

COUNTY ARCHITECTS REPORT

Proposed development consisting of the construction of a Housing Development on SDCC lands at Site at Brookfield Avenue / Rossfield Avenue and Brookfield Road, Jobstown, Tallaght, Dublin 24. The proposed housing development is comprised of 16 apartment units and all associated demolitions infrastructure, site and development works necessary to facilitate the proposed development.

PROCESS PURSUANT TO SECTION S179A OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED).

NOTIFICATION STAGE

Issued December 2023

COUNTY ARCHITECTS REPORT – S179A NOTIFICATION STAGE

Project Title:	Proposed development of 16 Apartment units and all site and development works at site at Brookfield Avenue / Rossfield Avenue and Brookfield Road, Jobstown, Tallaght, Dublin 24
County Architect:	Cian Harte MRIAI
Purpose of Report	<p>This report will set out how the criteria for use of the S179A (“Part 8” temporary exemption) process are satisfied. This report is to be read in conjunction with the Architects Design Report prepared by Paul Keogh Architects (PKA) which is appended below.</p> <p>The PKA report sets-out some of the planning, development and statutory context underlying the proposed housing development which it is proposed to progress using the S179A (“Part 8” temporary exemption) process at the above site.</p> <p>The PKA report provides additional information and description of the nature, extent and characteristics of the proposal to be read in conjunction with the associated plans and particulars on public display.</p>
Brief Outline of S179A Process	See PKA Report
Public Notice:	See PKA Report
Land ownership	The lands are in the ownership of South Dublin County Council.
Land Zoning and Planning Context:	<p>The site is zoned Objective RES under the SDCC County Development Plan 2022-2028, to ‘protect and/or improve residential amenity.’</p> <p>The proposed development of 16 units on the site is in compliance with the SDCC County Development Plan 2022-2028 – Residential is permitted in principle.</p> <p>See PKA Report for further details.</p>
Contravention of Development Plan	The proposed development does not represent a material contravention of the Development Plan
Housing Strategy	The proposed development is in-line with policies and objectives for sustainable housing included in the County Development Plan 2022-2028 and County Housing Strategy. See PKA Report for further details.

Availability of Services	All required services are available adjacent to the site. See PKA Report for further details.
Screening for Appropriate Assessment	A screening for Appropriate Assessment (AA) has been carried out in respect of the proposed development and concludes that there is no real likelihood of significant effects on a European site or sites. A determination has been made that an AA is not required.
Screening for Environmental Impact Assessment	A screening for Environmental Impact Assessment (EIA) has been carried out and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development. A determination has been made that an EIA is not required.
Timescale and Contract:	<p>It is intended to proceed to tender in Q1 2024 and to commence works on site before in 2024.</p> <p>The project will be carried out under The Capital Works Management Framework (CWMF) Public Works Contract. Performance Bond will be retained to appropriate level as required under the contract.</p>
Other	Any alterations as required to meet Housing Department, housing allocations, medical conditions, to address specific issues raised or to address site conditions, Building Regulation and other statutory or technical requirements are deemed approved.
Notification to Certain Bodies	SDCC will send notice of the housing development under Section 179A of the Act to any relevant body or bodies specified in sub-article 82(3).
Project Partners	SDCC Architects Department SDCC Housing and Community Development Directorate Department of Housing, Planning and Local Government
Signed	Cian Harte MRIAI County Architect SDCC
Date	December 2023

