



**Description of Proposed housing development at: Pinewood Green Avenue, Balbriggan, County Dublin.**

**1. Site.**  
The site is located within Pinewood Green housing estate, on Pinewood Green Avenue, Balbriggan, County Dublin and comprises an area of 291m<sup>2</sup>. There is currently a disused Community building on the site, constructed in 1996, however the building has not been in use since 2010 when it was damaged by fire. It is proposed to demolish this building and construct a pair of one bedroom, 2 person, single storey dwellings and associated site works.

**2. Planning.**  
The site is currently zoned RS: 'Provide for residential development and protect and improve residential amenity.' The proposal is for the development of two one-bedroom houses and accords with the Development Plan policy and zoning objectives for the site. Each dwelling will have circa. 54m<sup>2</sup> & 60 m<sup>2</sup> respectively of private open space. Two set down areas will be provided to facilitate 2no. cars parked on the carriageway.

**3. Existing Infrastructure.**  
There is a 225mm diameter foul sewer running to the west of the site. It is proposed new foul connections from the development will be made into this existing foul sewer.  
There is also a 225mm diameter surface water sewer to the west of the site, running parallel with the foul sewer. It is proposed new surface water connections from the development will be made into this existing surface water sewer.

There is a 100mm diameter water main crossing the site and it is proposed that this water main will be re-directed to the west of the site, as illustrated on the proposed drainage drawings submitted as part of this planning application.  
Gas, electricity and telecom infrastructure are all available in the adjoining footpath.

**4. Proposal.**  
Each dwelling will have a gross internal area of 58m<sup>2</sup>. A schedule of accommodation is set out below. The houses are designed in accordance with the DOEHLG publication 'Quality Housing for Sustainable Communities' and the Fingal County Council development Plan 2017 - 23. The two housing units will form one building, having a shared party wall. The proposed building will have a hipped roof and a breakfront on the front elevation. Proposed materials; concrete tiled roof, rendered walls with feature facing red brick on the breakfront section. Windows and doors will be double glazed Alu clad type and rainwater goods in powder coated aluminium.

Zone	Proposed Areas	Areas required by the Development Plan
Hall	7.7m <sup>2</sup>	1.5m circle
Storage	2.6m <sup>2</sup>	2.5m <sup>2</sup>
Disabled Shower room	7.4m <sup>2</sup>	1.5m circle
Kitchen/Dining/Living	23m <sup>2</sup>	23m <sup>2</sup>
Main Bedroom	14m <sup>2</sup>	11.4m <sup>2</sup> 1.5m circle
Total internal Area	58m <sup>2</sup>	50m <sup>2</sup>
Private Open Space	54m <sup>2</sup> & 60m <sup>2</sup>	48m <sup>2</sup>
Car Park	street parking	1no. per house

Site Area: 291 m<sup>2</sup>  
2no. houses of 58m<sup>2</sup> each.

**Comhairle Contae Fhine Gall**  
Fingal County Council



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<b>PART XI APPLICATION DRAWING</b>			
Scale:	1:100	Orig. size:	A1
Job:	Proposed housing at Pinewood Green Avenue, Balbriggan, Co. Dublin.	Drawn by:	CO / RM
Client:	Fingal County Council.	BIM Ref:	1708.PXI.03.wvx
Drawing title:	Proposed Sections & Elevations for 2no. 1 bedroom houses.	Date:	October 2017
Drawing No.:	1708.PXI.02	Revision:	

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