

## COUNTY ARCHITECTS REPORT

**Development of Rapid Build Social Housing Project of 24 unit infill housing project on undeveloped lands on site at the junction of Firhouse Road & Killinanny Road & Killinanny, Dublin 24**

**Part 8 Process, carried out under Part 8 of the Planning and Development Regulations 2001, Part 8,**

**Consultation Process stage.**

**This an advisory report. The full report will be issued following the conclusion of the Consultation Process**

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**PART 8**

Comhairle Contae  
Ailt na Ceathair Theas  
Local District Council Three

**Issue 11<sup>th</sup> November 2015**

	<b>COUNTY ARCHITECTS REPORT – Part 8 – display / consultation</b>
Project Title:	<b>Infill site at Killinny Road / FirHouse Road, Killinny, Dublin 24.</b>
County Architect: Senior Architect: Architects:	Eddie Conroy FRIAI Patrick de Roe FRIAI Architectural Services Department, South Dublin County Council
Notification	<p>Development of Rapid Build Social Housing Project of 24 unit infill housing project on undeveloped lands on site at the junction of Firhouse Road &amp; Killinny Road, Killinny, Dublin 24</p> <p>Proposed Development - Notice Under Part 8 of the Planning &amp; Development Regulations 2001/2015</p> <p>In accordance with the requirements of the above, notice is hereby given that South Dublin County Council proposes</p> <p>Development of Rapid Build Social Housing Project of 24 unit infill housing project on undeveloped lands on site at the junction of Firhouse Road &amp; Killinny Road &amp;, Killinny, Dublin 24 comprising::</p> <ul style="list-style-type: none"> <li>• 11 no. 3 bedroom/4 person units - 2 storey</li> <li>• 13 no. 3 bedroom/5 person units - 2 storey</li> </ul> <p>The works include: New access off Killinny Road, landscaping works to boundaries and new park/play area, ancillary works to landscape housing areas, and all necessary associated ancillary works on the site and adjacent areas. All houses to be minimum A3 BER rated. The housing provision includes two storey houses primarily grouped in terraces, or semidetached layout.</p> <p>Plans and particulars of the proposed schemes will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from Tuesday, 15th November 2016 to Friday, 6th January 2017 at the following location: South Dublin County Council, County Hall, Tallaght, Dublin 24 (between the hours of 9:00am – 5:00pm Monday to Thursday and 9.00am - 4.30pm on Friday). The plans and particulars can be viewed on South Dublin County Council's website – <a href="http://www.sdcc.ie">www.sdcc.ie</a> and the Public Consultation Portal <a href="http://consult.sdublincoco.ie">http://consult.sdublincoco.ie</a></p> <p>Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the developments would be situated, may be made online through the Public Consultation Portal <a href="http://consult.sdublincoco.ie">http://consult.sdublincoco.ie</a>, by email to <a href="mailto:construction@sdublincoco.ie">construction@sdublincoco.ie</a>, or in writing to arrive no later than 4.30pm on Friday, 13th January 2017. The Senior Executive Officer, Housing Department, South Dublin County Council, County Hall, Tallaght, Dublin 24</p> <p>Email: <a href="mailto:construction@sdublincoco.ie">construction@sdublincoco.ie</a></p> <p>It should be noted that the Freedom of Information Act applies to all records held by South Dublin County Council.</p> <p>All advertised information, maps and drawings in relation to South Dublin County Council is available on our website 24 hours a day seven day a week</p>

**Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001**

**Part 8 (Public Consultation Schemes)**

Developments by a local authority are subject to a public consultation process as set out in the Planning & Development Regulations, 2001 - 2012. This procedure requires that notice of the proposed development be given in the public press and that a site notice be erected. If any submissions or observations are received, a report is presented to the members of the Council. This report contains a list of the objector's names along with a summary of the points made by them and the Local Authority's response.

Arising from consideration of the representations, the report sets out whether or not it is proposed to proceed as originally planned or to proceed with a modified proposal.

**Development by a Local Authority: 'Part 8'**

From time to time the Local Authority may carry out development within its administrative area, such as the construction of houses, roads, swimming pools, public toilets etc.