PAUL KEOGH ARCHITECTS

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T/A PAUL KEOGH ARCHITECTS

COMPANY SECRETARY: RACHAEL CHIDLOW

COMPANY NUMBER: 661535

Proposed Social Housing Development

**Brookfield Avenue / Rossfield Avenue and Brookfield Road,
Jobstown Tallaght, Dublin 24**

For

South Dublin County Council

Section 179A Design Report

Paul Keogh Architects

December 12th 2023

ARCHITECT'S REPORT – SECTION 179A – DISPLAY / CONSULTATION

- 1. Project Title** Proposed Development at Brookfield Avenue / Rossfield Avenue and Brookfield Road, Jobstown, Tallaght, Dublin 24.
- 2. Project Personnel** South Dublin CC's project team are as follows
- SDCC County Architect: Cian Harte
 - SDCC Senior Executive Architect: Patrick Harrington
 - Consultant Architects: Paul Keogh Architects
 - Consultant C&S and M&E Engineers: Waterman Moylan Consulting Engineers
- 3. Brief explanation of developments carried out under Planning and Development (Section 179A) Regulations 2023 (S.I. 101/2023) – (Part 8 Temporary Exemption)**
- The current proposed development is being progressed under the provisions of section 179A of the Planning and Development Act 2000, (the Act) as amended and the Planning and Development (Section 179A) Regulations 2023 [S.I. 101/2023].
- The Planning and Development (Section 179A) Regulations 2023 provides for a temporary exemption for local authorities from the “Part 8” local authority “own development” approval process to construct housing developments on local authority and designated State-owned lands zoned to include residential use. The temporary exemption applies subject to compliance with the requirements of section 179A of the Planning and Development Act 2000, as amended (the Act), and it's supporting regulations. The measure will allow for accelerated delivery of social, affordable and cost-rental housing by local authorities and the regulations came into effect from 8th March 2023.
- Section 179A of the Act requires a Chief Executive to inform the elected members of a local authority of proposed housing developments which it is intended to progress under the exemption as well as to give public notice and enable public inspection of the proposals in a prescribed manner.
- This new provision, which is a temporary time-limited measure to help expedite the provision of housing by local authorities in the context of the need to accelerate the delivery of housing supply, will be mandatory for local authorities in strictly defined circumstances where the following criteria are satisfied:
- The land is owned by the local authority or another specified State Body.
 - The land is zoned for residential development.
 - The proposed development does not materially contravene the development plan or local area plan for the area.
 - The proposed development is in accordance with the relevant local authority's housing strategy.
 - The land is serviced or will be serviced with the necessary supporting infrastructure or facilities within the timeframe of the development.
 - The proposed development is not required to undergo environmental impact assessment (EIA) under the EIA Directive or appropriate assessment (AA) under the Habitats Directive; and the development works in question are commenced by no later than 31 December 2024.
- The Planning and Development (Section 179A) Regulations 2023 set out the steps local authorities must take in order to comply with the new section 179A. These steps include inter alia:

- Local authorities to submit quarterly reports on the use of the exemption to the Minister.
- New article 81A: requires the Chief Executive to formally notify the elected members of the proposed housing development prior to issuing a site notice and newspaper notice, which must be issued at least eight weeks prior to the commencement of works.
- It is further recommended in this regard that the Chief Executive should informally signal in advance, the proposed development to the relevant local elected members prior to the formal notification of the placing of the site notice and the public advertisement.
- Sets out the information and details that must be included in the site notice and newspaper notice and where a site notice must be located.
- Requires local authorities to screen proposed developments for EIA and AA and that only where a proposed development is screened out from requiring the undertaking a full EIA or AA, the proposed development may proceed under the new exemption.
- New article 82A requires the local authority to notify the relevant prescribed bodies of proposed developments with the list of prescribed bodies being the same list as that used under the Part 8 approval process.
- New article 83A requires that the documents, plans and particulars of the proposed housing development must be entered in the planning register and made available for public inspection. Local authorities are further required to make the documents relating to the proposed housing development available for inspection on their website and in the offices of the local authority.

The eight-week notification period is consistent with the eight-week timeframe in section 50 of the Act within which a judicial review challenge against a planning decision must be initiated post the making of the decision. A person may question the validity of any decision of the planning authority by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Act.

the provisions under Section 179A of the Act and the supplementary regulations provide an exemption from the 'Part 8' process and, where a development is classed as exempted development, there is no public participation process. The notification process by means of site and newspaper notices will notify interested parties of the intention to undertake the proposed development.

The Planning and Development (Section 179A) Regulations 2023 are available to view or download at:

[S.I. No. 101/2023 - Planning and Development \(Section 179A\) Regulations 2023 \(irishstatutebook.ie\)](https://www.irishstatutebook.ie/eli/2023/si/101/2023/planning-and-development-section-179a-regulations-2023)

4. Public Notice

PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)

PLANNING AND DEVELOPMENT (SECTION 179A) REGULATIONS 2023 (S.I. 101/2023) – (PART 8 EXEMPTION)

**SOUTH DUBLIN COUNTY COUNCIL – NOTICE OF PROPOSED
DEVELOPMENT PURSUANT TO SECTION 179A OF THE PLANNING
AND DEVELOPMENT ACT 2000 (AS AMENDED)**

Location:

Site at Brookfield Avenue / Rossfield Avenue and Brookfield Road, Jobstown, Tallaght, Dublin 24.

