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- (a) Planning and Development Act 2000 (as amended) & Planning and Development Regulations 2001 (as amended) (Part 8)**
(b) Local Government Act 2001
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In compliance with the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) and in compliance with the provisions of the Local Government Act 2001 and pursuant to the requirements of the above, notice is hereby given of Dublin City Council's intention to carry out the following works:

(A) The Site:

2, Bridgeview, Cloverhill Road, Dublin 22

(B) The Proposal:

Proposal: Pursuant to the requirements of the above, notice is hereby given of the intention to rebuild a single storey 3 bedroom house on the site of a former house at 2 Bridgeview, Cloverhill Road, Dublin 22

(Please see relevant map and indicative drawings attached).

(C) Site Planning History

None

(D) Area Committee

The South Central Area Committee were informed of the initiation of the Part 8 planning process for the proposed development at its meeting on the 21/06/2017.

(E) Statutory Submissions/Observations:

None

(F) Evaluation:

The subject site, no. 2 Bridgeview, is located within the Bridgeview traveller accommodation site on the east side of Cloverhill Road, Clondalkin. The Bridgeview estate was built in 1994 to accommodate eleven specific traveller bungalows. Bridgeview lies directly beside the St Olivers Park traveller accommodation, which is a fifteen bay halting site opened in 1995. Both the halting site and Bridgeview are well managed schemes with a community centre. The proposed development involves the provision of a house / bungalow located within the Bridgeview Traveller accommodation scheme. The proposed house would be provided upon the site of no. 2 Bridgeview, as indicated by the applicant, was destroyed by fire in 2009.

A: Development Plan Policy:

The proposed development of a house is required to meet the minimum standards for a house as set out under the Quality Housing for Sustainable Communities (DoEHLG2007)

B: Development Plan Zoning:

The subject site is located within an area Z1 '*To protect provide and improve residential amenities*'. The proposed development, the provision of a house, is consistent with the zoning objective.

C: Referrals:

None

D: Interdepartmental Report:

Drainage Division Engineering Department :

- There is no objection to this development, subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).
- Dublin City Council's drainage records are indicative and must be verified on site.
- The development is to be drained on a completely separate system with separate connections to the public foul and surface water systems.
- The development shall incorporate Sustainable Drainage Systems in the management of stormwater.
- All private drain fittings such as, downpipes, gullies, manholes, Armstrong Junctions, etc. Are to be located within the final site boundary. Private drains should not pass through property they do not serve.

Reports:

In the architects report , the applicants indicate that the proposed house would meet all the required standards for such a house as set out under Quality Housing for Sustainable Communities (DoEHLG2007) and the Dublin City Development Plan 2016-2022. The applicant indicates that as the house was removed , in order to meet the housing standards, the replacement house would now be reconfigured from its original four bedroom seven bedsapce layout to a three bedroom six berdspace layout. The proposed development would make provision for a 3 bedroom, 6 person, bungalow, of 90 sq metres of internal floor area, which meets the minimumrequired floor area for such a house.

The architect indicates that although the proposed house would meet the minimum requirited gross floor area, the proposed house would not meet the minimum required internal floor area area for storage purposes and the agregated living areas for new houses as set out under Table 5.1 of the Quality Housing for Sustainable Communities (DoEHLG2007). The

However the Guidelines state:

Table 5.1 (over) relates to standard dwellings for people for whom no special provision is required. Floor areas for dwellings designed to accommodate older people, disabled people and others with special needs., may vary from these, depending on the particular requiremens to be met. This will also apply in the cases where the accommodation is not self-contained and a degree of communal sharring of facilities is provided e.g communal kichen sanitary officilas or living room

The needs of the traveller community are somewhat unique. The nomadic or partially nomadic lifestyle requires facilities which would not be required elsewhere such as adequate hard standing within the subject site to provide parking bays for caravans. Bridgeview has communal facilities such as a community hall and a chapel and is actively managed by Dublin City Council. In this regard, the marginal deficiency in internal storage area and the agregated living areas for new houses, as indicated by the architect, can be varied.

Need for the Work:

The proposing department, Dublin South Central Area office (DSCAO), indicates that the proposed development is required in order to carry out the the Traveller Accommodation Programme (TAP) and the wider policies of the Council as set out under The Dublin City Development Plan 2016-2022. The Traveler Accommodation Programe (2014-2018), proposals states:

'It is proposed to refurbish two houses at Bridgeview and rebuild the house that was demolished'

The replacement of the house that was demolished, is entirely consitent with the TAP.

