



17021/11B

## **Proposed 20 no. Infill Dwellings at Wellview Estate, Mulhuddart, Dublin 15**

### **Nature Extent & Principal Features of the Development**

#### **1. Site**

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. Planning**

The site is zoned RS to 'provide for residential development and protect and improve residential amenity' in the Fingal County Council Development Plan 2017-2023.

#### **3. Existing Infrastructure**

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

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

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.

The above drainage and watermain layouts are illustrated on the proposed drainage drawing submitted as part of this planning application.

There is an existing cable that runs underground east west along the boundary to the north of the site which will be maintained.



## 4. Proposal

20 no. dwellings are proposed in a layout that book-ends the existing estate, i.e.

4 no. 2-bedroom, 3-person, 2-storey houses – Type B1 – 89.2m<sup>2</sup>

3 no. 2-bedroom, 3-person, 2-storey houses – Type B2 – 96.2 m<sup>2</sup>

7 no. 3-bedroom, 5-person, 2-storey houses – Type C - 103 m<sup>2</sup>

6 no. 4-bedroom, 7-person, 2-storey houses – Type D - 128 m<sup>2</sup>

All dwellings will be provided with private open space in compliance with the current Fingal County Council Development Plan.

Car-parking will be out of curtilage and parking spaces will be provided as required by Development Plan Standards, i.e. 2 no. spaces per house with 1 no. visitor space per 5 houses, providing for a total of 44 no. car parking spaces across the development.

## 5. Public Open Space & Residential Amenity

The site is at the north end of the existing Wellview Estate where the edge of the estate meets an area of approximately 4.25 ha of existing public open space.

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 subject to approval of Fingal County Council Parks Department.

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.