Nature & Extent of the Proposed Development:

Pursuant to the requirements of Section 179A of the Planning and Development Act, 2000 (as amended), South Dublin City County Council (SDCC) hereby give notice to construct a Housing Development on SDCC land at Brookfield Avenue / Rossfield Avenue and Brookfield Road, Jobstown, Tallaght, Dublin 24.

The proposed housing development will consist of 16 apartment units and will include:

- i. Demolition of existing derelict two-storey shop unit at Brookfield Avenue / Rossfield Avenue
- ii. Removal of existing boundary walls, fences, existing entrance, gate and signage to Brookfield Enterprise Centre to facilitate proposed development.
- iii. Construction of 16 No. apartment units in two blocks. Proposed blocks are located on both sides of the existing entrance roadway into Brookfield Enterprise Centre and will be three storeys in height stepping down to two storeys adjoining existing houses on Brookfield Avenue / Rossfield Avenue. Apartments will consist of a mix of 1, 2 and 3-bed own-door units.
- iv. Construction of new entrance, gate, signage and bin-store to Brookfield Enterprise Centre, upgrading of roadways and paths, provision of new car-parking spaces, provision of cycle parking, hard and soft landscape works, lighting, signage and all associated infrastructure, site and development works necessary to facilitate the proposed development.

The plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from 14th December 2023 up to and including 19th February 2024 during office opening hours at:

**South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC.**

The plans and particulars of the proposed development are available for inspection online during the same period on the Council's Public Consultation Portal website (<http://consult.sdublincoco.ie>)

A screening for Environmental Impact Assessment (EIA) has been carried out and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development. A determination has been made that an EIA is not required.

A screening for Appropriate Assessment (EIA) has been carried out in respect of the proposed development and concludes that there is no real likelihood of significant effects on a European site or sites. A determination has been made that an AA is not required.

A person may question the validity of any decision of the planning authority by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (as amended)

Signed: Director of Housing and Community Development, SDCC.

Website: www.sdcc.ie

Date Public Notice: 14/12/2023

5. Context

5.01 Context Description

The site is located at Brookfield Avenue / Rossfield Avenue and Brookfield Road, Jobstown, Tallaght, Dublin 24. The proposed development is situated at a brownfield site, between Brookfield Road to the north and Brookfield Avenue / Rossfield Avenue to the east. It will require the demolition of existing derelict two-storey shop unit on Brookfield Avenue / Rossfield Avenue to facilitate the proposed development. The site comprises an area of 0.2456ha.

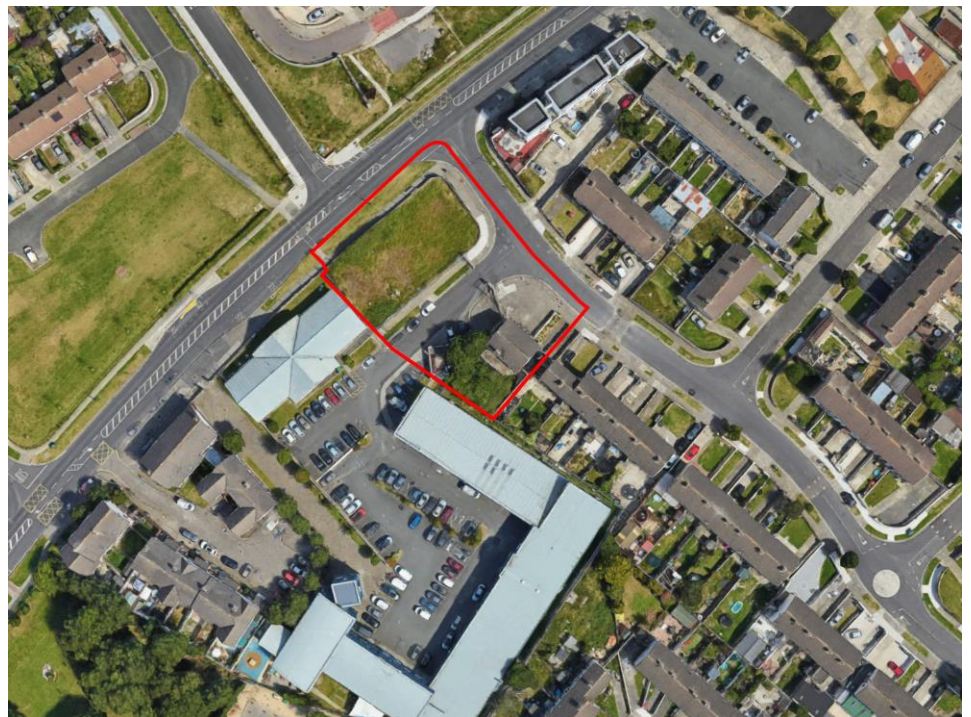
It is located adjacent to the Brookfield Health Centre and the Brookfield Enterprise Centre. The existing access route to both of these public amenities divides the site, defining it as two separate, distinctive halves.