Proposed Development:

The proposed development would involve the following:

- a. The construction of a single storey, 3 bedroom house on the site of a former house at 2 Bridgeview, Cloverhill Road., D22

The use of the term 'rebuild' is not an entirely accurate description of the proposed development, as the house, which was destroyed by fire, is not being rebuilt. The proposal involves the replacement of house no. 2 with a house which meets the required standards for a new house.

Conclusion :

The proposed development, involving the provision of one replacement dwelling within the traveller accommodation scheme at Bridgeview, is entirely consistent with the Traveller Accommodation Programme (TAP) 2014-2018 and is consistent with the minimum requirements for a new, single storey, three bedroom/ six bedspace house, as set out under the Quality Housing for Sustainable Communities (DoEHLG 2007) guidelines and the Dublin City Development Plan 2016-2022. The proposed replacement of no. 2 Bridgeview, Clondalkin, Dublin 22, would provide an additional dwelling for a family and help consolidate the community within this well managed and well provided for, estate.

Recommendation:

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development.

The proposed development has been assessed and it is considered that it would be consistent with the Dublin City Development Plan 2016 – 2022 and with the proper planning and sustainable development of the area. Therefore, it is recommended that the proposed development should proceed subject to the following recommendations and considerations and subject to the requirements of the respective Divisions and Sections of the City Council provided below.

The following requirements shall be complied with:

- a. The proposed development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

b. The development shall incorporate Sustainable Drainage Systems in the management of stormwater. Full details of these shall be agreed in writing with Drainage Division prior to the commencement of development

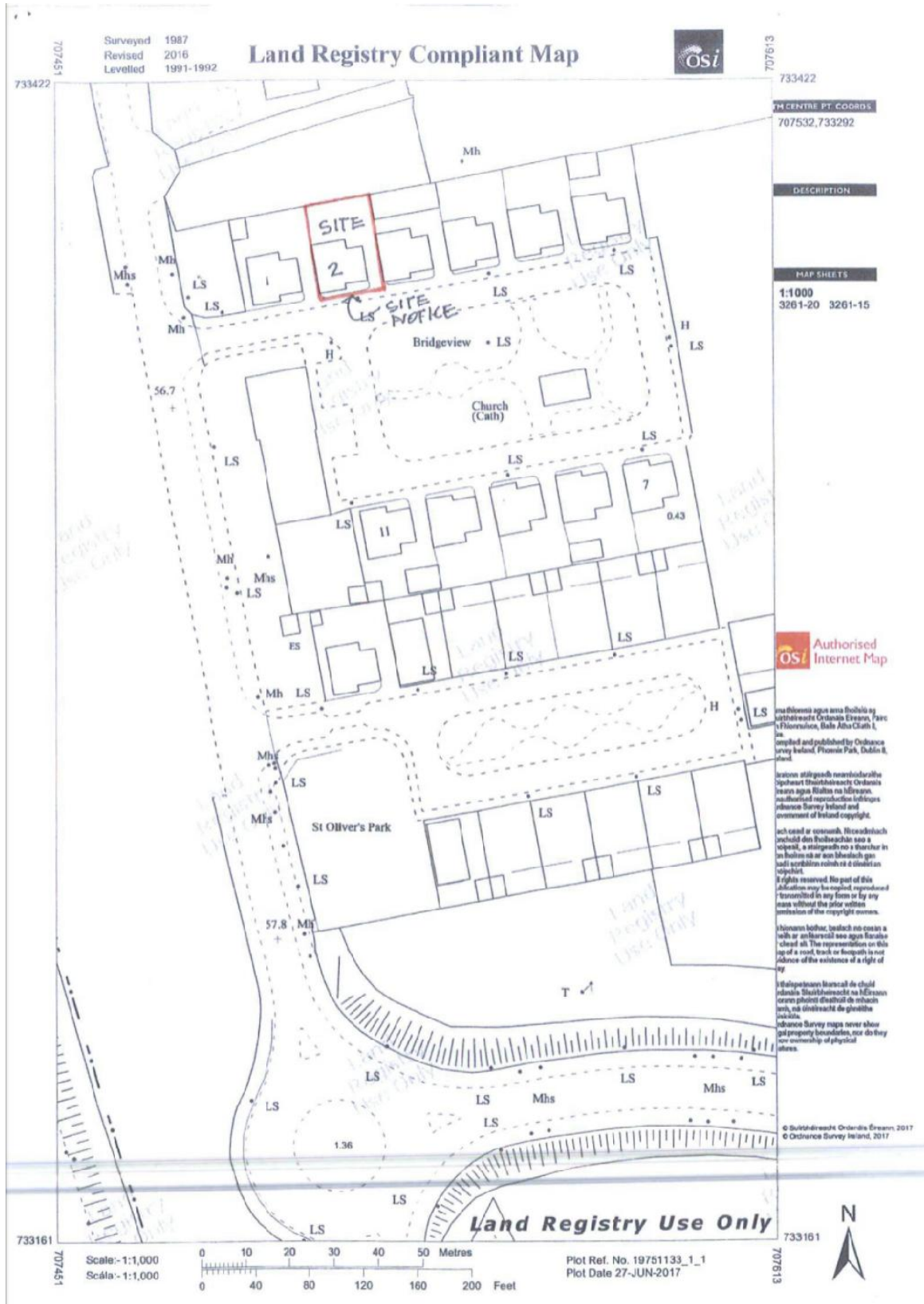
Reason: In the interest of orderly development.