Development carried out by a Local Authority is often referred to as a 'Part 8':- this is reference to Part 8 of the Planning and Development Regulations 2001 which sets out the procedure for carrying out such developments.

Public consultation is an intrinsic part of the 'Part 8' process. This is achieved by public notices, public display of the proposal, observations by members of the public, reportage on observations received and a recommendation that considers all internal and public observations. The consultation may extend to advisory consultation meetings with local community and interest groups dependant on the particular circumstances and impact of the proposal, though such meetings are not proscribed under the legislation. The primary purpose of the process is to notify the public of the proposal and incorporate any observations validly submitted into a report to inform the Council on its decision to recommend the proposal.

Comments and observations on Proposed Developments by a Local Authority can only be received in writing between certain dates. The public notices should be referred to in this regard to ascertain the final date of receipt for observations.

Part 8 of the Planning and Development Act 2000 – 2007 refers to requirements in respect of specified development by, on behalf of, or in partnership with Local Authorities. Part 8 applications are generally lodged by the proposing department within the Council. Article 80 of the Planning and Development Regulations 2001 sets out a list of the types of development prescribed for the purposes of the act.

The process is as follows:

Public Notices of the proposed development must be placed in an approved newspaper. A site notice (or notices) must be erected on the land on which the proposed development is situated – Article 81(1)(a)(b) of the Planning and Development Regulations 2001 provides guidance on the requirements.

The application, which must be submitted on the same date as the newspaper notice, must include a cover letter / report, a copy of the newspaper notice and site notice and public display of the proposal in a designated public area accessible to the public during normal office hours – normally County Hall. Drawings can be made available to the public on request.

There is no fee payable on a Part 8 application.

The application is referred to internal works Departments in the City Council – (Roads, Water, Drainage).

In the case of protected structures the application is referred to the Conservation

Section, An Taisce, DEHLG and the Heritage Council.

The timeframe for third party Observations/Submissions on the Part 8 application is eight weeks from the date of lodgement. This date is specified in the public notices. There is no fee charged for observations/submissions on a Part 8.

The proposing Department completes a report for the attention of the Executive Manager of the Planning Department. The Executive Manager will make a recommendation to the proposing department on foot of this report.

A report will then be compiled for a meeting of the Council. Following consideration of this report by the Council, the proposed development may be recommended, unless the local authority, by resolution, decides to vary or modify the development, otherwise than as recommended in the report, or decides not to proceed with the development' – as per Section 179(4)(b) of the Planning and Development Act 2000 – 2007.

For a part 8 application the period for observations/submissions is 8 weeks. There are 5 weeks allowed for a normal planning application.

The making of a decision on a Part 8 application is a reserved function of Council, while for a normal planning application this is an executive function.

*The above is a summary of the Part 8 requirement for consultation. It is intended for guidance only. The Planning Acts set out the requirements in full.*

