



(a) Planning and Development Act 2000 (as amended) & Planning and Development Regulations 2001 (as amended) (Part 8)

(b) Local Government Act 2001

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:

8, Avila Park, Cappagh Road, Finglas, Dublin 11.

(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 No. 8 Avila Park, Cappagh Road, Finglas, Dublin 11.

(Please see relevant map and indicative drawings attached).

(C) Site Planning History

None

(D) Area Committee

The North West Area Committee were informed of the initiation of the Part 8 planning process for the proposed development at its meeting on the 20/06/2017.

(E) Statutory Submissions/Observations:

None

(F) Evaluation:

The subject site is located at the end of a cul-de-sac on the western side of Avila Park. The previous house on 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 overall site has a stated area of 236sqm. 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.

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 site is located in an area zoned objective 'Z1' with the accompanying landuse objective '*to protect, provide and improve residential amenities*'.

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

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.

Conclusion :

The Development Plan 2016-2022 and Section 5 of the then DEHLG document 'Quality Housing for Sustainable Communities - Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007) sets out minimum space provision and room size standards for typical houses. The guidance requires a minimum aggregate living area of 37sqm for a single-storey 3-bed house with 6 no. bed spaces. The proposed house has an aggregate living area of 33sqm. It is acknowledged that this is below the minimum standard however having regard to the limited size of the site and the size of the previous house (63sqm) and existing houses within the Avila Estate there is no objection in this instance.

It is also proposed to reinstate boundary walls which are approx 1m in height. 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.

Recommendation:

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

1. The following requirements of the Council's Drainage Department shall be complied with:
 - a. 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).
 - b. The development is to be drained on a completely separate system with separate connections to the public foul and surface water systems.
 - c. The development shall incorporate Sustainable Drainage Systems in the management of stormwater.
 - d. The outfall manholes from this development must be constructed in accordance with the Code of Practice for Development Works – Drainage.
 - e. 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.

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.

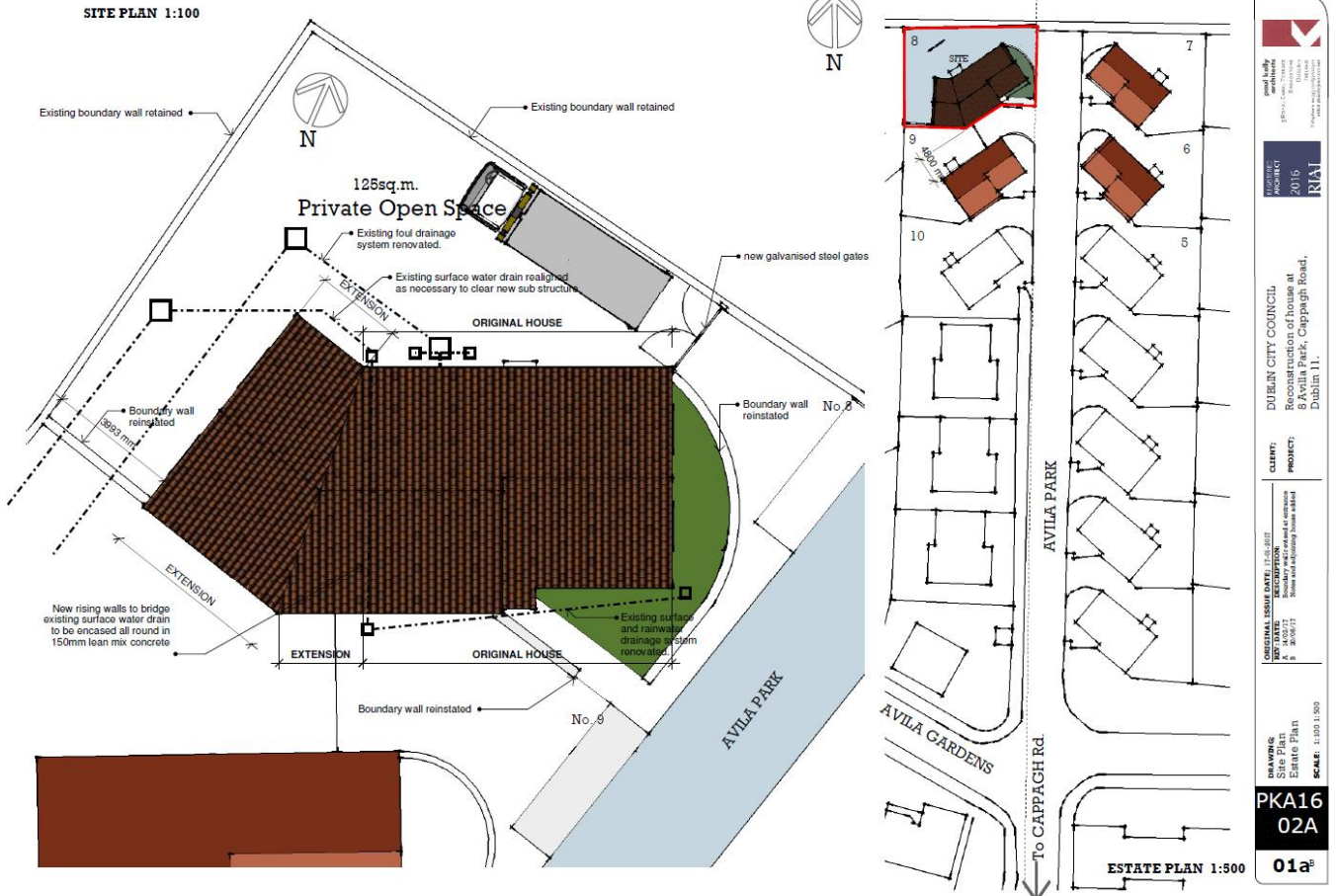
Owen P. Keegan
Chief Executive

Date : 20/09/2017

Site Location Map



Relevant Drawings



RAI

RAI 2015

DUBLIN CITY COUNCIL

Client: Construction of house at 8 Cappagh Road, Cappagh Road, Dublin 11.