Existing Site Layout



Bird's Eye view of area (Google Earth)



Aerial view of site location (Google Earth)



View of existing entrance from Brookfield Avenue / Rossfield Avenue (PKA)



View from Brookfield Enterprise Centre towards Brookfield Avenue / Rossfield Avenue (PKA)



Existing Bin Store – View Towards Brookfield Enterprise Centre (PKA)



View of neighbouring houses from Brookfield Avenue / Rossfield Avenue (PKA)

5.02 Housing need in the locality

It is recognised, under the adopted SDCC County Development Plan 2022-2028, the need to deliver a diverse mix of family groups to create more resilient and sustainable communities to the Tallaght area. The proposed development for this site provides a generous mix of unit size and types to facilitate this objective.

5.03 Site location

The housing development is proposed as part of an established neighbourhood with community facilities – Brookfield Health Centre, Brookfield Pharmacy, local shops

and services adjacent to the site. The proposed housing development is supported by readily available access to extensive open green space along Brookfield Road and Jobstown.

The site has easy access to public transport access; including Route 27 to Dublin City Centre, Route 175 Citywest to UCD 530 metres from site at Fortunestown Lane and Cheeverstown Stop on the Luas Red Line 500 metres to north of the site. The nearest bus stop sits adjacent to the site, Stop No. 4441 on Brookfield Road that connects Jobstown with the city centre and the Clare Hall Shopping Centre.

Further amenities within a 15-minute walking distance of the site, which are also accessible by the No. 27 bus include the Tallaght Leisure Centre on R136 Whitestown, a Lidl supermarket on Fortunestown Lane and St. Aidan’s Community School on Fortunestown Lane.

All required services including surface, foul and mains water are available adjacent to the site.

6. Planning Policy Context

6.01 Land Use Zoning

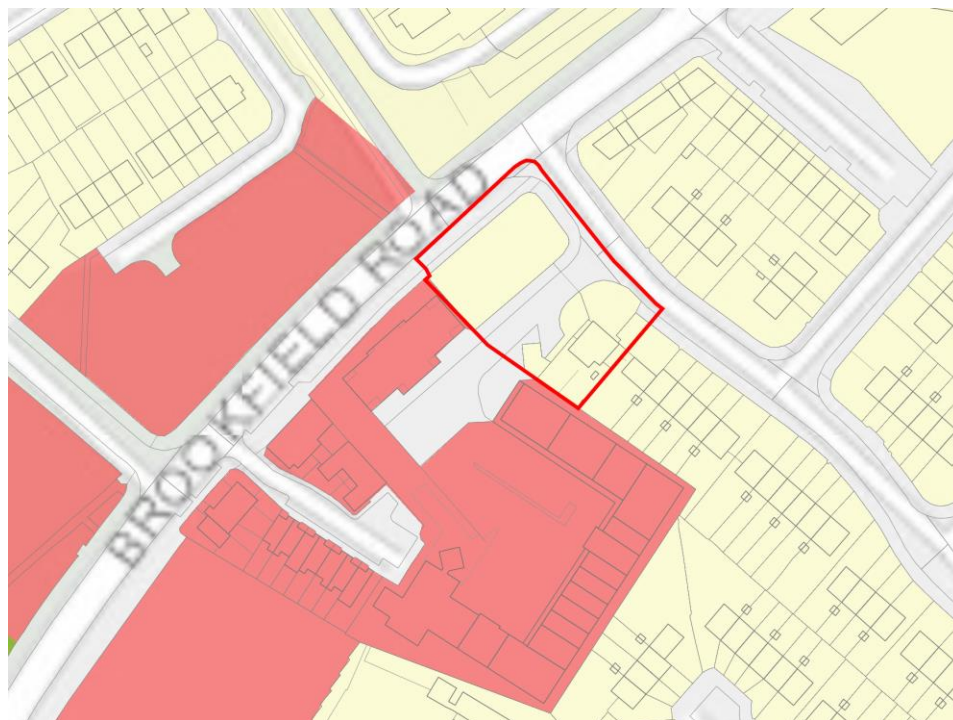
The site is zoned Objective RES under the SDCC County Development Plan 2022-2028, to ‘protect and/or improve residential amenity.’

