.

The 2014 EIA Directive has been transposed into national planning law by the *European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018* (S.I. No. 296 of 2018), with effect from 1 September 2018¹, and the *European Union (Planning and Development) (Environmental Impact Assessment) (No.2) Regulations 2018*, with effect from 8th October 2018.

3.2 EIA Guidance

The Department of Housing, Planning and Local Government (DHPLG) revised the *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*, in August 2018. These updated Guidelines deal with the new legislative provisions resulting from the 2014 EIA Directive and the *European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018* (S.I. No. 296 of 2018)² and how they are to be addressed in practice.

The Environmental Protection Agency (EPA) prepared revised (draft) guidance to respond to the 2014 EIA Directive, including Draft *Guidelines on the Information to be contained in Environmental Impact Assessment Reports* (2017) and Draft *Advice Notes for Preparing Environmental Impact Statements* (2015). With the transposition complete, The EPA are due to finalise these Guidelines and Advice Notes.

¹ A separate commencement date of 1 January 2019 is provided for the enhanced provisions for EIA screening in advance of making a planning application (Sections 176A to 176C)

² Hereafter referred to as the 2018 EIA Regulations.

Since the adoption of the 2014 EIA Directive, The European Commission has also prepared a suite of Guidance documents including “*Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU)*” (2017).

4.0 EIA SCREENING EXERCISE

4.1 Methodology

To determine if an EIA is required, the first step is to determine whether the Project is a class set out in Annex I or II of the Directive. These classes have been broadly transposed into Schedule 5 (Part 1 and 2) of the Planning and Development Regulations 2001, As Amended, with national thresholds included for many of the Annex II classes.

If the project is not subject to a mandatory EIA, EIA may still be required to determine the likelihood of a sub-threshold project having significant effects on the environment. Criteria are included in Annex III of the EIA Directive (transposed into Irish Law in Schedule 7 of the Planning and Development Regulations 2001, As Amended) to determine whether a sub-threshold development should be subject to an Environmental Impact Assessment.

4.1 Mandatory EIA Thresholds

Section 172 of the Planning & Development Act 2000, as amended, provides the legislative basis for mandatory EIA. It states:

“An environmental impact assessment shall be carried out by a planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either:

(a) the proposed development would be of a class specified in –

(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either – I. such development would exceed any relevant quantity, area or other limit specified in that Part, or II. no quantity, area or other limit is specified in that Part in respect of the development concerned,

or

(ii) Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either – I. such development would exceed any relevant quantity, area or other limit specified in that Part, or II. no quantity, area or other limit is specified in that Part in respect of the development concerned, or

(b) (i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not exceed the relevant quantity, area or other limit specified in that Part, and (ii) the planning authority or the Board, as the case may be, determines that the

proposed development would be likely to have significant effects on the environment.”

Further to the above, Schedule 5 of the Planning & Development Regulations 2001, as amended sets out a number of classes and scales of development that require EIA.

There is no class set out under Part 1 of Schedule 5 in relation to the provision of a housing development.

Under Part 2 of Schedule 5, in relation to Infrastructure projects, Class 10(b)(i) of Part 2 refers to housing developments as follows:

10. Infrastructure projects

(a)

(b)(i) Construction of more than 500 dwelling units.

(ii) Construction of car-parks providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.

(iii) Construction of shopping centres with a gross floor space exceeding 10,000 square metres

(iv) Urban development which would involve an area greater than 2 hectares in the case of a Business District, 10 hectares in the case of other parts of a built-up area, and 20 hectares elsewhere. (In this paragraph “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)

(emphasis added)

The number of dwelling units proposed as part of the proposed housing development is **20** and will therefore be significantly below the threshold specified in Class 10(b)(i) of Part 2.

Having regard to the above, EIA is therefore not mandatory for the proposed development.

4.3 Sub -Threshold Screening

To determine to determine whether the project described in Section 2 above should be subject to an EIA, the following assessment is completed on the basis of the Criteria in Schedule 7 of the *Planning and Development Regulations 2001, As Amended* and utilising the Screening

Checklist provided in the '*Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU)*' (EC, 2017).

