



**Proposed development of 5 no. dwellings & associated site works  
at Church Road, Lusk, Co. Dublin**

**Description of Proposed Development**

(nature, extent and principal features thereof)

Fingal County Council Architects Department

Date: 7<sup>th</sup> July 2020

Ref: 18-304

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## **1. Introduction**

The site of the proposed development is located on Church Road, approximately 300m from Main Street, Lusk. The area to be occupied is 1137sq.m. The land is in the ownership of Fingal County Council and currently contains a detached unoccupied two storey mid-20<sup>th</sup> century dwelling (of no architectural significance) to be demolished.

## **2. Planning**

In Fingal Development Plan 2017-23, the land has Zoning Objective: TC - Town and District Centre, to protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities, residential permitted in principal.

The site is within a Zone of Archaeological Notification and an Architectural Conservation Area.

## **3. Proposal**

The proposal is for the construction of 5 no. two bedroom (three person) dwellings and associated site development works.

Pedestrian and vehicular access will be from Church Road.

The proposed development will be enclosed with a wall and railing 900mm high along the front boundary and to the northern and western boundaries a solid wall 2.0m high. The existing boundary wall to the eastern boundary is to be retained.

## **4. Dwellings**

All 5 units are 2 bedroom (3 person occupancy).

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

## **5. Materials, Construction**

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

- Selected grey clay facing brick to walls.
- Smooth render walls finished in a neutral colour.
- Triple glazed external windows and doors.

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

## **6. Site Access**

The existing site access is to be relocated to a more central location along the front boundary.

Provision is made on site for 4no. car parking bays, including 1no. accessible spaces. Secure storage provision is made for 6no. bicycles for use by the residents and visitors.

## **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.

A foul drainage connection will be made to the public foul sewer on Church Road.

Surface water drainage will consist of an on-site Sustainable Urban Drainage Treatment (SuDS) approach with an overflow connecting to the surface water drain at Treen Hill.

Public Mains Water is available on Church Road.

## **8. Landscape & Planting**

An overall landscape proposal will be designed and implemented, to mitigate visual impact, enhance privacy, assist SUDS and complement existing trees retained within and adjacent to the site.

Landscaped margins will separate all sides of the building from the site boundaries and there will be larger enclosed communal spaces for amenity of the residents.

**END.**