

Description of Proposed Development;

(nature, extent and principal features).

Proposed development of 69 dwellings at Cappaghfinn Phase 3, Cappagh Road, Cappogue, Dublin

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1. Introduction:

The site is located in the townland of Cappogue, Co Dublin. It is bounded to the south and east by Heathfield Housing Estate, to the north west by Fingal County Council Lands and to the north by North City Business Centre lands. The site has an extent of 3.2ha and is in the ownership of Fingal County Council. Heathfield Terrace is contiguous with the site and provides access from the east. Access to the south is via the Cappagh Road.

2. Planning:

The site has a Zoning Objective: RA-Residential Area (Provide for new residential communities subject to the provision of the necessary social and physical infrastructure) in the Fingal Development Plan 2017-2023. The site also has an objective for a road linking Cappagh Road and North City Business Park as per Objective 103 Fingal Development Plan 2017-23; 'Provide bus gate, provides linkage between Cappagh Road and Finglas Road'.

A recorded archeological monument, an upstanding ringfort, is located on the site (DU014-029).

3. Proposal:

The current proposal is for the construction of 69 no. dwellings and associated site development works.

The site contains a recorded monument, an upstanding ringfort, which requires a 20 meter wide exclusion zone to be established from its known extent, within which no development works can take place. The site is bounded to the southern perimeter by an open drain. A riparian strip exclusion zone of 10 meters is required to this drain. These areas have been included as open space associated with the development. It is intended that the riparian strip will be landscaped with plants and trees suitable to these areas. The design concept has addressed the above constraints by proposing these areas as focal points within the scheme through creating open spaces associated with the development in these areas and successfully exploiting views.

The majority of the 69 dwellings address the green public open spaces/ garden areas proposed within the site, capitalising on views and southerly aspects.

4. Dwellings:

Based upon advice from the Housing Department the following mix of unit types is included in the proposal:

- 1-bed units:	10
- 2-bed units:	26
- 3-bed units:	25
- 4-bed units:	8
Total no. of units:	69

Space standards within dwelling and provision of private amenity space for each dwelling, meet the requirements of Fingal County Council Development Plan and DHPLG Guidelines.

The communal amenity space requirement for the proposed mix of units is more than satisfied by the provision of landscaped communal space within the curtilage of the proposed site boundary.

5. Materials and Construction:

The external walls of the buildings will be finished as follows:

- selected clay facing brick & render to walls.
- selected high performance windows and doors.
- Metal balustrades to balconies.

The development will be designed and constructed to comply with current Building Control and Building regulations.

6. Site Access:

Pedestrian and vehicular access is to be from two locations at Heathfield Estate to the south and east. Provision is made on site for 138 car parking bays, including 19 no accessible spaces.

7. Utilities.

The site will be serviced by ESB, EIR, GNI utilities which are available adjacent to the site.

Public lighting to adjoining public pavements will be to the standards of the Operations Section of Fingal County Council.

Surface water drainage will consist of an on-site Sustainable Urban Drainage Treatment (SuDS) approach.

A foul drainage connection will be made to the public foul sewer in Heathfield.

Public Mains Water is also available from Heathfield.

8. Landscape and Planting:

An overall landscape proposal will be implemented at construction stage; it will include for planting of native species to mitigate visual impact and complement existing trees retained within and adjacent to the site.