The criteria are grouped under the following three headings in Table 4.1 below:

1. Characteristics of the Proposed Development
2. Location of Proposed Development
3. Characteristics of Potential Impacts

The assessment of the likelihood of significant environmental effects requires professional judgment. The DoEHLG Guidance Document '*Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development*' states that it is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision. In this context, this screening exercise has relied on available information.

In addition to the above reference criteria, a further screening exercise was completed to assess the most significant potential impacts and Table 4.2 presents the sections that would be covered in any EIA as specified in the Directive and includes the aspects of the environment with the potential to be significantly affected by the project

Table 4.1 : Screening Criteria

Screening Questions	Comment
Characteristics of the Proposed Development	
<i>Is the scale of the project considered to be significant?</i>	No. The site is small in its own right and in the context of the expansive housing areas in the general area. The scale of the proposed development is in keeping with the scale of the receiving setting and surrounds in terms of size and design, and is therefore not considered significant.
<i>Is the size of the project considered significant when considered cumulatively with other adjacent developments?</i>	No. The size and footprint of the proposed development is considered small, and no permitted or proposed projects were identified with which the proposal would give rise to significant cumulative impacts.
<i>Will the project utilise a significant quantity of natural resources, in particular land, soil, water or biodiversity?</i>	No. The footprint of the dwelling units will occupy a small area within the proposed development site. No significant impacts on Natura 2000 sites. The proposed development will connect to the existing public sewer system.
<i>Will the project produce a significant quantity of waste?</i>	No. During the construction phase, normal construction waste will be collected by a suitably licensed contractor and sent to appropriately permitted waste or materials recovery facilities. The waste management hierarchy will be implemented onsite, which prioritises prevention and minimisation of waste, followed by re-use and recycling. During the operational phase, waste will be sorted and collected a suitably licensed contractor and sent to appropriately permitted waste or materials recovery facilities.
<i>Will the project create a significant amount or type of pollution?</i>	No. No significant water or air-borne pollution are envisaged as a result of the proposed development. The proposed housing development is not a project type that will give rise to significant emissions or pollution.
<i>Will the project create a significant amount of nuisance?</i>	No. Limited disruption to local receptors may arise during the construction phase but this will be short-term in duration. The majority of the proposed works will take place within site of the proposed development
<i>Will there be a risk of major accidents?</i>	No. The proposed development is not of a type that poses a risk of major accidents, having regard to substances or technologies used. The proposed construction works will employ best practice methodologies, and be subject to the contractor's safety statements and risk assessments.
<i>Will there be a risk of natural disasters, including those caused by climate change?</i>	The potential natural disasters that may occur are limited to flooding and fire. Based on available data from the OPW's Catchment Flood Risk Assessment and Management (CFRAM), the proposed development site is not at risk of flooding. In terms of fire risk, the proposed development will comply with all relevant health & safety legislation. It is considered that the risk of significant fire occurring, affecting the proposed development and causing it to have significant environmental effects, is limited.
<i>Will there be a risk to human health (for example due to water contamination or air pollution)?</i>	No. There is the limited potential for negative effects on human health during the construction phase as a result of potential emissions to air of dust, or potential emissions to land and water of hydrocarbons. Best construction site practices will prevent any risk of pollution running off the site. A housing development is not a recognised source of pollution and is not an activity that falls within any thresholds requiring Environmental Protection Agency licensing. On this basis, the

