

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

Traveller Accommodation Unit  
Housing and Community Services  
Block 2, Floor 2, Civic Offices

**Meeting: 19<sup>th</sup> September 2017**

**Item No: 6**

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**Report on the Part VIII for the proposed rebuilding of a house at 8 Avila Park,  
Cappagh Road, Finglas, Dublin 11.**

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The Traveller Accommodation Unit lodged a Part VIII planning application concerning the proposed rebuilding of a house. The subject site, no. 8 Avila Park, is located within the Avila Park traveller accommodation site at the end of a cul-de-sac on the western side of Avila Park. The previous house on the site suffered substantial fire damage in 2009 and the site currently comprises the substructure and floor slab of the previous house, boundary walls, landscaping and services. Temporary accommodation is provided on site for the previous occupants.

The development, on behalf Dublin City Council, Housing & Community Services, Traveller Accommodation Unit is to rebuild a single storey 3-bedroom house on the site of a former house at 8 Avila Park, Finglas, Dublin 11. The site was previously occupied by a single-storey 3-bed house with a floor area of approx 63sqm, that was substantially damaged by fire. The site has been partially cleared to facilitate the proposed development.

It is proposed to construct a single storey, 3-bed house with a floor area of approx 91sqm. The house has a pitched roof with a maximum height of approx 4.8m. The proposed external finish matches existing houses within the Avila Estate. The house contains an open plan kitchen/living area, 3no double bedrooms, a bathroom and a storage room.

It is considered that by reason of the scale and layout of the house that the proposed development does not impinge on the residential or visual amenities of the area and that it does not result in undue overshadowing of neighbouring property. The development is considered acceptable.

Plans and particulars of the proposed development were available for inspection or could be purchased from 3<sup>rd</sup> July 2017 for a period of four weeks. Submissions or observations in relation to the proposed rebuilding of the house were also invited and the deadline for receipt of these was 4.30pm on 15<sup>th</sup> August 2017.

Following the passing of the above deadline, no third party submissions were received in relation to the application. As approval of a Part VIII application is a reserved function of the City Council, it is now our intention to bring the proposal to the October City Council meeting for formal approval.

**Pat Teehan**  
**Administrative Officer**