



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Belcamp Boundary Wall- Design Report



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Document Status

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Table of Contents

Belcamp Boundary Wall- Design Report.....	1
Document Status.....	2
Table of Contents.....	3
1. BACKGROUND AND PROJECT OVERVIEW.....	5
2. PROPOSED SCHEME	7
3. OBJECTIVES	8
4. PLANNING AND PLANNING CONTEXT	8
5. APPROPRIATE ASSESSMENT AND ENVIRONMENTAL IMPACT ASSESSMENT	10
6. CONSULTATION	10
7. DESIGN PROPOSALS	11
8. SERVICES AND UTILITIES.....	14
9. CONSTRUCTION STAGE	16
10. Statutory Consultation.....	16
11. SUPPORTING DOCUMENTATION.....	17

COMHAIRLE CHATHAIR BHAILE ATHA CLIATH DUBLIN CITY COUNCIL

Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended) - Part 8

Applicant: Dublin City Council, Housing Department, Civic Offices, Wood Quay Dublin 8

Location: Belcamp Cottages, Belcamp Lane, Darndale, Dublin 17

Proposal: Pursuant to the requirements of the above, notice is hereby given, of the intent to submit a Part 8 application for the construction of a 2m wide concrete footpath and a 2.5m high boundary wall (approx. 120m in length) along the northern boundary of the green open space area of Belcamp Park (currently in part occupied by stockpile largely comprised of illegal construction and demolition waste). The proposed boundary wall will be constructed of a precast reinforced concrete construction. Minor landscaping works will be undertaken in the grassed area.