	potential for negative health effects associated with the proposed development is negligible.
<i>Is the combination of the above factors likely to have significant effects on the environment?</i>	No. There are no factors above which when combined would result in the proposed development, due to its characteristics, have a significant effect on the environment
Location of the Proposed Development	
<i>Has the proposed development the potential to impact directly or indirectly on any site designated for conservation interest (e.g. SAC, SPA, pNHA)?</i>	An AASR for the site has been undertaken and concludes that no potential impacts arising from the proposed development are anticipated as there are no pathways for impacts from the proposed development to any Natura 2000 sites.
<i>Has the proposed development the potential to impact directly or indirectly on any habitats listed as Annex I in the EU Habitats Directive?</i>	No. There will be no negative direct or indirect impacts to or reduction in Annex I habitat area
<i>Has the proposed development the potential to impact directly or indirectly on any habitats listed as Priority Annex I in the EU Habitats Directive?</i>	No. The proposed development will not have any significant effects on Natura 2000 sites and therefore no direct or indirect effects on Annex I habitats
<i>Has the proposed development the potential to impact directly or indirectly on any species listed as Annex II in the EU Habitats Directive?</i>	No.
<i>Has the proposed development the potential to impact directly or indirectly on any species listed as Annex IV in the EU Habitats Directive?</i>	No.
<i>Has the proposed development the potential to impact directly or indirectly on any species listed as Annex I of the EU Birds Directive?</i>	No.
<i>Has the proposed development the potential to impact directly or indirectly on the breeding places of any species protected under the Wildlife Act?</i>	No..
<i>Has the proposed development the potential to impact directly or indirectly on the existing or approved land use?</i>	No. The site is zoned RS to <i>'provide for residential development and protect and improve residential amenity'</i> in the Fingal County Council Development Plan 2017-2023. From a land use planning perspective, the proposed housing development can be assimilated into the receiving environment without any significant effects
<i>Has the proposed development the potential to significantly impact directly or indirectly the relative abundance, availability, quality or regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground?</i>	No. The proposed development can be accommodated on this site with no significant negative effects on the abundance, availability, quality or regenerative capacity of the receiving natural environment. Considering the small size of the site this impacts associated with removal of grasscover, trees/ hedgerows will be negligible.
<i>Has the proposed development the potential to impact directly or indirectly on any protected structures</i>	No. There are no Recorded Monuments affected There are no protected structures located within or in close proximity to the proposed development site.

<i>or Recorded Monuments and Places of Archaeological Interest?</i>	
<i>Has the proposed development the potential to impact directly or indirectly on listed or scenic views or protected landscapes as outlined in the County Development Plan?</i>	No. The proposed development does not affect any listed or scenic views or protected landscapes
Type and Characteristics of Potential Impacts	
<i>Would a large geographical area be impacted as a result of the proposed development?</i>	No. The geographic extent of the proposed works is confined to the proposed development site.
<i>Would a large population of people be affected as a result of the proposed development?</i>	No. The proposed development site is within the existing urban area and is consistent with the land use pattern in the general area.
<i>Are any transboundary impacts likely to arise as a result of the proposed development?</i>	No.
<i>Would the magnitude of impacts associated with the proposed development be considered significant?</i>	No. Having regard to the characteristics of the proposed development and the location of the proposed development site, there are no significant negative impacts associated with the proposed project. The proposed development will provide additional housing stock which is considered a significant positive impact on Human Beings.
<i>In considering the various aspects of the environment, would the impacts of the proposed development be considered complex?</i>	No. The development is a typical housing development of a type found throughout the region
<i>Is there a high probability that the effects will occur?</i>	Whilst temporary impacts relating to construction activities are likely to occur but are not significant.
<i>Will the effects continue for a long time?</i>	No likely significant negative effects on the environment have been identified as a result of the proposed development. The project will have a long-term positive impact on Human Beings, with regard to the provision of additional housing stock in area.
<i>Will the effects be permanent rather than temporary?</i>	The potential effects during construction are temporary. No significant permanent negative impacts are expected to result from the operational phase.
<i>Will the impacts be irreversible?</i>	No. No likely significant effects on the environment have been identified as a result of the proposed development.
<i>Will there be significant cumulative impacts with other existing and/or approved projects?</i>	No. The proposed project will not give rise to significant effects on the environment, and no permitted or proposed projects were identified with which the proposal would give rise to significant cumulative impacts.
<i>Will it be difficult to avoid, or reduce or repair or compensate for the effects?</i>	The construction process will avoid any significant effects of the proposed development through the implementation of standard best practice construction methodologies.