This report is submitted to the City Council pursuant to Section 138 of the Local Government Act, 2001 and Section 179 of the Planning and Development Act, 2000 (as amended) , subject to the provisions of Section 139 of the Local Government Act, 2001.

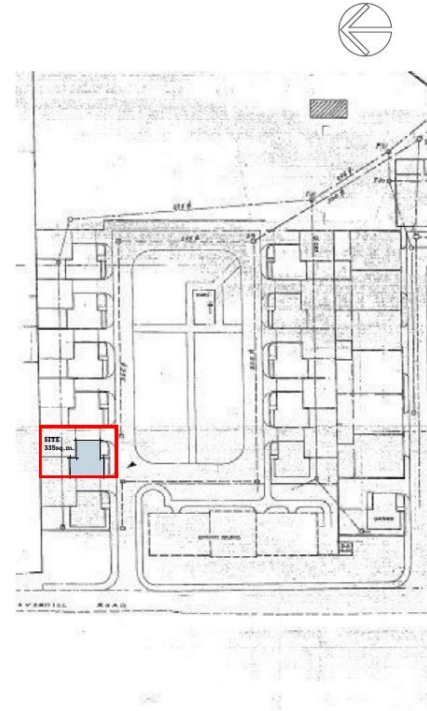
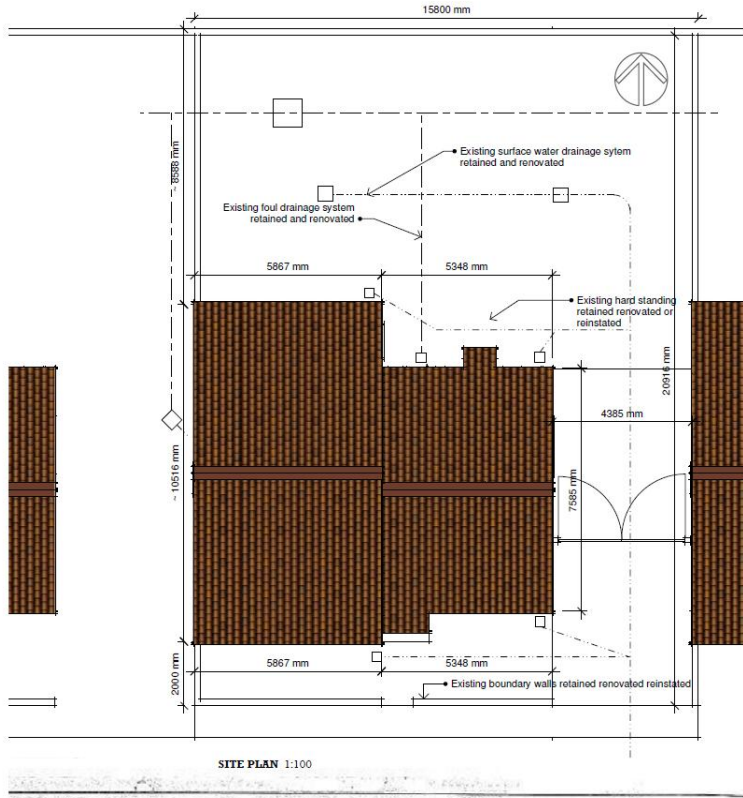
Owen P. Keegan
Chief Executive


Date : 20/09/2017

Site Location Map



Relevant Drawings



 RAI Registered Architect 2017 RAI	CLIENT: Dublin City Council PROJECT: Reconstruct houses at 2 Bridgeview Clovehill, Dublin 10
ISSUE DATE: 1 REV. DATE: 2 REV. DATE: 3 REV. DATE: 4	DESCRIPTION: Drawing added Drawing added Drawing added
DRAWING: Estate Layout Site Plan	SCALE: 1:100 and 1:1000