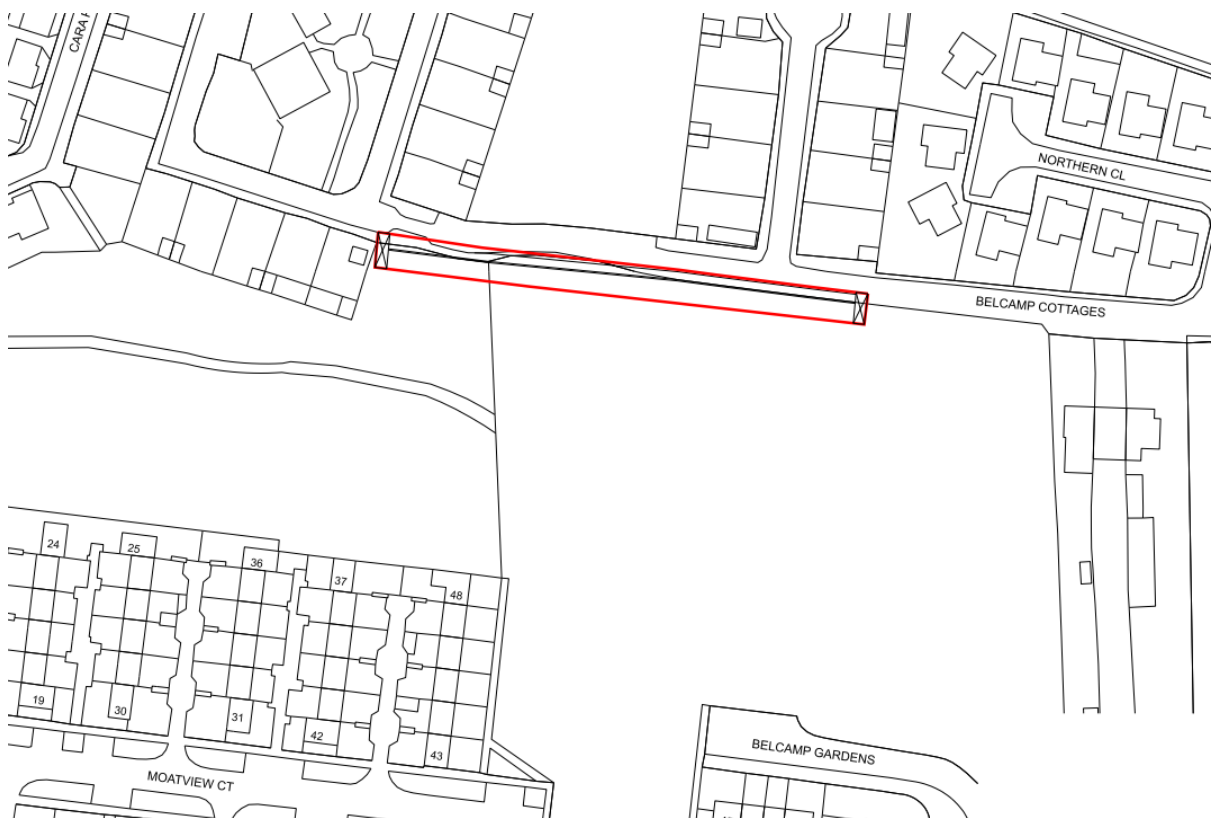


Figure 1-Site location map

1. BACKGROUND AND PROJECT OVERVIEW

The site is located in an existing green area along the old Belcamp Lane, next to Belcamp Cottages in Darndale, beside residential housing estates Moatview Court/Belcamp Gardens and bounded to the north by several traveller accommodation sites namely St. Dominic's, Tara Lawns and Northern Close, which can only be accessed from the R139.

There has been a recurring problem with commercial scale illegal dumping of waste at Belcamp Park in Darndale (Figure 2 below).

A multi-disciplinary high-level action group has been set up in Dublin City Council to tackle this issue and is continuing to engage with local residents and An Garda Síochána to have this matter resolved.

As the lands in question are in the ownership of Dublin City Council, it is the responsibility of Dublin City Council to have the waste removed in an environmentally sound manner to an approved facility in accordance with EPA guidelines. Dublin City Council propose to remove the waste in parallel with the construction of a new boundary wall.



Figure 2-Aerial view of illegal waste at Belcamp Park, April'23



Figure 3-Existing View looking west at Belcamp Cottages

2. PROPOSED SCHEME

The proposed works will involve the construction of a new 120m long, 2.5m high, boundary wall along the edge of the existing green area, and the provision of a new footpath along the edge of the existing carriageway. Pedestrian access to Belcamp Park will be provided through a new kissing gate, opposite Tara Lawns, and the new footpath will improve connectivity for pedestrians in the area. The grassed area will be re-landscaped to match the existing levels, with new trees planted in the park.

The future maintenance of the wall will be the responsibility of the Housing Department.



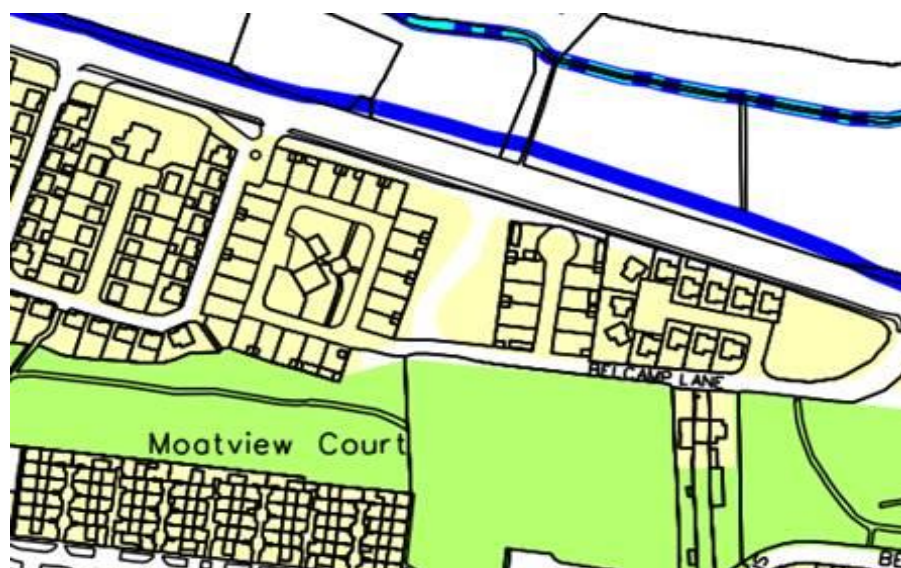
Figure 4-Extent of proposed wall and footpath

3. OBJECTIVES

The primary objective of the new boundary wall is to preserve and protect the existing green area from further illegal dumping. The northern area of the park is currently unusable, the new wall will provide a safe boundary to the park, while maintaining pedestrian access, and will allow the park to be remediated and re-landscaped and to be brought back into service as a local amenity. The removal and disposal of waste will eliminate any potential risk of damage to the local environment and public health risk to local residents.

4. PLANNING AND PLANNING CONTEXT

The Zoning in the current Dublin City Development Plan (2022-2028) (Map B [MapsetB.pdf \(dublincity.ie\)](#)) indicates the traveller accommodation site is Zone 1 – Sustainable Residential Neighbourhoods and the open space/ park area is Zone 9 – Amenity/ Open Spaces/Green Network.