Table 4.2: Potential Impacts by EIA Topic

EIA Topic	Comment on Potential Impacts
Population and Human Health	<p>The potential impacts of the construction phase on human beings are not considered to be significant. During construction, there is the potential for temporary minor impacts related to traffic inconvenience, dust and noise to occur. However, the works will be short-term in duration. Standard best practice construction methodologies will limit disturbance to people in the area.</p> <p>Once completed, the proposed development will provide additional housing stock in an area of high demand which is considered a significant positive impact.</p> <p>The new development will provide for passive surveillance of the west end of the existing public open space, in turn providing for a safer and more usable public amenity for residents of the Wellview Estate.</p>
Biodiversity / Species and Habitats	<p>The lack of any sensitive habitats and/or species means that the proposed development will not have any significant effect on flora and fauna</p>
Land and Soils	<p>No significant impact; the development will be constructed in accordance with best practice environmentally sensitive methods and environmental management systems</p>
Water	<p>Good construction site practices will be in place to prevent any risk of pollution, e.g. from earthmoving works or chemicals used in construction such as hydrocarbons and cement based products, running off the site. With best practice incorporated into the design and the construction works, the potential for significant run-off of pollutants is either eliminated or greatly reduced, and no significant residual impacts on water are anticipated.</p> <p>CFRAM mapping shows that the site of the proposed development is not at risk of flooding.</p> <p>The proposed development will connect to the existing sewer, which eliminates the requirement for an onsite waste water treatment facility.</p>
Air & Climate	<p>During construction, there is the potential for short-term minor negative impacts related to dust to occur, however this will be short term in duration and limited to the works area. Best practice construction site management will minimise emissions.</p>
Noise & Vibration	<p>Potential short-term noise impact may arise during construction activities however this will be managed through best practice measures. No significant impact anticipated.</p>
Material Assets: Built Environment	<p>The proposed development will connect to existing public services (foul and watermains and utilities). There are no issues with capacity in the existing services.</p> <p>Possible effects include short term interruption to existing services, damage to existing systems during construction and possible pollution.</p> <p>No significant effects arising.</p>
Material Assets: Transportation	<p>There will be no significant long-term impact on local traffic movements due to the scale of the proposed housing development. During the construction phase, appropriate traffic management and signage will be in place to ensure safe access and egress from the site, and the safety of other road users.</p>
Waste Management	<p>The development will involve limited excavation and land re-shaping. Possible effects include the re-use / recycle / disposal of excavated material as well as other waste generated on site i.e. construction and demolition waste, domestic waste once occupied. Any effects will be mitigated by the implementation of best practice in construction and demolition and operational waste management procedures.</p> <p>No significant effects arising.</p>

Cultural Heritage	The proposed development will not give rise to any significant impacts on cultural heritage.
Landscape	No significant impact. The site proposed housing development is located within an existing urban area, and will not give rise to any significant landscape or visual impacts. There are no protected views or designated scenic routes pertaining to the site, and there will be no significant change in terms of site visibility.
Interactions	No Impact

4.3 Conclusions of Screening Exercise

It is concluded that the nature of the proposed development is not considered to have likely significant effects on the environment (direct or indirect).

The scale of the proposed development, when viewed individually and cumulatively, is small in the context of both the EIA threshold criteria and types of projects listed in the regulations which require EIA.

The proposed development will involve the construction of 20 no. dwelling units which is significantly less the EIA threshold of 500 dwelling units. Therefore, the characteristics of the proposed housing development are not of a nature and scale that will give rise to significant effects on the environment by way of its size or design.

In terms of other environmental sensitivities, e.g. landscapes/sites of historical, cultural or archaeological significance, the proposed development will not give rise to any significant effects, given its location.

From a land use planning perspective, the proposed housing development is on lands that are zoned for residential use and the development will be consistent with the relevant policy provisions of the local Development Plan and consistent with the existing /emerging pattern of development in the general area. The proposed development is considered to represent a long-term and permanent positive impact in terms of the provision of additional housing stock in a suitable location.

