

**The Chairman and Members of  
North West Area Committee.**

**Meeting: 20<sup>th</sup> June 2017**

**Item No: 9**

**RE:           Development at Scribblestown, Finglas**

**Notice of Intention to Lodge Formal Part 8 Planning Application**

Social Housing Need

The Scribblestown site falls within 'Housing Area E' of the City Council's functional area, which includes the areas of Ashtown, Blackhorse Avenue, Santry, Whitehall, Cabra, Finglas and Glasnevin. There are currently 3,247 households which have a qualified social housing need in this area. An analysis of the ten housing areas in the city indicates that Area E has the second highest social housing need at 17% of the overall need in the city. It is further noted that some 47% of all families with a social housing need in Area E have been on the waiting list for in excess of five years.

The aim of the development at Scribblestown is to deliver 69 additional Social Housing apartments in the Finglas area. The apartments once developed will form part of Dublin City Council's housing stock and will assist to meet the considerable Social Housing need outlined above.

Site Location

The 1.05 hectare site is located on the far south western edge of Finglas, overlooking the Tolka Valley Park. In terms of providing new residential development the site is well served by existing local schools and a number of sports amenities, all within easy walking distance. Scribblestown is a well established area of the city, mostly residential in nature but complimented with commercial, community and recreational facilities. The location is considered ideally suited for new residential accommodation, particularly family type accommodation.

Tolka Valley Park situated immediately south of the subject site is an important regional park of approximately 50 hectares. The parkland has been developed to include recreational facilities such as pitch & putt golf course, football pitches and riverside walking routes.

Proposed Development

The proposed development comprises circa

- 69 Social Housing Units, including 16 no. 1 bed units, 41 no. 2 bed units and 12 no. 3 bed units,
- 1600 m<sup>2</sup> of landscaped public open space,
- 900 m<sup>2</sup> of Communal Amenity Space,

- 111 Surface and underground car and 78 cycle parking facilities.

### Unit Arrangement

The apartments are arranged in 2 blocks utilising a varied approach to building height with a 5 – 6 storey elevation to the south (Scribblestown Lane) utilising the existing slope on the site. There is a 3 storey elevation to the north of the site in consideration of existing residential form on neighbouring sites. The site layout was developed to allow for the provision of additional public open space to the north of the site and the development of underground car parking to the southern elevation, thus reducing the traffic impact of the proposed development within the neighbouring Scribblestown community.

### Space Standards

Apartment size, storage requirements, private open space and provision of communal open space has been designed in accordance with the standards set out in the Sustainable Urban Housing: Design Standards for New Apartments (2015).

### Residential Courtyards (Open Space)

72% of total unit provision are Dual / Triple aspect units. The development comprises approximately 1,600 m2 of Public Open Space and 900 m2 of Communal space for resident use with overlooking private space/balconies.

### Car/Bicycle Parking Provision

The scheme makes provision for 82 no. car parking spaces within the curtilage of the development and 29 car parking spaces outside of the site boundary. There are also 78 no. bicycle stands.

### Public realm

The internal courtyard is naturally overlooked by apartment units and will provide a safe internal space for residents of the apartment units. Outside of this area, balconies are the predominant type of private open space serving each unit. The significant public open space provision along the northern boundary of the site is not only overlooked by apartment units within the proposed development, but is also naturally overlooked by existing neighbouring properties thereby ensuring natural, passive surveillance.

### Public Consultation to date

The Project team has undertaken a number of public consultation meetings with the local residents in respect of the proposed design and has modified the original design to address some of the concerns and issues raised, including:

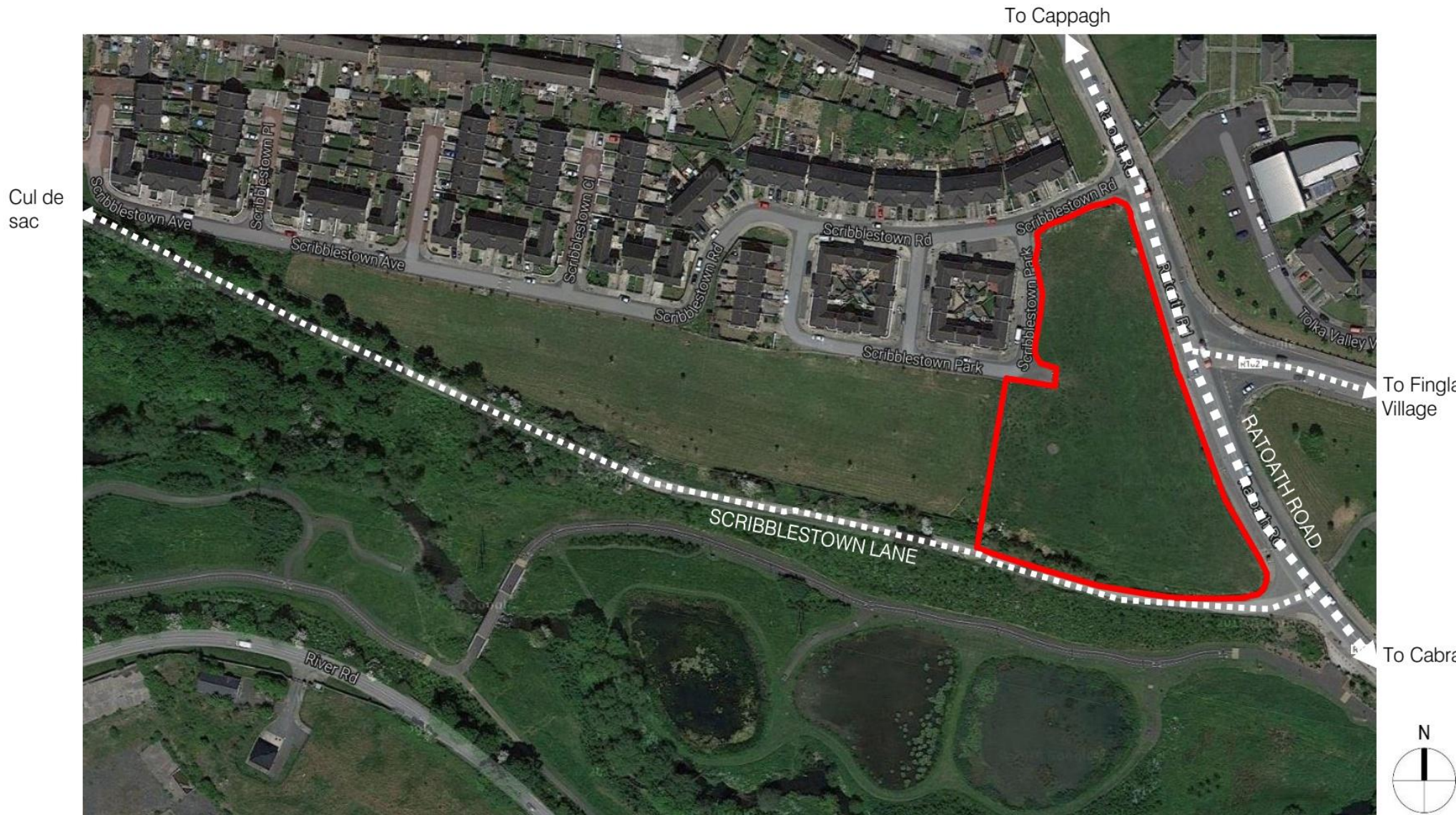
- Reduction in the overall numbers of units from 72 to 69;
- A 25% reduction in the no. of 1 bed units;
- The provision of an additional 22 car park spaces;
- A revised traffic management plan for the proposed development, with access/egress to the development predominately from Scribblestown Lane;
- A significant increase in the separation distance between the existing residential development and the proposed development;
- Relocation of the bin enclosure to the lower ground level with access from Scribblestown Lane.

## Conclusion

The finalised proposal for the development of 69 Social Housing Units at Scribblestown, Finglas, as set out above, has been developed through consultation with local residents and the Elected Members. We hereby notify the Elected Members of the North West Area Committee of the City Council's intent to initiate a Part 8 Planning Application for this scheme in the coming weeks.

# SCRIBBLESTOWN – Dublin City Council

# AERIAL PHOTO





**BLOCK B, Core 1**  
 4 x Storey  
 (Including Underground Car park)  
 7 no. 2 Bed Apartments  
 2 no. 3 Bed Apartments

Existing Road and junction  
 reconfigured to alter junction and  
 add extra parking for existing  
 houses

