

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 3-bedroom houses
- 32no. 1-bedroom apartments
- 32 no. 2-bedroom apartments.

It is proposed that 4 of the 2-bedroom apartments are designed to a higher accessibility 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 its ongoing housing delivery programme, Dublin City Council intends to employ 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. 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

Anthony Flynn

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