The type of characteristics of the potential impacts are not considered likely to have significant effects on the environment during construction phase. Good construction site practices will be in place to prevent any risk of pollution to the receiving environment. Temporary disturbance in relation to noise levels, dust and traffic disturbance are typical of any construction phase, the proposed works will be confined to within the site of the proposed development and any potential impact on nearby sensitive receptors will be short-term and effectively managed through best practice measures. Therefore, it is proposed that a suite of best practice construction management and pollution prevention measures should be implemented during the construction phase to include, inter alia, the following:-

- The boundary of the site will be clearly outlined by a temporary fence. The construction compound and storage area will be located inside the site boundary.
- During the construction phase, noise limits, noise control measures, hours of operation and selection of plant items will be considered in relation to minimising disturbance.
- Reduced illumination of the site will be used where possible to prevent disturbance to local fauna that may potentially occur in the wider area.
- All plant and equipment for use will comply with the Construction Plant and Equipment Permissible Noise Levels Regulations (SI 359/1996).
- Fuels, oils, greases and hydraulic fluids will be stored in bunded compounds.
- Fuels, lubricants and hydraulic fluids for equipment used on the site will be carefully handled to avoid spillage, properly secured against unauthorised access or vandalism, and provided with spill containment in accordance with current best practice.
- In all circumstances, excavation depths and volumes will be minimised and excavated material will be re-used where possible.
- All storage of plant, excavated material/topsoil and other materials required for construction/landscaping, will be held within the fenced area.
- All waste will be collected in skips and the site will be kept tidy and free of debris at all times.
- All construction waste materials will be stored within the confines of the site, prior to removal from the site by a permitted collector to a permitted waste facility.
- The construction works will be monitored to ensure that environmental best practice is fully adhered to and is effective.

The proposed development site can therefore accommodate the development without significant impact and a detailed EIAR is not required in this instance.

The Appropriate Assessment Screening confirms that there will be no significant effect to Natura 2000 sites as a result of the proposed development, alone or in combination with any other permitted or proposed project.

5.0 CONCLUSION

The proposed project is not a development for which an EIA is mandatory.

In terms of scale, the proposed housing development falls significantly below the threshold set out in Class10(b)(i) in Part 2 of Schedule 5 of the Regulations.

An EIA Screening exercise was carried out to determine the potential for the proposed development to have significant environmental effects or not. This exercise has been informed by a desk study of the site based on the best available information.