The proposed development of 16 units on the site is in compliance with the SDCC County Development Plan 2022-2028 – Residential is permitted in principle.

The land use zoning table from the SDCC County Development Plan 2022-2028 indicates that the proposed residential land use is ‘Permitted in Principle’ and therefore acceptable subject to detailed assessment.

Table 13.2: Zoning Objective ‘RES’: ‘To protect and/or improve residential amenity’

Use Classes Related to Zoning Objective	
Permitted in Principle	Housing for Older People, Nursing Home, Open Space, Public Services, Residential, Residential Institution, Retirement Home, Shop-Local, Traveller Accommodation.
Open for Consideration	Advertisements and Advertising Structures, Allotments, Agriculture, Bed & Breakfast, Betting Office, Camp Site, Car Park, Caravan Park-Residential, Cemetery, Childcare Facilities, Community Centre, Crematorium, Cultural Use, Doctor/Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hotel/Hostel, Home Based Economic Activities, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m - 1,000 sq.m, Off-Licence, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Recreational Facility, Recycling Facility, Restaurant/Café, Service Garage, Shop-Neighbourhood, Sports Club/Facility, Stadium, Veterinary Surgery.
Not Permitted	Abattoir, Aerodrome/Airfield, Boarding Kennels, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Data Centre, Fuel Depot, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-General, Industry-Special, Nightclub, Offices over 1,000 sq.m, Outdoor Entertainment Park, Refuse Landfill/Tip, Refuse Transfer Station, Retail Warehouse, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Shop-Major Sales Outlet, Social Club, Transport Depot, Warehousing, Wholesale Outlet, Wind Farm, Work-Live Units.



Objective RES To protect and/or improve residential amenity

Extracts from the SDCC County Development Plan 2022-2028

Subject Site outlined in Red

6.02 National and Regional Policy

The national, regional and development plan policies relevant to the proposed development are as follows;

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, 2007.

Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities, Department of Environment, Heritage and Local Government (December 2008).

Urban Design Manual; A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).

Design Manual for Quality Housing – Department of Housing, Local Government and Heritage.

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of the Environment, Community and Local Government (2015).

The Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

Regional Planning Guidelines for the Greater Dublin Area 2010-2022, Dublin Regional Authority & Mid-East Regional Authority, (2010).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, Building Research Establishment, (1991).

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009).

National Cycle Manual – National Transport Authority (June 2011).

6.03 South Dublin County Council Development Plan 2022 – 2028

Relevant policies in the South Dublin County Council Development Plan 2022 – 2028 are as follows:

CORE STRATEGY (CS) Policy 7 Consolidation Areas within the Dublin City and Suburbs Settlement

It is the policy of the Council to ‘Promote the consolidation and sustainable intensification of development within the Dublin City and Suburbs settlement boundary.’

CS7 Objective 3:

To promote and support the development of undeveloped infill and brownfield zoned lands and to promote pre-application consultation in accordance with Section 247 of the Planning and Development Act, 2000.

Policy H2 Supply of Housing

It is the policy of the Council to Ensure that sufficient zoned land continues to be available at appropriate locations to satisfy the housing requirements of the County.

H2 Objective 2:

To ensure that sufficient zoned land, which could be serviced by sufficient public transport and road capacity, continues to be available at appropriate locations to satisfy the housing requirements of the County and to support and facilitate the development of housing lands based on the Settlement Strategy outlined in Chapter 2 Core Strategy and Settlement Strategy.

Policy H3 Housing for All

It is the policy of the Council to support the provision of a choice and mix of accommodation types within their communities and at locations that are proximate to services and amenities.

