

Proposed Construction of 24 dwellings and community rooms adjacent to Pinewood Green Court, Balbriggan, County Dublin.

Site location and access

The site comprises an area of 1.4 Ha (2.5acres) of land lying adjacent to Pinewood Estate. The site consists of arable land (currently fallow) and slopes down from west to east. The site is bounded by Pinewood Estate to the north-west and the main line railway to the north-east. There is a road reservation for the connection to Castlelands Roundabout to the south-east. The proposed road reservation will be used as a haul road during construction, to avoid nuisance to residents of Pinewood Green Estate..

Planning Matters

The site is zoned RS:
 "To provide for residential development and protect and improve residential amenity"

The Proposal

The proposal consists of 20 no. 2-storey houses laid out in pairs around the perimeter of an urban block and a short terrace comprising 4No single storey dwellings. There are:

- 12 no. 3-bedroom houses of 105m².
- 8 no. 2-bedroom houses of 88m².
- 4 no. 1-bedroom houses of 51m².
- 1 no. building with community rooms of 72 m².

There are 45 on-street car-parking spaces distributed equally between the blocks.

The blocks are designed to give good passive supervision of streets and open space; exposed back garden walls are kept to a minimum. All houses will have shallow front areas. All houses will have private open space to the rear which will comply with the current County Development Plan standards.

Mid terrace houses will have adequate bin-stores in their front areas. The 4No., single storey dwellings have private gardens in compliance with the County Development Plan and open onto a garden shared with the community rooms.

Public Open Space

The site will have 1200 m² of new formal open space at the bottom of the slope, forming a buffer between the development and the Dublin to Belfast railway. It will also yield significant views towards Skerries. A second open space area of 1200 m² lies between the proposal and the existing houses on Pinewood Green Court which will allow a less steep slope to be used for the development.

House Construction

The houses will be of framed construction, built in a factory and delivered pre-plumbed and pre-finished to a pre-prepared site. This will mean a shortened construction period with less nuisance or disturbance for residents. It also means a much more quality controlled construction. Houses will be finished in robust materials having regard to the surrounding developments. The houses will comply with the National Building Regulations and be subject to the current Building Control Regulations.