Project: Construction of house at 8 Cappagh Road, Cappagh Road, Dublin 11.

Original Issue Date: 15.08.2017

Issue Description: Issue of extension of house at 8 Cappagh Road, Dublin 11.

Scale: 1:100 1:500

PKA16 02A


01a

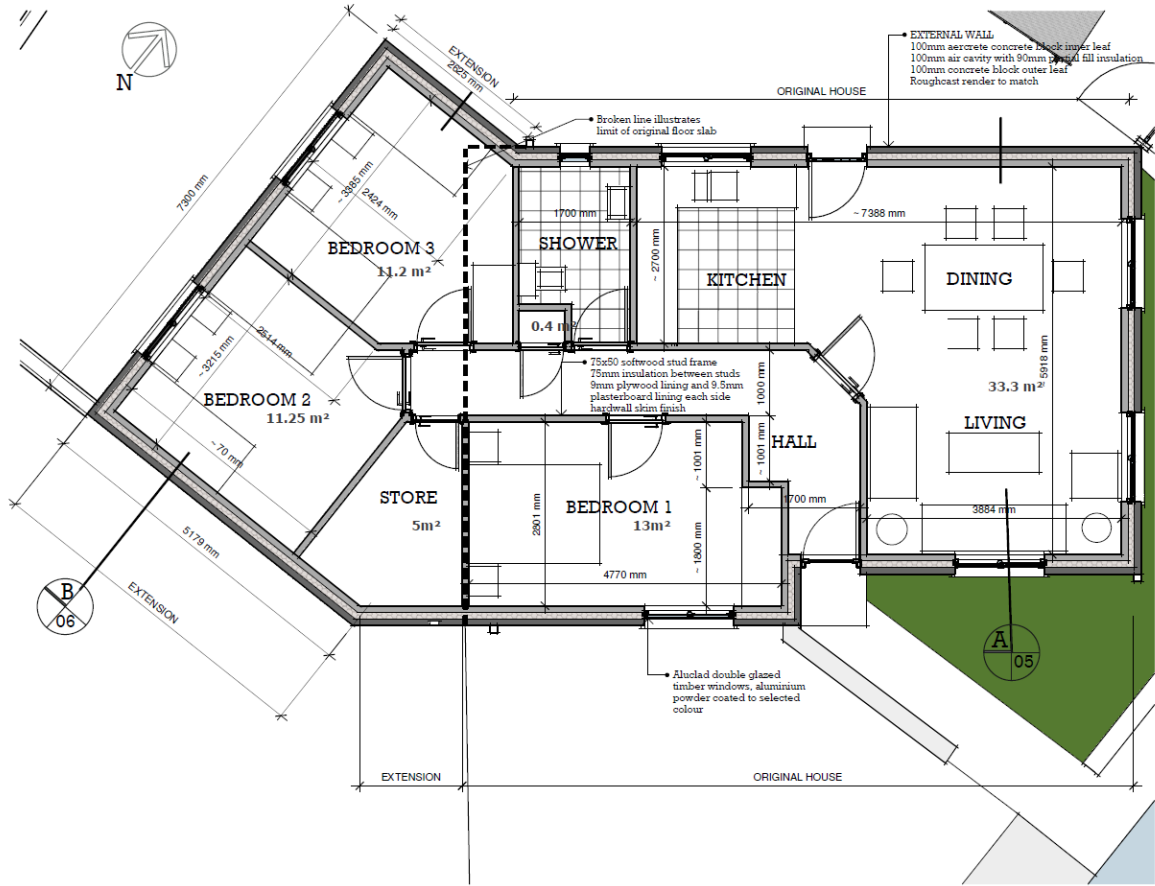


FRONT View



REAR View


 RIA
 2016
 DUBLIN CITY COUNCIL
 Reconstruction of house at
 8 Avilla Park, Cappagh Road,
 Dublin 11.
 CLIENT:
 PROJECT:
 ORIGINAL SUBM DATE: 17.06.2017
 REV DATE: DESCRIPTION:
 DRAWING: FRONT and REAR
 Views
 SCALE: 1:25
**PKA16
 02A
 07a**



RAI
 2015
 PROJECT

DUBLIN CITY COUNCIL
 Reconstruction of house at
 8 Avilla Park, Cappagh Road,
 Dublin 11.

CLIENT:
 PROJECT:

ORIGINAL DATE: 11.01.07
REV. DATE: 18.06.07
REV. DATE: 18.06.07
REV. DATE: 18.06.07

PKA16
02A
02a

SCALE: 1:50