Section 2.3.0 Quality of Residential Development

Policy H7 Residential Design and Layout

It is the policy of the Council to support the development of sustainable communities and to ensure that new housing development is carried out in accordance with Government policy in relation to the development of housing and residential communities.

Policy H8 Public Open Space

It is the policy of the Council to ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area.

Policy H9 Private and Semi-Private Open Space

It is the policy of the Council to ensure that all dwellings have access to high quality private open space and semi-private open space (where appropriate) and that such space is carefully integrated into the design of new residential developments.

Policy H10 Internal Residential Accommodation

It is the policy of the Council to ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the County in accordance with the provisions of the Interim South Dublin County Council Housing Strategy 2022-2028.

Policy H11 Privacy and Security

It is the policy of the Council to promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

Section 11.1.0 Water Supply & Wastewater

Policy IE2 Water & Wastewater

It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County.

Section 11.2.0 Surface Water & Groundwater

Policy IE3 Surface Water & Groundwater

It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Section 11.3.0 Flood Risk Management

Policy IE4 Flood Risk

It is the policy of the Council to continue to incorporate Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive.

6.04 Assessment

The subject proposal provides for an infill scheme of 16 no. residential units on lands, that currently form part of a brownfield / infill site.

Existing structures to be removed or modified to facilitate the proposed development, including a derelict two-storey retail unit floor unit on the southern half of the site, a bin store serving the Brookfield Enterprise Centre and an entrance gate located along Brookfield Avenue / Rossfield Avenue. Removal of existing boundary walls, fences and signage to Brookfield Enterprise Centre will be carried out to facilitate proposed development.

The proposed development considers the character of adjoining buildings; two storey dwellings along Brookfield Avenue / Rossfield Avenue and three storey dwellings / commercial units along Brookfield Road. The proposal, consisting of two apartment blocks, aims to achieve a balance between the provision of higher residential density and sustaining the low-rise architectural form of neighbouring buildings.

Total Site Area – 0.2456 ha [2456 m²]

- Number of units – 16 apartments
- 7 No. one-bedroom apartments (2 person)

- 4 No. two-bedroom apartments (3 person)
- 1 No. two-bedroom apartments (4 person)
- 4 no. three-bedroom apartments (5 person)

6.06 Residential Density

The proposed residential development on this site considers all aspects of the County Development plan, including land use zoning, the pattern of residential development in the area and the residential policies of the Development Plan.

It follows the principle that a residential development is in accordance with the SDCC Development Plan 2022-2028 and the proper planning and sustainable development of the area is put in place. In relation to the density, having regard to Appendix A: Measuring Residential Density of the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009) the use of a net site density is considered the most appropriate means of estimating density.

The site area is 0.2456ha. The development of 16 Units provides a site density of 65 units per hectare. Having regard to the existing pattern of development in the area and considering the character of the surrounding context, this proposal is achieving a higher net density than adjoining buildings in the vicinity and can be considered an efficient use of land in this instance.

6.07 Private / Communal Open Space

Private Open Space in the form of patio gardens at ground level and balconies at upper levels is provided in compliance with the provisions of the DHPLG Design Standards for New Apartments and the SDCC Development Plan 2022-2028.

Standards for the provision of public open space standards for residential development are set-out in SDCC county Development plan 2022-2028, Section 8.7.3 Table 8.2 'New Residential Development on Lands in Other Zones including mixed use.'

As an infill development on a tight brownfield site, site-specific constraints – and in particular the bi-sected nature of the site – generates some challenges in meeting the standards and requirements as set-out in The Development Plan.

The minimum requirement of public open space for this site is 10% of the site area. The proposal included a communal open space to the rear of block 2 consisting of circa 6% of the site area. This space is also intended to include a SUDS raingarden feature. Given the restricted nature of this brownfield infill site, it is considered that the combination of good quality private open space, communal open space and proximity of public open space in the immediate proximity of the site will provide a good standard of residential amenity in-line with overall policies and objectives of The Development Plan.

The proposed development incorporates SUDS elements to include permeable paving, some areas of green roofs, green walls, SUDS tree pits and rain garden elements to support local biodiversity and mitigate potentially harmful effects of development. The proposed development does not detract from the local environment and within considering the characteristics and constraints of a brownfield infill site makes a positive contribution to local Green Infrastructure provision as set-out in The Development Plan, at Section 12.4.