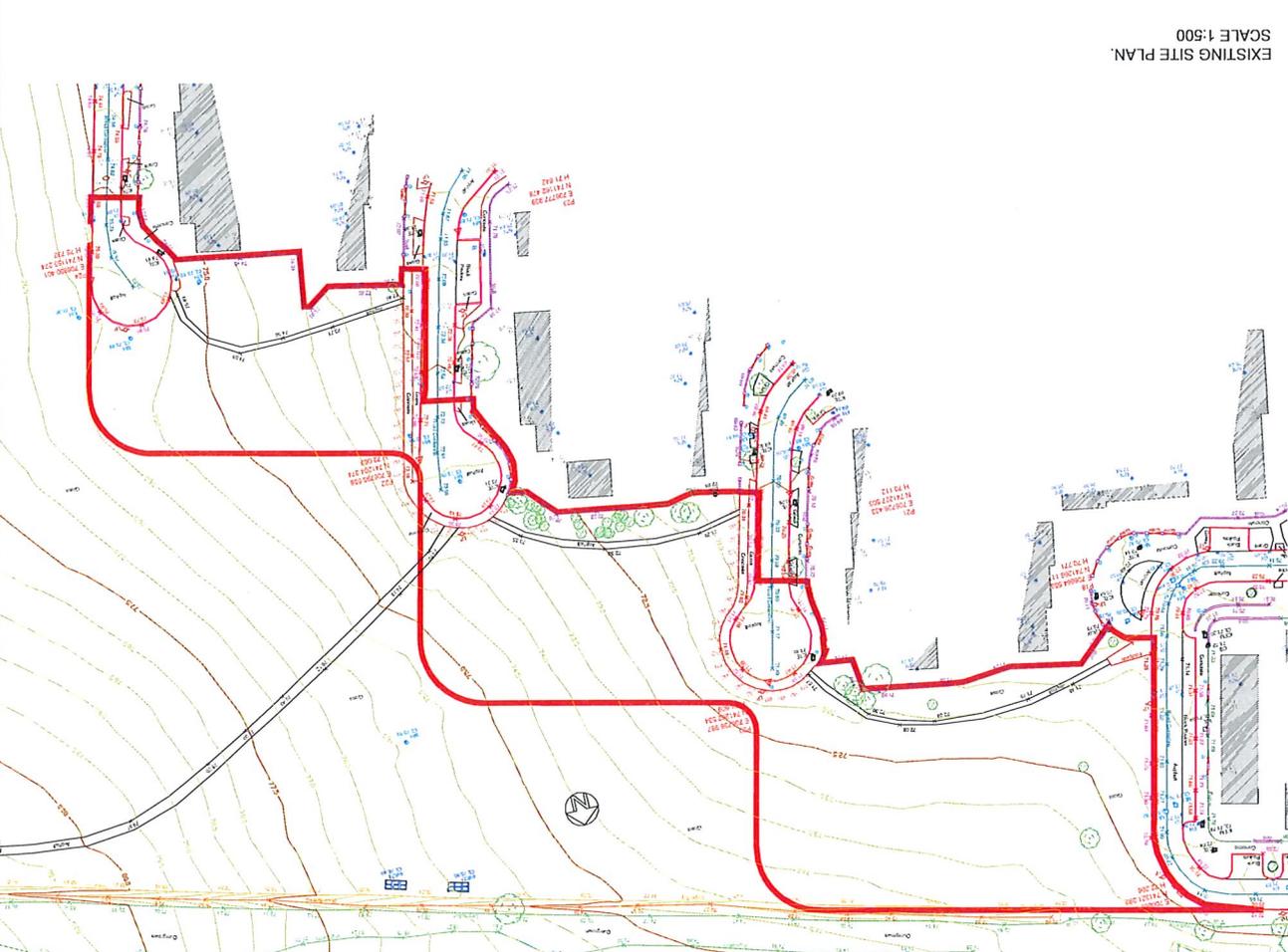
No significant negative effects on the environment have been identified during the construction operational phase of the proposed development and the overall conclusion and recommendation of this screening exercise is therefore that there is no requirement for Environmental Impact Assessment of the proposed project.