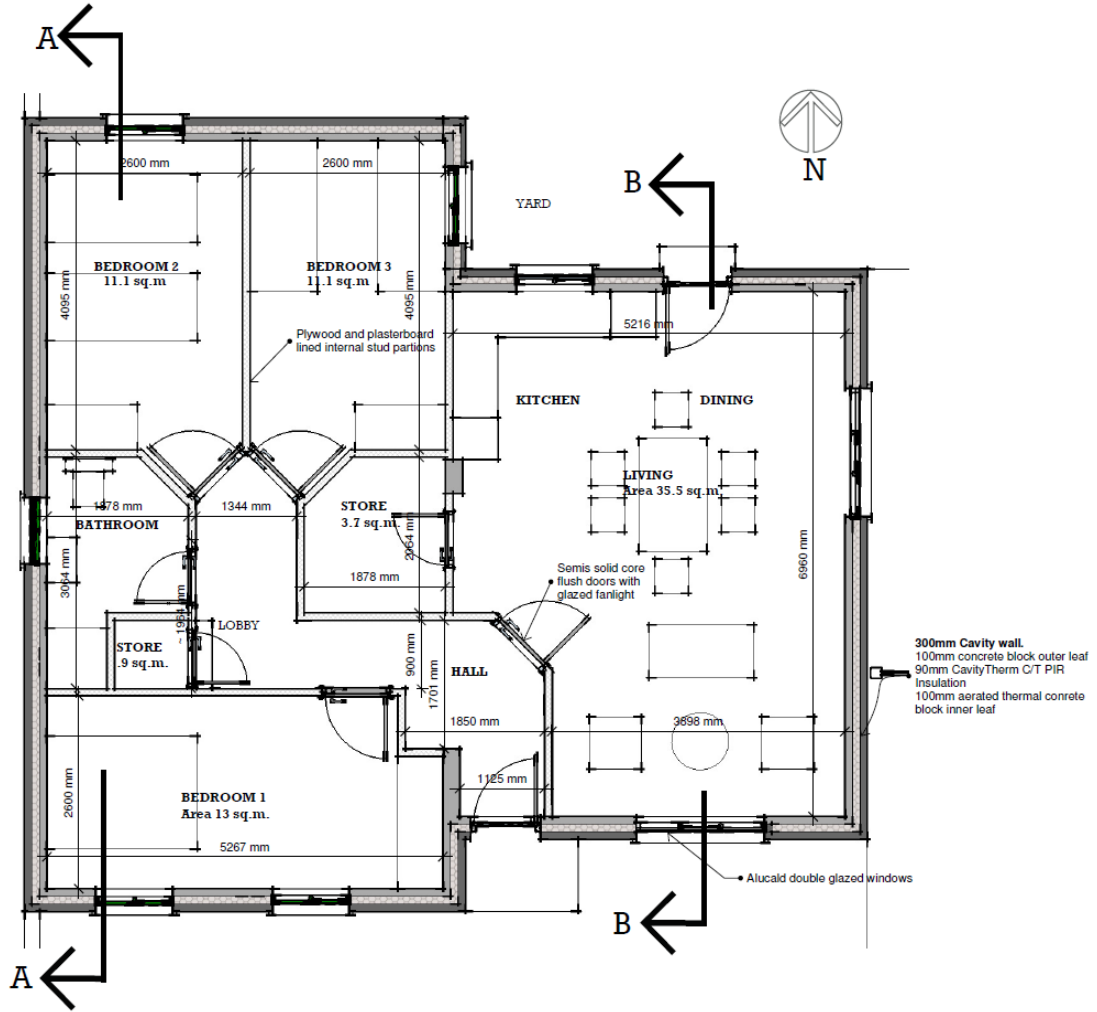
Paul Kelly
Architects
2017
RAI

CLIENT: Dublin City Council
PROJECT: Reconstruct house at
2 Bridgeway Clovenhill,
Dublin 10

ISSUE DATE: 23/06/17
REV. DATE: 23/06/17
DESCRIPTION: Alterations to existing house

DRAWING: FRONT and REAR
SCALE: NTS

PKA16
02b
06b



RESIDENT ARCHITECT 2017 RIAI

CLIENT: Dublin City Council
 PROJECT: Reconstruct house at 2 Bridgestown Clonverhill, Dublin 10

ISSUE DATE: 15/02/17
 REV. a: 15/02/17: Gen Revisions
 b: 16/02/17: Screen door replaced by window

DRAWING: FLOOR PLAN
 Proposed
 SCALE: 1:50

PKA16 02b