2.1m high metal on  
 brickwork  
 plinth and piers  
 raining to detail

Entry/Lift Pavilion

2.1m high metal on  
 brickwork  
 plinth and piers  
 raining to detail

Vehicular  
 + pedestrian  
 gates to detail

Verro

2.1m high metal on  
 brickwork  
 plinth and piers  
 raining to detail

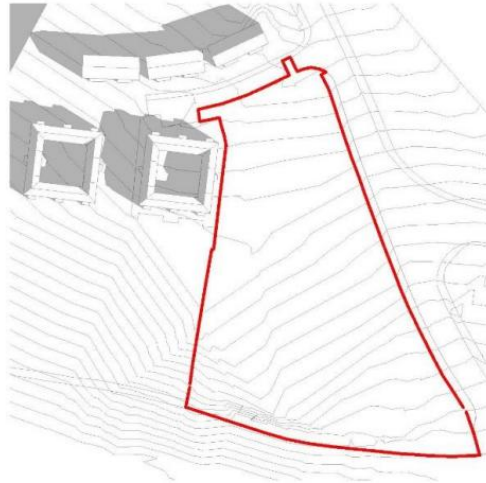
2.5m high metal raining to detail



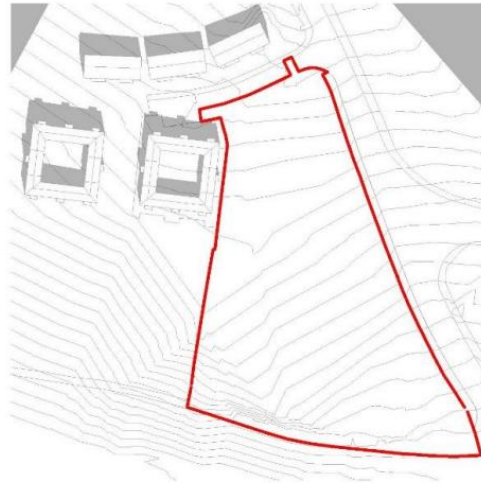


# SCRIBBLESTOWN – Dublin City Council

# SHADOWS ANALYSIS



21<sup>st</sup> March 9am

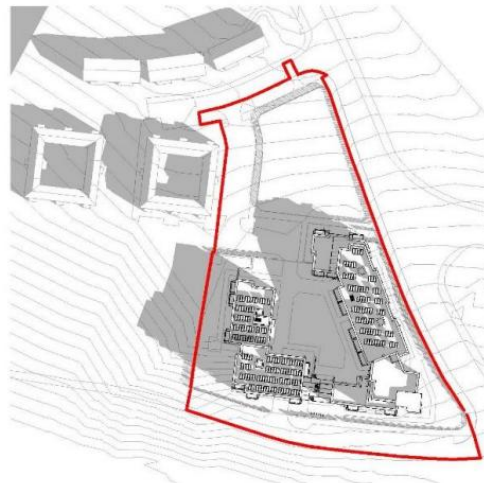


21<sup>st</sup> March 12pm

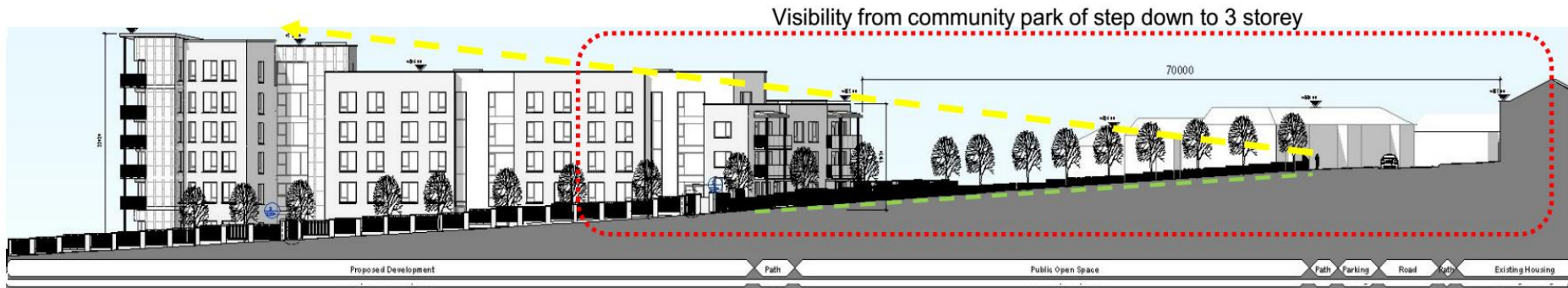


21<sup>st</sup> March 3pm

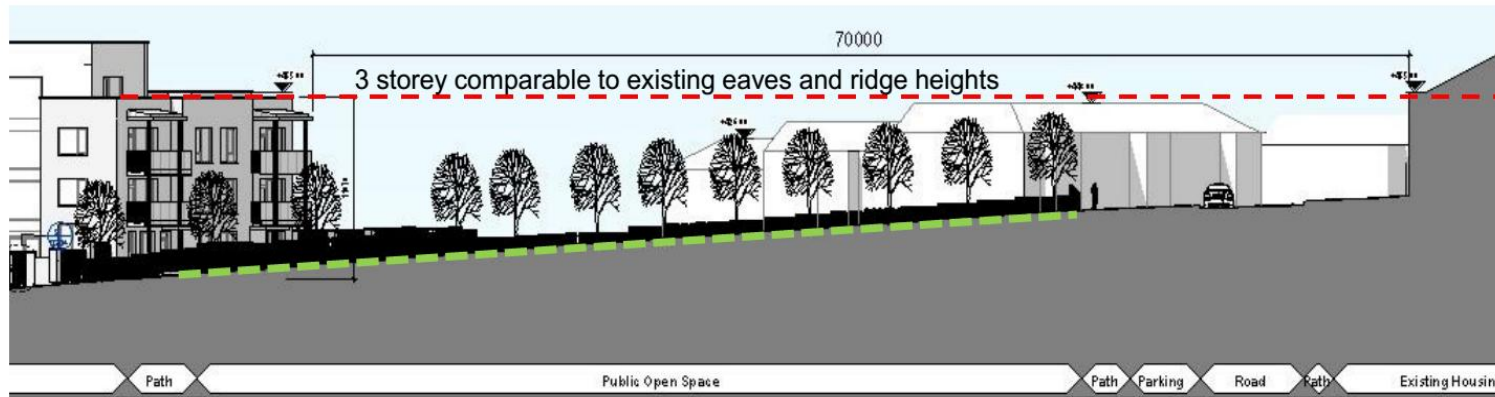
Existing Site Layout



Proposed Site Layout



**Contextual East Elevation - Overall**



**Contextual East Elevation**