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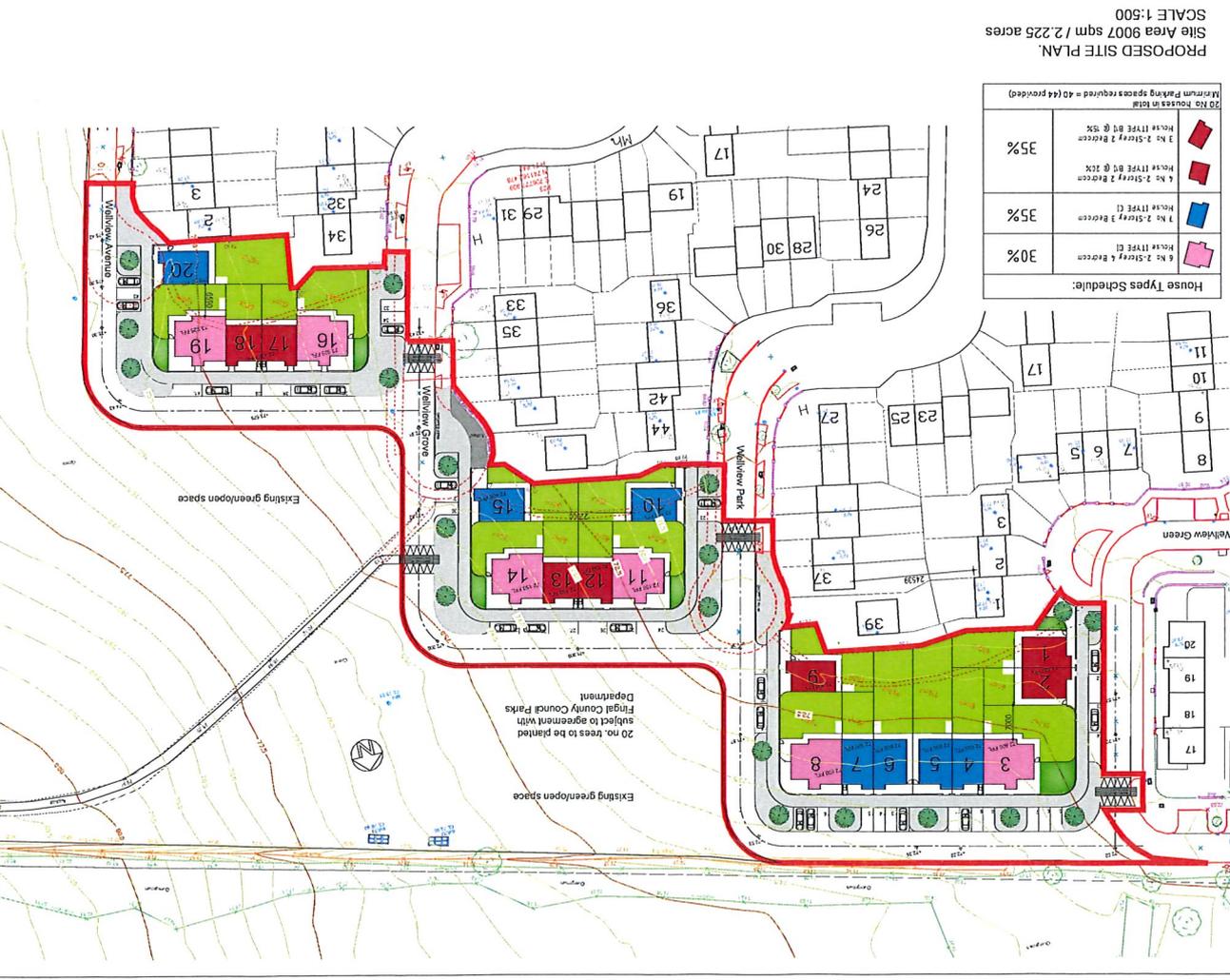
30 November 2018

Appendix A

ALL CONSTRUCTION METHODS, MATERIALS, SERVICES & INSTALLATIONS TO BE IN ACCORDANCE WITH ALL IRISH BUILDING REGULATIONS AND CODES OF PRACTICE AT THE TIME OF CONSTRUCTION. ALL SUB-CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE. NO DIMENSIONS TO BE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. IF IN DOUBT ASK!



EXISTING SITE PLAN
SCALE 1:500



PROPOSED SITE PLAN
Site Area 9007 sqm / 2.225 acres
SCALE 1:500

House Types Schedule:

30%	6 No. 2-Storey 4 Bedroom House Type E1
35%	7 No. 2-Storey 3 Bedroom House Type E1
35%	3 No. 2-Storey 2 Bedroom House Type B1 @ 20% 4 No. 2-Storey 2 Bedroom House Type B2 @ 20%
20 No. Houses in total Minimum Parking spaces required = 40 (44 provided)	

REVISIONS AFTER LAST PLOT:

NOV 2018	Scale 1:500/0.01
17/02/21	Revision
17/02/21	Revision

PROJECT: 20 No. Infill Dwellings at Wellview Estate, Mulhuddart, Dublin 15
DRAWING: PROPOSED SITE PLAN & EXISTING SITE PLAN

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REGISTERED ENGINEERS

REVISIONS AFTER LAST PLOT:

Stage: **PLANNING**