PRIMARY LAND USE ZONING CATEGORIES²

Zone Z1	Sustainable Residential Neighbourhoods	
Zone Z2	Residential Neighbourhoods (Conservation Areas)	
Zone Z3	Neighbourhood Centres	
Zone Z4	Key Urban Villages / Urban Villages	
Zone Z5	City Centre	
Zone Z6	Employment/Enterprise	
Zone Z7	Employment (Heavy)	
Zone Z8	Georgian Conservation Areas	
Zone Z9	Amenity /Open Space Lands /Green Network	
Zone Z10	Inner Suburban and Inner City Sustainable Mixed-Uses	
Zone Z11	Waterways Protection	
Zone Z12	Institutional Land (Future Development Potential)	
Zone Z14	Strategic Development and Regeneration Areas (SDRAs)	
Zone Z15	Community and Social Infrastructure	

Figure 5-Dublin City Development Plan (2022-2028)- Zoning map

The proposed site is wholly within the Zone 9 area and therefore governed by the zoning objective Amenity/Open Space Lands/Green Network with the accompanying land-use objective “To preserve, provide and improve recreational amenity, open space and ecosystems services”.

The proposed development site and its environs does not contain any protected structures nor is it within an Architectural Conservation Area.

Dublin City Council Planning Department have advised based on available information that proposed development does not materially contravene the Dublin City Development Plan (2022-2028), but as per *Article 80(1) of the Planning and Development Regulations 2001(as amended)*, Part 8 Planning permission will be required as the proposed development includes the following works:

- (i) construction of a new road, where the length of the new road is over 100 metres and
- (ii) estimated development costs will exceed €126,000.

Note: The definition of ‘road’ under the Roads Act includes ‘footpath’.

5. APPROPRIATE ASSESSMENT AND ENVIRONMENTAL IMPACT ASSESSMENT

Under Article 6 (3) of the EU Habitats Directive and Regulation 30 of SI NO.94/1997 European Communities (Natural Habitats) Regulations (1997) any plan or project which has the potential to significantly impact on the integrity of a Natura 2000 site must be subject to an Appropriate Assessment. This requirement is also detailed under Section 177 (U) of the Planning and Development Act 2000 (as amended).

A Natura 2000 Impact Screening (Stage 1 Appropriate Assessment) Report concluded that there would be no significant negative effects on any Natura 2000 site as a result of the proposed development. As a result, a Stage 2 Appropriate Assessment would therefore not be required.

An Environmental Impact Assessment Preliminary Examination Report, having regard to the limited nature and scale of the proposed development, the absence of any significant environmental sensitivity in the vicinity and the absence of connectivity to any sensitive location, found there is no likelihood of significant effects on the environment arising from the proposed development. It is concluded that the need for EIA can be excluded at preliminary examination stage and a screening determination is not required.

6. CONSULTATION

6.1. Local Residents

Information leaflets describing the proposed scheme have been distributed to over 3000 local residents, with contact details for anyone seeking additional information. No requests for additional information were received.

The Travellers Accommodation Unit have engaged with members of the local travelling community to discuss the works and agree the location of the pedestrian entrances, wall finishes etc.

The local residents and other stakeholders in the area have also been advised of the plans through the Darndale Implementation Oversight Group and Darndale Residents Representation Forum. These meetings are held on a monthly basis. No negative comments have been received at either forum regarding the proposals

6.2. Local Councillors

Members of the North Central Area Committee were advised of the intention to lodge the Part 8 application for these works at the monthly NCAC meeting on 17th April'23. All were supportive of scheme going ahead, requested that the aesthetics of the wall be considered.

6.3. Disabled Persons Organisations

During the preliminary design stage the project team notified all Disabled Persons Organisations (DPOs) in Ireland and the Dublin City Council Public Participation Network (PPN) of the proposed works, inviting them to confirm if they had an interest in being consulted with in relation to this project.

Two of the DPOs, Headspace Ireland and Voice of Vision Impairment (VVI), requested to be included in the consultation process. Information on the project was provided in an accessible format and both

parties were satisfied with the proposals. The VVI requested that the design of the gate consider long-cane users.