7. Project Description and Design Principles

7.01 Project Description

The subject proposal provides for an infill scheme of 16 no. residential apartment units on lands, that currently form part of a brownfield / infill site at Brookfield Avenue / Rossfield Avenue and Brookfield Road, Jobstown, Tallaght, Dublin 24.

The proposal includes the construction of two new apartment blocks, including a new entrance road to the Brookfield Enterprise Centre and including a communal garden space. Proposed apartment blocks are three-storey in height, with Block 2 stepping down to two-storey adjacent to two-storey neighbouring buildings along Brookfield Avenue / Rossfield Avenue.

Construction of a new entrance gate, road, bin store and signage will be carried out to facilitate the Brookfield Enterprise Centre as part of the development. Provision of new car-parking spaces, cycle parking, soft and hard landscape works, lighting, signage and associated works will be carried out to facilitate the proposed development.

Each unit is provided with a private own-door front entrance along street boundaries and private bin storage. The ground floor units have private terrace space and private open space for the first floor and second floor apartments are provided with balcony spaces, designed in accordance with DHPLG guidelines. Private terrace spaces vary throughout – recessed terraces featuring in both blocks of the scheme.

All ground floor units are designed to be fully accessible for wheelchair users, designed in accordance with Universal Design guidelines and TGD Part M Building Regulations. Level access is proposed throughout the scheme for all ground floor units while first and second floor units are provided with own-door access and staircases/steps, designed in compliance with TGD Part M Building Regulations.

The design makes specific recommendations to meet the brief's stated objective that the development contribute to the quality of the surrounding streets, improve the perception of the estate as a safe and positive place, and to the local context and public spaces. The scheme presents a more active ground floor to the public street, with gated entrances to each unit and a planted front boundary wall / railing along the new entrance road to the Brookfield Enterprise Centre.

Passive surveillance will be enhanced by the first and second floor windows and terrace spaces, providing 'eyes on the street' along the public street boundary. The proposals also include the planting of street trees and realignment of the pedestrian footpath along the length of the site - to improve the quality of the streetscape and perceptions of the development generally.

As noted, the outline scheme is based on the recommendations in the DoT's Design Manual for Urban Roads and Streets. The intention is to traffic-calm the entrance road to Brookfield Enterprise centre and Brookfield Avenue / Rossfield Avenue, including a reduction in the carriageway width and the turning radius at the street bend – to reduce traffic speeds, as well as to better facilitate on-street parking for residents.



Proposed Site Layout Plan

7.02 Unit Types

Total Site Area: 2,456 Sq.m / 0.2456 Ha

GIFA: 1418 Sq.m

Plot Ratio: 0.57

Total Units: 16 No. Units

Site Coverage: 26%

- Unit Type A – Ground Floor single storey apartment – 1B / 2P
- Unit Type B – First Floor duplex apartment – 3B / 5P
- Unit Type C – Ground Floor single storey apartment – 1B / 2P
- Unit Type D – First Floor single storey apartment – 1B / 2P
- Unit Type E – Second Floor single storey apartment – 2B / 4P
- Unit Type F – Ground Floor single storey apartment – 2B / 3P
- Unit Type G – Ground Floor single storey apartment – 2B / 3P
- Unit Type H – First Floor single storey apartment - 2B / 3P
- Unit Type J – First Floor single storey apartment – 2B / 3P
- Unit Type K – Second Floor single storey apartment - 1B / 2P

Proposed Density: 65 Dwellings Per Hectare

Car Parking Provided: 12 No. Spaces Provided (Incl. 2 No. Accessible Parking spaces)

8. Screening for Appropriate Assessment

8.01 Screening Report

In accordance with their obligations under the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477/2011), South Dublin County Council are required to assess whether the proposed development could have 'likely significant effects' on any Natura sites.

The proposed development is a social-housing project involving the construction of 16 no. residential apartment units, with associated services and landscaped areas

The Screening for Appropriate Assessment report has been prepared by Mary O'Connor, ecologist / environmental scientist, on behalf of South Dublin County Council (the applicant), as part proposed residential development at Brookfield Avenue / Rossfield Avenue and Brookfield Road, Jobstown, Tallaght, Dublin 24.