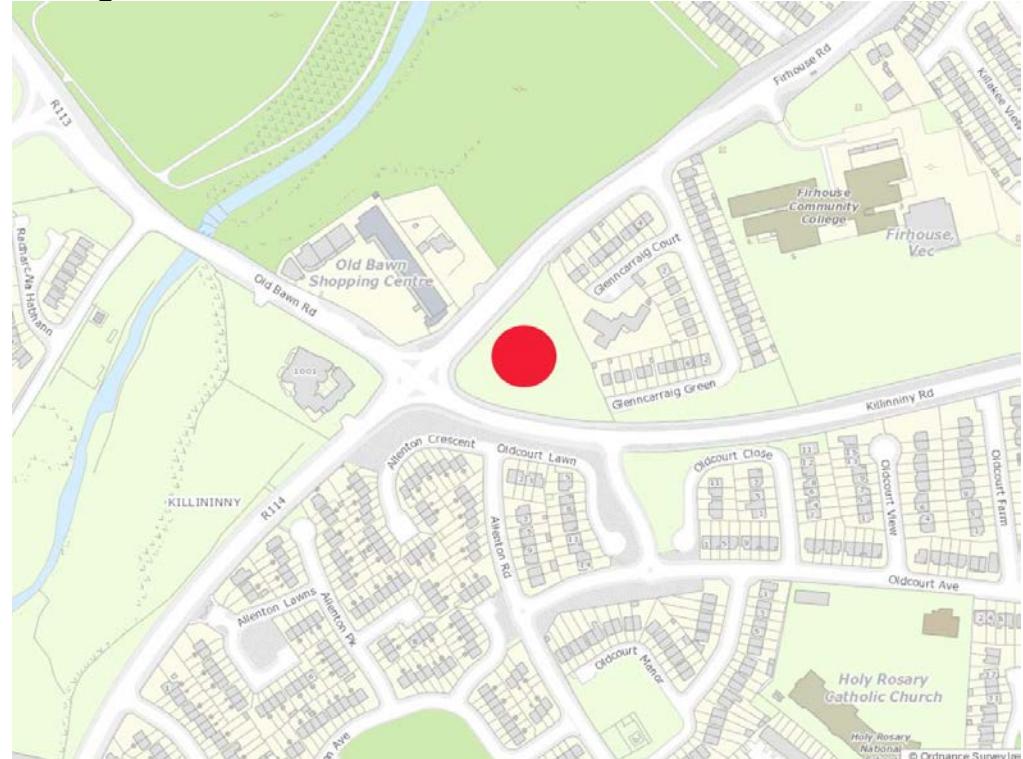
Context:

The site is accessed off Killininny Road, and is bounded by the Firhouse Road. The site is semi-elliptical with the narrow end focused on the busy road junction of the Old Bawn Shopping Centre and the Old Mill Public House.

The site, which has been in Council ownership for some time, was previously considered for development for a school. This option was rejected in favour of another site.

The site is served by public transport, schools, and local facilities. The site is undeveloped, and relatively free of onsite services constricting development.

The site is bounded on two sites by busy roads and on the long site boundary by an existing established housing, Glenncarrig Green, and the grounds of a nursing home. The boundary consists throughout in length of a high blockwork wall 2.5 metres in height.