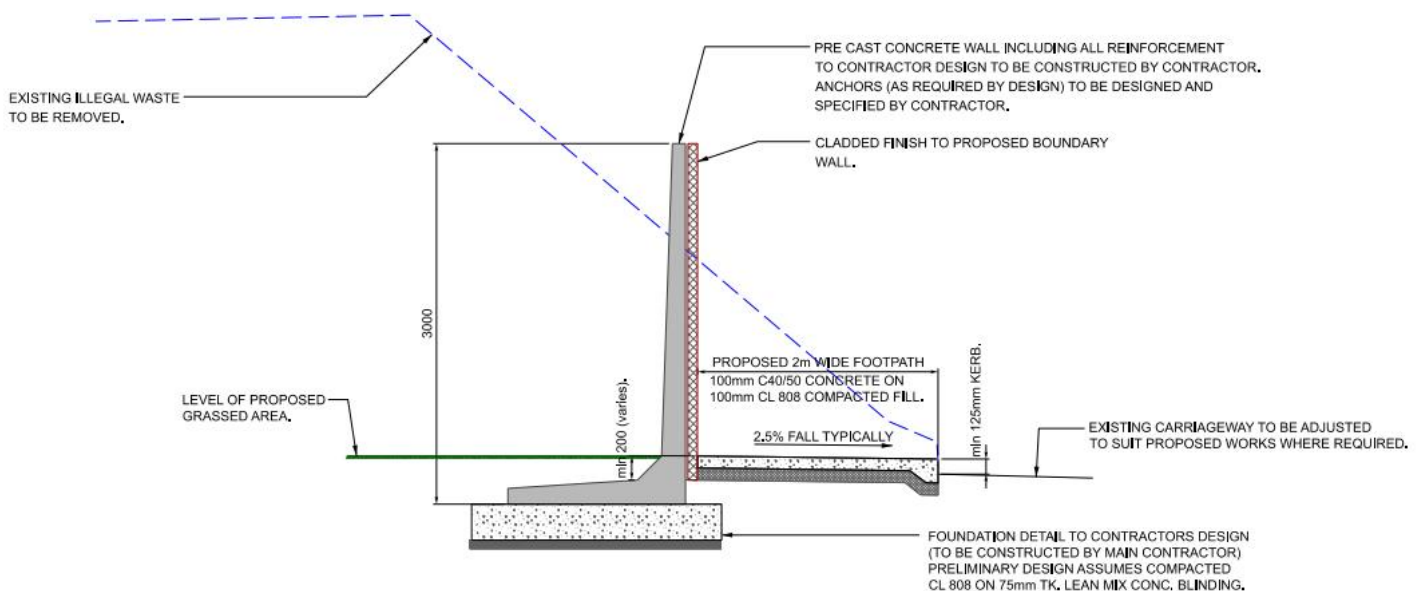
7. DESIGN PROPOSALS

The proposed concrete footpath will be 2m wide with a 125mm high upstand kerb, a 2.5% cross fall will be provided along the top of the footpath, towards the carriageway.

The proposed boundary wall will be constructed using precast concrete wall units with a decorative stone effect finish on the roadside. Due to the sloped nature of the site the wall will vary in height from 2.3m to 2.5m high. A filter drain will be installed behind the wall to prevent water collecting in the grassed area behind the wall. The filter drain will outfall to a suitably designed soakaway in the grassed area.

A kissing gate will be provided at the pedestrian entrance opposite Tara Lawns, the wall will slope down to 1.2m in height at this location and this gate will be wide enough to provide access for wheelchairs and buggies but will prevent access for motorised vehicles. The final design of the sloping wall surface will be reviewed to minimise climbing opportunities. The long term maintenance of the gate will be considered when selecting the gate, and the gap at the bottom of the gate will be minimised to prevent the visually impaired's canes from getting caught.

The area behind the wall will be re-graded to match the original ground levels and new trees will be planted to soften the effect of the new wall. The project team will work with the Parks, Bio Diversity & Landscape Services Division to develop a suitable solution for the rear of the wall for an aesthetically pleasing finish that minimises the risk of graffiti.



TYPICAL SECTION A - A THRO' PROPOSED BOUNDARY WALL, CHAINAGE 70.0m (approx.) (SCALE 1:20)

Figure 6-Image of Wall Section



Figure 7-Example of decorative wall finish



Figure 8-Artist Impression of view looking west at Belcamp Cottages



Figure 9-Artist impression of view looking east along Belcamp Lane



Figure 10-Artist impression of view looking north from Moatview Crescent



Figure 11-Artist impression looking north-west at Belcamp Park

8. SERVICES AND UTILITIES

The details of utility services outlined below are taken from existing available records. It is not anticipated at this stage that any utility services will need to be diverted as part of the works. During the initial phase of the construction works the main contractor will be required to verify the location and level of all services in the work area.

