

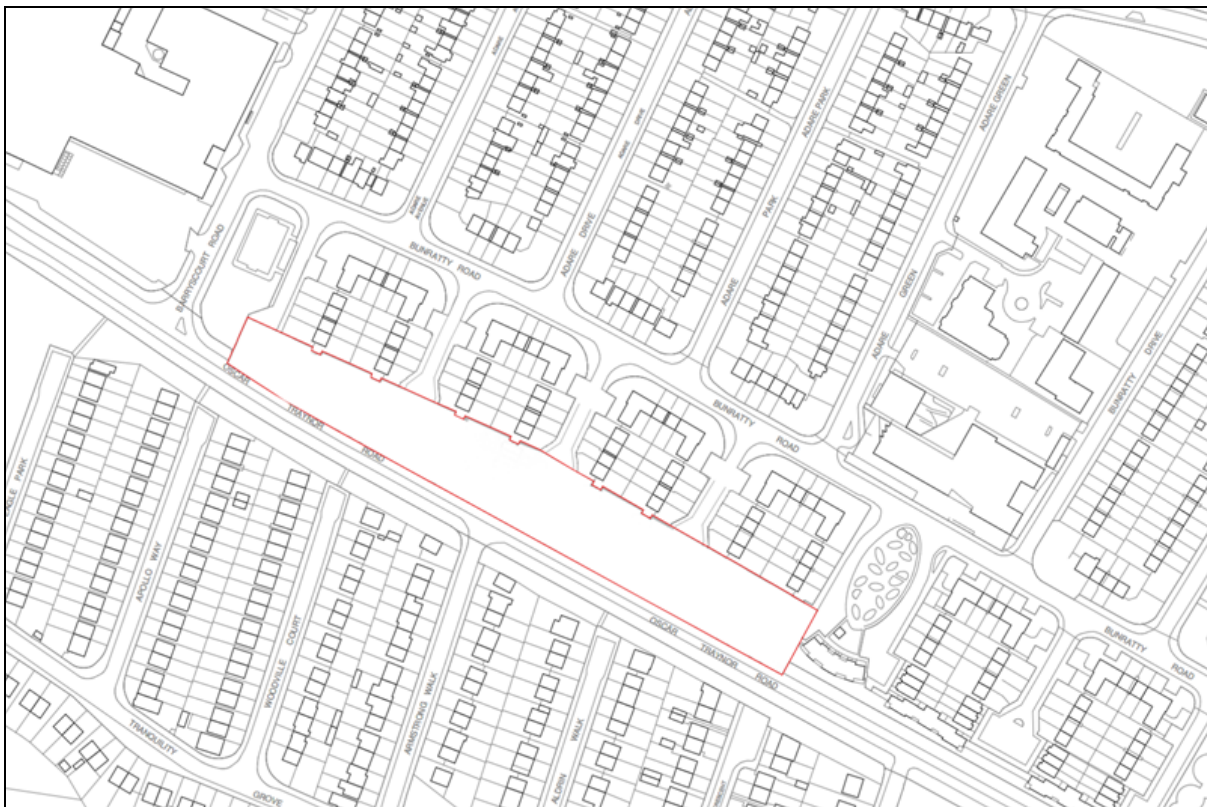
North central Area Office
Northside Civic Centre
Bunratty Road
Coolock
Dublin 17

Date: 8th June 2018.

To the Chairman and Members of
the North Central Area Committee

**Notification of initiation under Part 8 Planning and Development
Regulations 2001 (as amended)**

**Proposed construction of 78 number dwelling units, (houses & apartments) at
Bunratty Road, Coolock, Dublin 17**



SITE LOCATION & LAYOUT

Dublin City Council wishes to give notice that it intends to initiate the process leading to an application under Part 8 of the Local Government Planning & Development Regulations 2001 (as amended) for the construction of 78 number dwelling units (houses & apartments) on a site at Bunratty Road, Coolock, Dublin 17

The site is a brown field site bounded to the north by the four residential cul de sacs which form part of Bunratty Road and bounded to the south by Oscar Taynor Road.

The land which forms this site results from the previous demolition of eight Dublin City Council owned 2 storey residential blocks which had faced on to the four remaining Bunratty Road cul de sacs.

The proposal development comprises 78 residential units.

- 14no. 2 storey houses
- 32no. 1 bedroom apartments
- 32 no. 2 bed apartments.

It is proposed that 4 of the 2 bed apartments are designed to a “universal++” standard which will offer a greater degree of flexibility to accommodate tenants with disabilities or special needs.

The houses are two storey own door access units. They are a continuation of the existing residential terraces and are accessed directly from the Bunratty Road cul de sacs.

The apartments are accommodated in four blocks running parallel to Oscar Traynor Road. The proposed blocks will be accessed from The Oscar Traynor Road through a newly landscaped area. Vehicular access and parking for the apartments will be from the Bunratty Road cul de sacs.

As part of it's ongoing housing delivery programme, Dublin City Council is currently examining the potential for the use of modern methods of construction, which employ a high level of off-site manufacture of housing units. This allows greater speed of delivery and increased levels of quality control. It is currently envisaged that this development will be constructed using these methods. This could significantly reduce the on-site construction period, and also minimise the associated issues of inconvenience to local residents, as well as minimising the extent and duration of any disruption to traffic and local business.

All materials and methods used in this scheme will be required to be in full compliance with the Building Regulations (Technical Guidance Documents), and will be fully certified in accordance with the Building Control Amendment Regulations.

Documents Attached:

- Architects Design Report
- Site Location Plan
- Proposed Street elevations
- Proposed typical Sections
- Proposed Typical Ground floor plan
- Proposed Typical Upper floor plan
- Proposed Block elevations (4 sheets)
- Proposed Typical House elevations

The agreement of the Committee is requested to this proposal.

Anthony Flynn

Executive Manager