Services

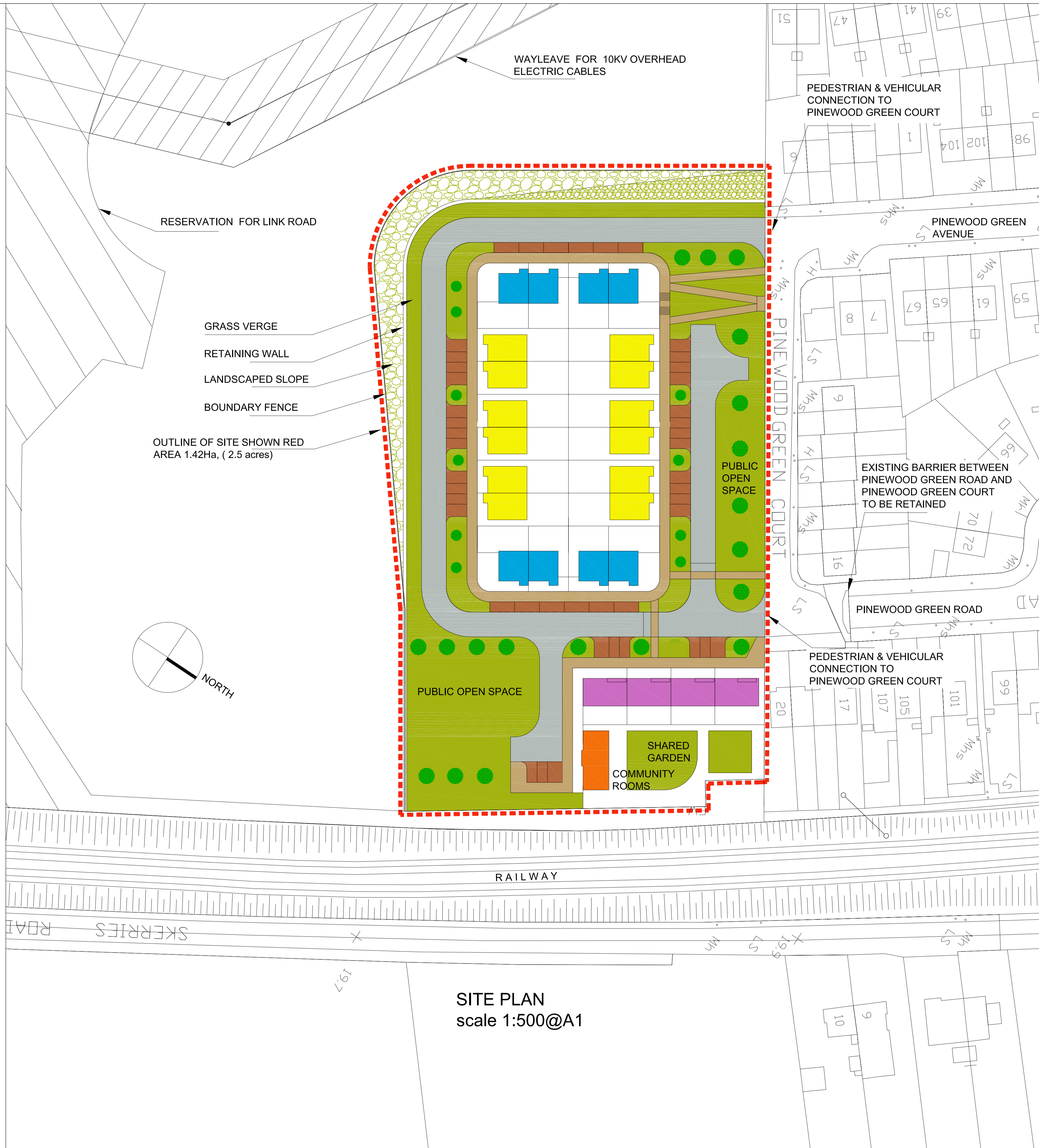
Fresh water mains, surface water and foul water services are all available locally; there is adequate capacity. All water services are subject to application to Irish Water. An appropriate SUDS (Sustainable Urban Drainage System) will be developed. Electrical services are available adjacent to the site. Gas services are available adjacent to the site.

Roads

The development will be accessed by a two-way perimeter road loop. It is proposed to have two points of access to Pinewood Green Court

Amenities

Schools:
 Bracken Educate Together, Gaelscoil Baile Bricin, Scoil Cormac and St. Teresa's primary schools are all nearby.
Public Transport:
 Bus Eireann route 104 provides a limited local service around Balbriggan. Route 101 links to Dublin (Talbot Street) and Drogheda. Dublin Bus routes 33, provides links to city (Talbot Street) via Swords, from Dublin St. The 33a links to Swords. 2km to Balbriggan Railway station.
Shopping:
 Balbriggan centre 1.5 Km. There is limited local shopping in Pinewood.



LEGEND		
TYPE		TOTAL
TYPE A	3 BEDROOM HOUSE	12
TYPE B	2 BEDROOM HOUSE	8
TYPE C	1 BEDROOM HOUSE	4
	COMMUNITY ROOMS	1

SITE PLAN
 scale 1:500@A1

**Comhairle Contae Fhine Gall
 Fingal County Council**

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CLIENT
 Housing Department

PROJECT TITLE
 24 rapid build Dwellings, Community Rooms
 at Pinewood, Balbriggan, Co Dublin.

PROJECT STAGE
 Planning Part X1

DRAWING TITLE
 SITE PLAN.

PROJECT ARCHITECT
 David Byrne

DRAWN
 FGM

CHECKED

SCALE
 1:500 @A1

DATE
 June 2016

DRAWING NUMBER
 15-318-P-02

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