Surface Water

1200mm diameter surface water pipeline is routed from park opposite Moatview Court Estate, through St. Dominic's Park traveller accommodation site and out across the R139, where it discharges into the Mayne River located approx. 200m north of the site. While the 1200mm diameter surface water pipeline appears to be outside the footprint of the new boundary wall and footpath, there is an existing 300mm diameter branch pipeline, which will be located under the new boundary wall and existing chamber appears to have been covered over by the waste mound. This pipeline will be approx. 200mm below the foundation levels of the new wall, the exact location of all existing pipelines will be confirmed at the construction stage and all works that cross the existing network, and any protection measures required, will be agreed with DCC's Drainage Planning Division at detailed design stage. No additional loading will be allowed on the existing pipework.

The existing carriageway is super-elevated and falls away from the proposed new wall so no new gullies are proposed as part of the works. The final levels will be confirmed at construction stage and a connection application will be made to DCC's DPPDC section if any new gullies are required.

A CCTV survey will be carried out by the Developer, on all pipelines in the vicinity of the works, before and after the construction of the wall. No demolition debris or construction material shall enter the sewers.

Foul Drainage

No foul sewers identified within the footprint of the new boundary wall and footpath. There may possibly be a rising main connection running underneath the wall, serving the pumping station at Tara Lawns. This connection pipe will be located in advance of the wall construction and suitable protection measures will be agreed with DCC's Drainage Planning Division.

Water Services

100mm diameter water main in road way adjacent to the line of the new boundary wall and footpath. The exact location and depth of watermain will be established in advance of any excavation works.

ESB Services

An ESB cabinet is located at the western end of proposed new boundary wall beside existing pedestrian route into the traveller accommodation site. It will not be necessary to relocate this cabinet as it can be accommodated within the new 2m wide footpath.

Gas Services

No gas services identified within the footprint of the new boundary wall and footpath.

Telecoms

No Eir or Virgin Media services identified within the footprint of the new boundary wall and footpath.

9. CONSTRUCTION STAGE

The boundary wall will be built in tandem with the removal of the illegal waste. The methodology for the removal of the waste is still under review and will be covered under a separate Environmental Management Plan (EMP). The EMP will set out how and where the waste will be treated and will include a traffic management plan for those works.

The boundary wall will be built using pre-cast units to minimise the construction time required. It is expected once the waste has been removed from a section of the park, that section of wall will be constructed followed by the footpath.

The invasive species Japanese Knotwood is present on the site and will need a full assessment before a treatment plan is put in place to remove this.

Works will be phased to minimise disruption to local residents and detailed Temporary Traffic Management plans will be circulated prior to commencement of the works. Trained banksmen will be used to direct traffic and ensure safe access for vehicles and pedestrians.

The Contractor will prepare a Construction Management plan, which shall be submitted to DCC's Air Quality Monitoring Unit for review. Noise, vibration and air pollution monitoring may be required depending on the construction methods proposed.

The Contractor must adhere to DCC's Construction & Demolition Good Practice Guide for Construction Site. The Contractor will also have provide a Public Liaison Officer who will act as a point of contact for local stakeholders.

The role of the Contractor's Public Liaison Officer will include the following:

- Liaison with all resident and businesses in the local area for the duration of the works.
- Keeping all residents and businesses within the project area informed with regards progress of the works and any possible restrictions to movement of vehicles, pedestrians and / or cyclists.
- General point of contact for queries from members of the public / businesses.

10. Statutory Consultation

A submission or observation in relation to the proposed development, may be made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, within 6 weeks of lodgement of the Part 8 application.

Submissions or observations may also be made online on Citizen Space <https://consultation.dublincity.ie> within 6 weeks of lodgement of the Part 8 application.

11. SUPPORTING DOCUMENTATION

Drawings

- (i) RD-3429-RP-001_A – Site Extents
- (ii) RD-3429-RP-002_A – Proposed Boundary Wall Layout Plan
- (iii) RD-3429-RP-003_A – Proposed Boundary Wall Elevation and Typical Cross section

Documents

- (iv) Environmental Impact Assessment – Preliminary Examination, including the AA Screening Report as an Appendix
- (v) Easy Read Project Summary
- (vi) Text Description of Drawings