This document provides supporting information to assist the local authority with an Appropriate Assessment screening exercise, including: a description of the proposed development, details of its environmental setting, a map and list of Natura 2000 sites within the potential zone of impact, and an assessment of potential impacts. It is concluded that the proposed development will not cause direct or indirect impacts on any Natura 2000 sites, and that Appropriate Assessment is not required.

8.02 Conclusion of AA Screening Report

The initial screening of the proposed development at Brookfield Avenue / Rossfield Avenue and Brookfield Road concludes that the development does not significantly affect the favourable conservation objectives associated with the structure and function of the following Natura 2000 sites outlined in the AA screening report – Glenasmole Valley SAC (Site Code: 002109).

8.03 Conclusion of Environmental Impact Assessment

The EIA Screening Report was completed by Mary O'Connor, ecologist/Environmental Scientist, in consideration of the DOEHLG Guidance Document 'Environmental Impact Assessment Guidance for Consent Authorities regarding Sub-Threshold Document'. Regarding the location and configuration of the proposed development and the nature of potential impacts and having regard to Annex III criteria of the EIA Directive, it is concluded that an EIAR is not required for the proposed development at Brookfield Avenue / Rossfield Avenue and Brookfield Road, Jobstown, Tallaght, Dublin 24.

9. Landscape / Site

All existing hard and soft landscapes on the site are to be removed as part of the proposed development. The northern half of the site features an existing grass area while the southern half is considered overgrown with trees and shrubs adjacent to existing building and bin store.

Block 1 of the proposed development includes planter beds at the front entrances and bio-retention tree pits at the rear entrances / private amenity spaces of each Unit Type A ground floor unit.

Block 2 of the proposed development is grouped around a proposed rainwater retention area. All landscaped features are integrated in the SUDs system of the proposed development.

10. Ancillary Works to Projects

Alteration of existing hard and soft landscaping on site.

Re-routing of existing services on site.

Re-configuration of existing bin store serving the Brookfield Enterprise Centre.


Re-location / upgrading existing entrance gate to Brookfield Enterprise Centre.

Alterations to existing roads to provide traffic-calm entrance to Brookfield Enterprise Centre and Rossfield Avenue.

11. Project Partners

SDCC Architectural Services Department

Department of Housing, Planning and Local Government Environment Department

- 12. Site / Services Constraints** All major existing services runs have been identified for the design. Local alterations to layout are likely when on site investigations establish precise underground service locations.
- 13. Internal Comments** Internal comments from SDCC departments have been sought as part of the design process and have been incorporated into current proposals.
- 14. Flood** Ensure floor levels are above 100 year projected flood events.
- 15. Surface Water and Attenuation** The services network is readily available adjacent to the site. The drainage system design will be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works. The SUDS strategy for the site is designed in accordance with SDCC SUDS Guidance. Overall study carried by Waterman Moylan Consulting Engineers to determine most sustainable and appropriate attenuation on site. Please refer to Engineering Assessment Report.
- 16. Foul Drainage** Foul drainage will be designed in compliance with the IW standards. Services will be fully scoped to ensure capacity of existing network. An Irish Water pre-application will be submitted at the appropriate stage of the project development.
- 17. Roads Access** Roads access and capacity are within acceptable and safe limits. Roads will be to taking in charge standards [TIC] and DMURS criteria.
Parking provision of 12 No. spaces is considered adequate for a development of this size and proximity to excellent public transport links on site.
- 18. Irish Water** Pre-connection enquiry made in relation to a Water and Wasterwater connection for the proposed development. IW advised that both connections are feasible without infrastructure upgrade by IW.
Application for Foul and Water services to be completed, granted and signed.
- 19. Invasive Non-Native Species (INNS)** No Invasive Non-native Species on the Third Schedule list of Non-native species (subject to restrictions under Regulations 49 and 50) were recorded on the site visit. Survey was carried out by Mary O'Connor on behalf of South Dublin County Council.
- 20. County Heritage Officer** The EIA screening indicates that the walkover survey of the site by Mary O'Connor, Ecologist and Environmental Scientist, found no evidence of the breeding places of species protected under the Wildlife Act.
- 21. Contract** The project will be carried out under The Capital Works Management Framework (CWMF) Public Works Contract. Performance Bond will be retained to appropriate level as required under the contract.
- 22. December 2023** Signed

Paul Keogh FRIAI FRIBA
December 12th 2023