

Avondale Housing Scheme

Text for Part XI Display
Proposed Construction of 44 dwellings at Avondale Mulhuddart, Dublin 15.

Site location and access
The site comprises an area of 1.6332Ha (2.347acres) of grassland lying to the north of existing Avondale Estate in Mullhuddart, Dublin 15. The site consists of open space and is bounded by Avondale Estate to the south; a mature hedge line to the north; A road reservation for the connection to Damastown Avenue to the east; and open grasslands to the west.

Construction access will be by way of a haul road along the connecting road.

Permanent access will be from proposed link road between Damastown Roundabout and Wellview Green.

Planning Matters
The site is zoned RS:
"To provide for residential development and protect and improve residential amenity"

The Proposal
The proposal consists of 44 no. 2-storey houses laid out in short terraces around the perimeter of an urban block. The houses are all 2-storey. There are:
• 28 No. Type "A" 3-bedroom houses of 104m² and
• 16 No. Type "B" 2-bedroom houses of 85m².

There are 80 on-street car-parking spaces for the blocks. The blocks are designed to give good passive supervision of streets and open space; exposed back garden walls are kept to a minimum. The existing hedgerow will be retained and reinforced. All houses will have shallow front areas. All houses will have private open space to the rear. These will comply with the current County Development Plan standards. Type "B" houses are single aspect houses to avoid overlooking. All mid terrace houses will have adequate bin-stores in their front gardens.

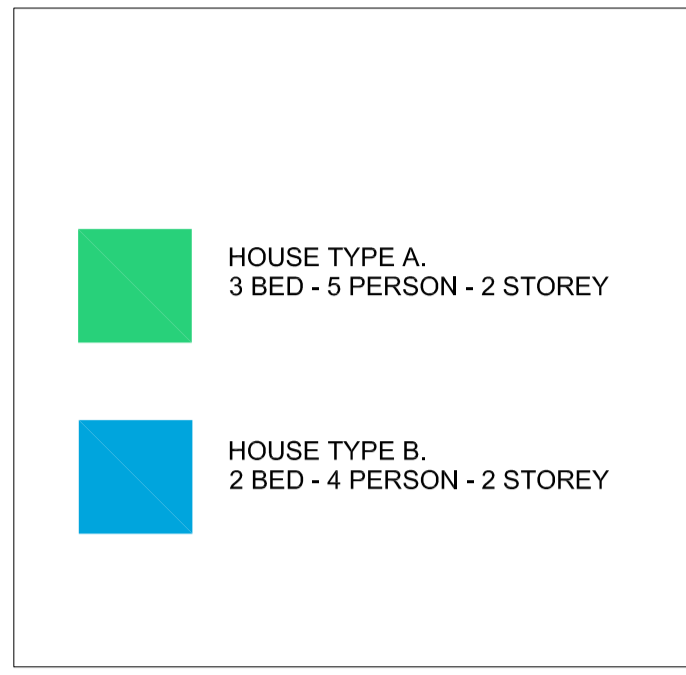
Public Open Space
The proposal will have 2860 sqm of Public Open Space to the west and 1480 sqm of Public Open Space to the East. The proposed dwellings will effect passive surveillance to the Open Space.

Dwelling Construction
Houses will be finished in robust materials having regard to the surrounding developments. The houses will comply with the National Building Regulations and be subject to the current Building Control Regulations.

Services
Fresh water mains, surface water and foul water services are all available locally. There is no issue with local capacity. An appropriate SUDS (Sustainable Urban Drainage System) will be implemented. All water services are subject to application to Irish Water. Electrical services are available adjacent to the site. Gas services are available adjacent to the site.

Roads
The project road will be a two-way perimeter loop road. Roads will be designed to DMURS standards.

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 Castlecarragh 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; Castlecarragh; Blanchardstown Shopping Centre.



SITE PLAN SCALE 1:500 @ A1

Comhairle Contae Fhine Gall
Fingal County Council

PLANNING & DEVELOPMENT ACT 2000 - 2014
PLANNING AND DEVELOPMENT REGULATIONS 2001 - 2014 Part VIII

Proposed new housing development at Avondale, Mulhuddart, Dublin 15.

In accordance with Part XI of the Local Government Planning and Development Act 2000 to 2014 and Part 8 of the Planning and Development Regulations 2001 - 2014, Fingal County Council hereby gives notice of the proposed works to be carried out at the above site:

Construction of 44 new dwelling units, and associated site development and external works.

As required by Article 81 of the 2001 Regulations and amended by Article 17(2) of the 2005 Regulations, plans and particulars of the development will be available for inspection from Tuesday 28th March 2017, to Wednesday 10th May 2017 at:

The Offices of Fingal County Council, County Hall, Main Street, Swords, Co. Dublin;
and
Fingal County Council Office, Grove Road, Blanchardstown, Dublin 15;
between the hours of 9.30am to 4.00pm Mon-Fri

Plans and particulars of the proposed development can also be viewed on-line on the Fingal County Council website: <http://consult.fingal.ie/en/browse>

Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made either online through our website: <http://consult.fingal.ie/en/browse> or in writing to:-

Senior Executive Officer,
Housing Department
Fingal County Council,
Grove Road, Blanchardstown, Dublin 15,
on, or before Tuesday 23rd May 2017.

All comments, including the names and addresses of those making comments, submitted to the Council in regard to this development will form part of the statutory report to be presented to the monthly meeting of Fingal County Council. Accordingly they will also be included in the minutes of that meeting and consequently will appear on the Council's Website.

Comhairle Contae Fhine Gall Fingal County Council	
ARCHITECTS' DEPARTMENT FINGAL COUNTY HALL, MAIN ST., SWORDS CO., DUBLIN Tel: (01)890 5050, Fax: (01) 890 5079	
COUNTY ARCHITECT FIONNULA MAY Dip.Arch., B.Arch. Sc., M.U.B.C., M.R.I.A.I	
CLIENT	
PROJECT TITLE Proposed: 44 Dwellings Adjacent Avondale Park, Mullhuddart, Dublin 15	
PROJECT STAGE PLANNING PART XI	
DRAWING TITLE SITE LAYOUT PLAN	
PROJECT ARCHITECT David Byrne	
DRAWN MMcN	CHECKED
SCALE 1:500 @A1	DATE March 2017
DRAWING NUMBER 16-317-P-1000	REV