**Location**



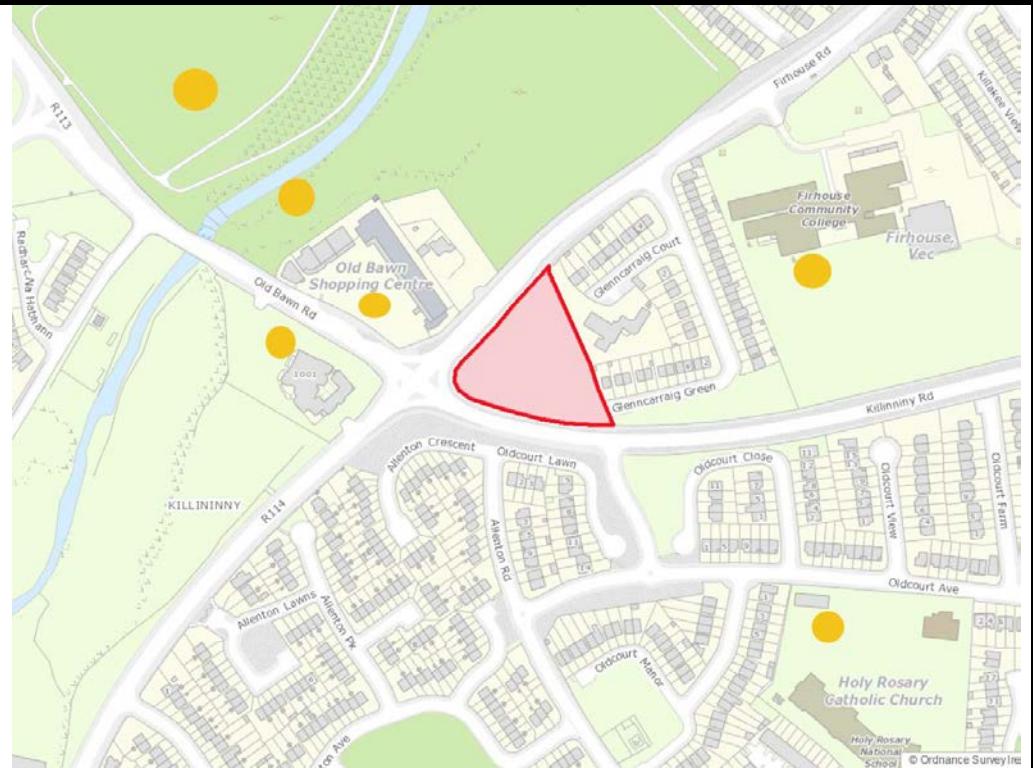
**Aerial view**



**View across road junction to site**



**Entrance to site / Killininny Road**



**Site Location and Extent – local facility within 5 minute's walk marked by yellow circle**

**The proposal for housing is supported by access to extensive parkland, sports facilities and shopping leisure facilities.**

**Housing Need in the area:**

**There is an established and chronic housing need in the area. Sites for development are not readily, and the council does not own any significant land holdings in the area. This land holding must therefore be utilized effectively.**

Planning / Zoning  
for the site

Planning / Zoning

**The lands are zoned – South Dublin County Council Development Plan**  
**Zoning Objective ‘A’**  
**“To Protect and Improve Recreational Amenity”**

**Table No. 3.2 Zoning Objective ‘A’**

**“TO PROTECT AND/OR IMPROVE RESIDENTIAL AMENITY”**

**USE CLASSES RELATED TO ZONING OBJECTIVE**

<b>PERMITTED IN PRINCIPLE</b>	Halting Sites/Group Housing, Open Space, Public Services, Residential, Retirement Home
<b>OPEN FOR CONSIDERATION</b>	Bed & Breakfast, Betting Office, Carpark, Caravan Park-Residential, Cemetery, Church, Community Facility, Crèche /Nursery School, Cultural use, Doctor/Dentist etc. Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Household Fuel Depot, Industry-Light, Office-Based Industry, Offices less than 100 sq. m, Petrol Station, Public House, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Refuse Transfer Station, Residential Institution, Restaurant, Science and Technology Based Enterprise, Service Garage, Shop-Local, Shop-Neighbourhood, Veterinary Surgery.
<b>NOT PERMITTED</b>	Abattoir, Advertisements and Advertising Structures, Aerodrome/Airfield, Agricultural Buildings, Boarding Kennels, Caravan Park-Holiday, Cash & Carry / Wholesale Outlet, Concrete / Asphalt (etc.) Plant in or adjacent to a Quarry, Dance hall / Discotheque, Heavy Vehicle Park, Hospital, Hotel / Motel, Industry-Extractive, Industry-General, Industry-Special, Motor Sales Outlet, Offices 100 sq. m - 1,000 sq. m, Offices over 1,000 sq. m, Refuse Landfill / Tip, Retail Warehouse, Rural Industry-Cottage, Rural Industry-Food, Scrap Yard, Shops-Major Sales Outlet, Transport Depot, Warehousing.

**The zoning of the site supports a housing development and the criteria as applicable from the Development Plan supports a density similar to the Ballyroan Lodge site. The proposed development complies in principle with the relevant Development plan polices.**



**Zoning map for Area**

**The development plan policies that affect the site directly - proposed residential use Zone 'A' - are the following :**

**1.2.14.v Policy H5: Inner suburban/ infill Densities**

*It is the policy of the Council to promote the provision of additional dwellings on appropriate sites within inner suburban areas, proximate to existing or due to be improved public transport corridors, particularly to eliminate where there is proven anti-social behaviour in the area, by facilitating infill residential development or sub-division of dwellings subject to safeguards outlined in Sustainable Neighbourhoods in Section 1.4 or being in accordance with Local Area Plans or Approved Plans.*

**1.2.14.vi Policy H6: Inner suburban/ infill Densities on Council Owned Land**

*It is the policy of the Council to identify sites for small-scale infill housing development on lands in Council ownership which are no longer considered appropriate for retention as open space and/or recreational areas (i.e. lands subject to zoning objective 'F').*

