



Description of the proposed development;  
(nature, extent and principal features thereof).

Proposed development of Traveller-Specific Group Housing,  
including associated site development works at

Stockhole Lane,

Co Dublin.

**Introduction:**

In 1999 Fingal County Council acquired 2.145 Hectares (5.3 Acre) of land for the development of Traveller Specific Accommodation. The parcel of land is to the south of Baskin lane and fronts onto Stockhole Lane. The 10 dwellings at Baskin Court and Park were completed in 2009 on the northern part of the land; the southern part of the land, comprising 1.22 Hectares, contains a waste-water treatment plant and percolation area, which service Baskin Court and Park; the site is also mounded. A surface water out-fall drain from Baskin Court and Park is aligned, inside the west site boundary (parallel to Stockhole Lane) for the full length of the site and proceeds via an 87m long wayleave across third party lands, discharging to an existing stream in the south.

Since a Public Foul Sewer is now available in Stockhole Lane, the Council is proposing to connect Baskin Park and Court, in order to decommission the on-site treatment facility and then to develop this 1.22 Hectare area for the provision of 7no dwellings as Traveller-Specific, Group Housing which is the subject of this Part XI Planning Consultation.

Subsequent to purchase of the Lands, a High Court settlement conditioned the provision of a 2.4m high palisade fence on the boundary between any development of traveller accommodation on the acquired land and adjoining lands to the east and south and a buffer zone, within the acquired land, of 4.5m wide between the boundary referred and proposed housing development.

**Proposal:**

The proposal is for the construction of 7 No., detached, single storey dwellings and associated site works and site development works.

Based upon advice from the Housing Department the following mix is envisaged:

- 2No. four bedroom 7 person dwellings and
- 5No. three bedroom, 5 person dwellings.

The dwellings will back onto the east boundary and will be separated from Stockhole lane by landscaped open space.

The existing entrance to the waste-water treatment plant (to be decommissioned) from Stockhole lane, will be reconfigured to provide vehicular and pedestrian access to the new development.

To facilitate a new footway between the existing entrance to Baskin Park and the entrance to the proposed development, approximately 50 linear meters of existing hedge and ditch will be removed; a low stone wall and alignment of trees will allow views of the new development and landscaped open space; a further 19 linear meters of existing hedge will be removed to the south of the site entrance to achieve visibility

sightlines. The remaining 49 linear meters of existing hedge and ditch further south, along the site boundary with Stockhole Lane will be retained, trimmed and managed. Since the existing site is mounded, above natural ground level, material will be removed off-site to facilitate the proposed development.

Three areas of communal amenity space (divided by the access road and turning head) are proposed with an aggregate area of 0.31 Ha (25% of the developed site area). This open space will be landscaped, profiled, planted and, developed for the amenity of residents.

The southern part of the site (area circa 0.33 hectares) will be closed off from the communal amenity space with a low stone wall and weld-mesh fence of height 2.4m. Part of this area will be developed to provide a Sustainable Drainage System (SuDs) and existing mounds will be partly retained in the area not so developed. Access to the area from the vehicular turning head will be for maintenance staff only and will also facilitate maintenance of the buffer zone along the east boundary.

### **Dwellings:**

The dwellings are single storey detached as follows:

- 2 No Type A; 4 Bedroom, 7 person, single storey dwellings.
- 4 No Type B; 3 Bedroom, 5 person, single storey dwellings.
- 1 No Type C; 3 Bedroom, 5 person, single storey dwelling.

All dwellings have in-curtilage parking and front gardens with prospect onto the landscaped open space.

Private external space provision is circa 100sqm, to the rear of each dwelling.

Space standards within dwellings meet the guidelines in Fingal Development Plan 2017-23 and *Quality Housing for Sustainable Communities*, DOEHLG (2007)

Since a 4 bar GNI pipeline is laid in Stockhole lane in front of the site, it is anticipated that dwellings will be provided with low temperature hot water, gas-fired central heating.

Construction will be traditional masonry with, facing brick and rendered walls, tiled roofs and triple glazed windows. Finishes and details will be low maintenance and durable.

The dwellings will be designed and built to comply with current National Building Regulations and relevant Objectives in Fingal Development Plan 2017-2023.

**Site Access:**

It is proposed to re-configure the existing (treatment plant) entrance from Stockhole Lane, to accommodate vehicular and pedestrian access to the new development, providing visibility sightlines appropriate to the road classification; (90m each way for 60kph road).

**Utilities.**

The site will be serviced by ESB, EIR, GNI utilities which are available on Stockhole Lane.

Public lighting to Stockhole Lane and within the development will be designed and installed to the standards of the Public Lighting Section in Fingal County Council, Operations department.

Separate connections will be made to the gravity foul sewer in Stockhole Lane, for the existing 10 dwellings at Baskin Park and Court and the proposed 7no. new dwellings, subject to application to Irish Water.

Surface water drainage will consist of an on-site Sustainable Urban Drainage Treatment (SuDS) approach; it will be designed in accordance with the policies and guidelines outlined in the Greater Dublin Strategic Drainage Study (GDSDS) and to the requirements of Fingal County Council. Discharge will be to the water-course to the south via the existing 225mm storm outfall serving Baskin Court and Park which traverses a wayleave across third party lands.

Public Mains Water is available in Stockhole Lane ; a water supply system will be incorporated in the development subject to application to Irish Water and their standards.

**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 loss of hedge and ditch along Stockhole Lane. Remaining viable hedges and ditches at the boundaries of the site, will be trimmed and maintained.

**Design Standards:**

The following documents have been consulted in the pre-planning stage:

- Fingal Development Plan 2017-23.
- Quality Housing for Sustainable Communities; DOEHLG; 2007
- Guidelines for Group Housing for Travellers; (DOELG , 2002)
- Design Manual for Urban Roads and Streets (DMURS)

END.