

Proposal for 22 Dwelling Units & Associated Site Development & External Works on Site Adjacent to Church Road, Mulhuddart, Dublin 15.

As part of its 2017 Housing Programme, Fingal County Council proposes to construct 22 houses on lands zoned for residential use at Church Road, Mulhuddart, Dublin 15 and outlined red on the Site Location Map.

Planning Matters

This site is located in the South-West of Lady's Well Park, north of The Nurseries and Dromheath Crescent and south of the access and carpark for Lady's Well Park. It comprises an area of approximately 0.9 Hectares and is zoned RS-Residential: **'Provide for residential development and protect and improve residential amenity'**.

Description

The proposal is a mix of dwelling types and sizes as advised by Fingal County Council Housing Department as follows: 2 No - 1 Bedroom, 10 No - 2 Bedroom, 6 No - 3 Bedroom & 4 No - 4 Bedroom dwellings, as shown on drawings 17-113-PXI-1001, 1002 & 1003. All 2, 3 and 4 bedroom dwellings are two-storey; the 1 bedroom dwellings are single-storey. The proposed housing is laid out in two terraces of 6 dwellings facing north back-to-back with two terraces of 5 dwellings providing passive surveillance to the Park. The terraces are arranged parallel to the contours, thereby minimising gradients and the central connecting road achieves pedestrian and vehicular permeability.

Housing density of 24 dwellings per Hectare, is consistent with existing adjoining residential communities.

Access and Roads

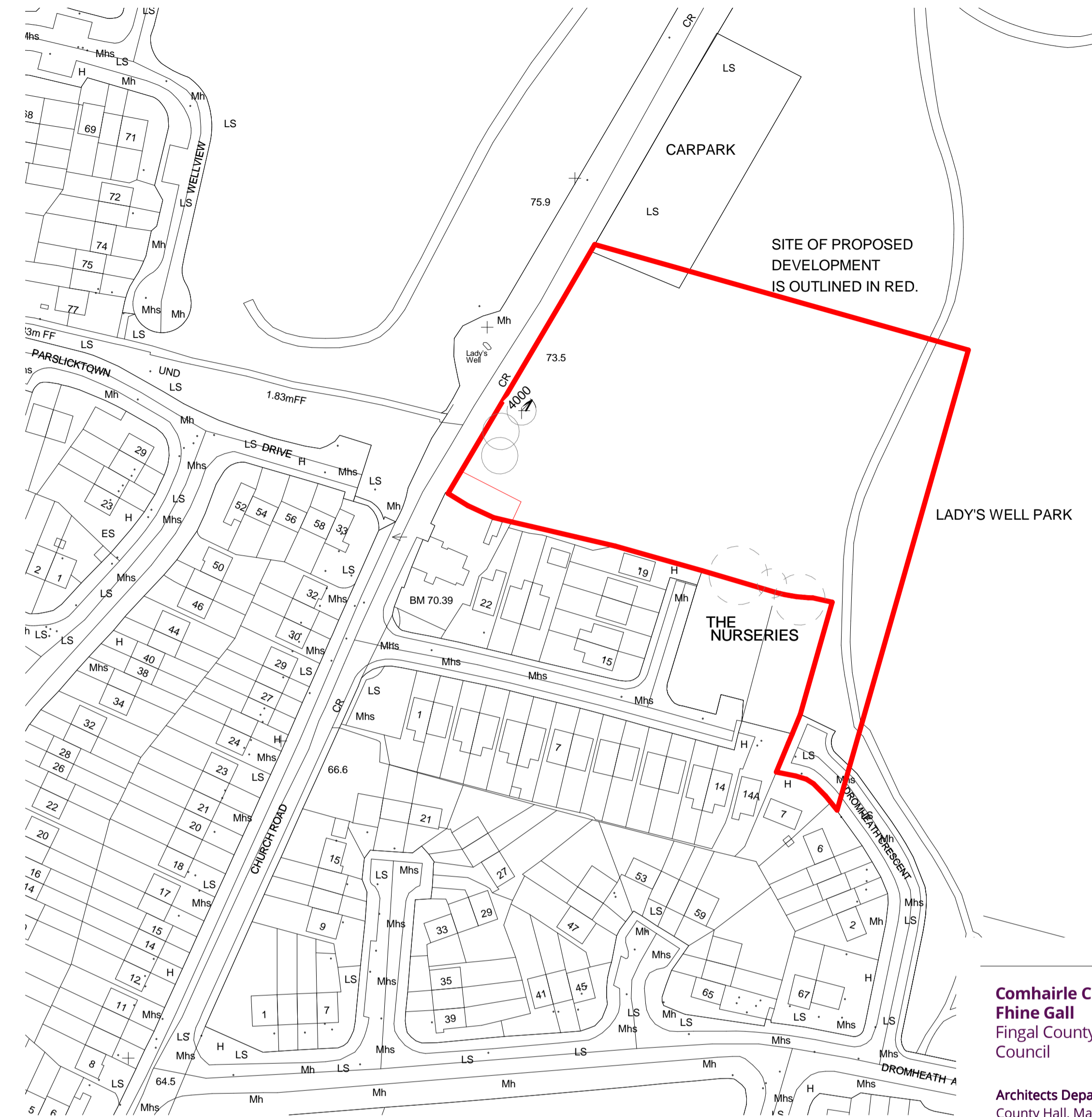
It is intended to extend the existing footway northward, along the east side of Church Road and form a new vehicular and pedestrian entrance to the development. The cul-de-sacs are less than 40m deep to facilitate service vehicle access. Roads and footways will be designed to DMURS standards. All dwellings will be provided with 2No in-curtlage parking spaces. The site plan shows a reserved option to provide vehicular and pedestrian access from Dromheath Crescent.

Public Open Space

The site is located adjacent to Lady's Well Park and pedestrian access will be provided to the Park in Consultation with Fingal County Council, Parks Planning and Strategic Infrastructure Section.



2 Site Layout Plan
1 : 500



1 Site Location Map
1 : 1000

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Services, Utilities

Dwellings will be provided with electricity, gas, telecommunications and water services. Application will be made to Irish Water for mains water supply and foul water service connections. A Sustainable Urban Drainage Systems (SUDS) treatment train approach will be implemented for surface/storm water management. Gas and Electricity services will be subject to applications to GNI and ESB respectively.

Construction & Materials

The design and construction of dwellings will comply with the National Building Regulations; BC(A)R certification will be provided at commencement and completion. Materials and construction will be robust, with design life in the order of 60 years. Consideration will be given to performance, durability, ease of maintenance and value for money in the design and selection of materials and systems.

Amenities

Local schools: (Primary) Ladyswell National School (Mulhuddart), Powerstown Educate Together, Tyrellstown; (Secondary) Riversdale Community College; are all within walking distance. Mulhuddart Community Centre is at the junction of Castlecurragh Heath and Church Road. Buses: 38/38A to Burlington Road via City Centre; 220 to Ballymun; 238 Blanchardstown SC to Tyrellstown are all available from Ladyswell Road. Shops: Mulhuddart Village; Castlecurragh; Blanchardstown Shopping Centre.

**Comhairle Contae
Fine Gall
Fingal County
Council**



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Client

**Fingal County Council
Housing Department**

Project Title

**22 Units at Church Road,
Mulhuddart, Dublin 15.**

Drawing Title

**Site Location Map & Site
Layout**

Project number 17-113

Project stage P XI

Date 2017-04-25

Author

Drawn by Designer

Project Team

Scale As indicated

Drawing number Revision number
17-113- P XI - 1001