



Nature, extent and principal features of the proposed development.

Location:
 The site is located on lands to the north west of the junction of the R135 and R130 (May's Cross), between the M2 to the west, the R135 to the east and Cluthe Lane to the South, Coolquay, Co. Dublin.
 North-bound and south-bound bus stops are accessible from the site, served by Bus Eireann routes:
 • 103: Dublin (Beresford Place)-Ratoath
 • 109A Busaras - Kells

Proposal:
 The proposal consists of demolition of the existing barn and provision of Traveller Accommodation, in the form of 10 no. constructed bays with an amenity building in each, associated services, parking, new vehicular and pedestrian access to the site, footpath works to the R135, all drainage, boundary, landscape and associated site works.

Planning:
 The land is zoned RU -Rural.
 The site has an area of circa 1.7 Hectares; with ten units of accommodation, the proposed density is six units of accommodation per hectare.

Site Layout:
 It is proposed to construct 8No. traveller accommodation bays of 460sqm and 2No. bays of circa 600sqm in area.
 The bays are arranged in a u-shape around a central landscaped open space, and served by a 6m wide road and footway which gives access for pedestrians and vehicles to all bays. Existing boundary hedges and ditches to the south and west will be retained; augmentation will take place where required.
 A filter drain will be formed at the location of the ditch along the R135.
 The existing hedgerow along the R135 will be retained and augmented and the footway widened where possible.
 A landscaped and planted zone will be formed between the retained hedge along the R135 and the proposed development.

Bay Layout:
 Each bay will contain an amenity building of around 32 sqm and will accommodate one mobile unit of accommodation, maximum external dimensions: 15.2m x 6.7m. Provision is made for parking vehicles within bays.
 Internal bay walls will be constructed of fair-faced concrete block with in-situ concrete capping.

Amenity building in each bay:
 The amenity building in each bay will incorporate a dayroom of 19 sqm with provision for cooking and laundry, a shower room, storage and hot-press.
 The building will be insulated and fitted with a heating system to comply with the Building Regulations.
 Construction will be traditional masonry with rendered walls, concrete tiled roofs and double glazed windows. Finishes will be low maintenance and details will be robust and durable.
 The building will be designed and built to comply with current National Building Regulations.

Access:
 A new site access is proposed from the R135 using a portion of the right turning lane for the Thornton Hall site.
 Access will include footways and a pedestrian crossing table.
 A looped road and footway within the site gives vehicular and pedestrian access to all bays.

Utilities:
 The site will be fully serviced by ESB and Eircom utilities, which are available on the adjacent R135.
 Public lighting will be incorporated to Fingal County Council Standards.
 It is proposed to install an on-site waste-water treatment system. The design and construction will be in compliance with the "Greater Dublin Regional Code of Practice for Drainage Works", and the EPA Code of Practice for Wastewater Treatment and Disposal Systems Serving Single dwellings, whichever is applicable.
 Surface / Storm water drainage will consist of a Sustainable Urban Drainage Treatment Management Train (SuDS) approach; it will be designed in accordance with the policies and guidelines outlined in the Greater Dublin Strategic Drainage Study (GSDSDS) and to the requirements of Fingal County Council.
 Public Mains Water is available in the R135 ; a water supply system will be incorporated in the proposal to Irish Water standards.

Landscape and Planting:
 An overall landscape proposal will be prepared by a landscape architect for implementation at construction stage; it will include for conservation of all viable trees, hedges and ditches at the boundaries of the site, removal of unviable planting, augmentation of existing boundaries and planting to assist in SuDS.

Design Standards:
 The following documents have been consulted in the design process:
 • DELG (Ireland) Guidelines; Residential Caravan Parks for Travellers.
 • DCLG (UK) Guidelines; Designing Traveller Sites 2008.
 • BS3632-2015 Residential Park Homes.

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