*These are areas of open space in some estates which are of little amenity value due to their size, location or*

configuration. Open spaces which are not overlooked by housing can also become the focus of anti-social behaviour. The Council will identify suitable sites for appropriate infill development, having regard to protection of the amenity of existing residents, and the availability of alternative usable space in close proximity. This policy will only be pursued where in-depth consultation takes place with the relevant communities concerned and when examining nearby alternative usable open space takes account all age groups. This policy will be pursued in accordance with the same standards as apply to private estates i.e. building heights, building lines etc. An Approved Plan will be drawn up and adopted to control any such proposed infill development, where the area of land considered for development is greater than 2 hectares.

## DENSITY

The zoning for the area allows medium density, dependant on a number of factors stipulated by the development plan.

**Site Area – Total site area : 0.76 hectares [ 7600m<sup>2</sup> ]**

There are 24 Units in the development which gives a density of 31 / hectare.

The density is well below that utilized on commercial densities and represents a measured and modest development of the site. The density is based on the appropriate 'village' density and design seeks to reinforce a village model with semi-private courtyards and passive surveillance provided to all areas. The long boundary is largely addressed by the private gardens of the houses ensuring security for the existing buildings.

The proposals as submitted for Part 8 Public Consultation are in compliance with the Development Plan Objectives.

## Project Description & Design

**Development of Rapid Build Social Housing Project of 24 unit infill housing project on undeveloped lands on site at the junction of Firhouse Road & Killininny Road &, Killininny, Dublin 24 comprising::**

- 11 no. 3 bedroom/4 person units - 2 storey
- 13 no. 3 bedroom/5 person units - 2 storey

The works include: New access off Killininny Road, landscaping works to boundaries and new park/play area, ancillary works to landscape housing areas, and all necessary associated ancillary works on the site and adjacent areas. All houses to be minimum A3 BER rated. The housing provision includes two storey houses primarily grouped in terraces, or semidetached layout.

The proposal consists of:

A series of terraces arranged on the semi elliptical to form a 'village' group. Comprising a short entry road that gives way to

**individual semi private courtyard groupings.**  
**The houses are orientated to overlook the new courtyard spaces formed or the road access to the new housing, with a backdrop of new or existing planting.**



## Plan of Proposal

**Following the end of the consultation process, and following the final presentation to the Council Chamber, the layout will be reviewed in the light of observations submitted during the public consultation.**

**The Overall Project Budget is subject to DoELGH approval.**

Site Details	<p><b>Retention of existing healthy mature trees and supplementary planting to boundaries were existing properties abut with the development. Removal of undergrowth and weed plants to long boundary area on site. Supplementary planting to boundaries.</b></p>
Ancillary Works to Project:	<p><b>Re-routing of existing services</b>  <b>Alteration / Upgrading of existing landscaping and open space.</b>  <b>Ensuring that all development is above flood line.</b></p>
Project Partners	<p><b>Housing Construction Department</b>  <b>Department of Environment and Local Government</b>  <b>Environment Department</b></p>

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.
Internal Comments	<p><b>Water Supply – water supply is adequate</b></p> <ul style="list-style-type: none"> <li>• Foul drainage – requires to be fully scoped to ensure capacity of existing network</li> <li>• Surface water - requires to be fully scoped to ensure capacity of existing network. Attenuation provision and method to be agreed.</li> <li>• Ensure floor levels are above 100 year projected floor events.</li> <li>• A survey, prior to any disturbance of the overall site, is required to fulfil legislative obligations under the EU Habitats Directive.</li> <li>• Roads access and capacity are within acceptable and safe limits.</li> <li>• Other comments to be reviewed during consultation period.</li> </ul>
Part 8 Submissions & Commentary	<p>All submissions will be recorded by the Housing Department and a commentary will be provided below on the main issues raised.</p> <p><b>SPACE RESERVED FOR COMMENT following Consultation Process Review</b></p>

Unit Types	Dwelling Type	Comment	Number of Units according to type
<b>DoE Unit Types</b>			
3 Bed / 4 Person [2 story ]	K4	Smaller family unit	10
3 Bed / 5 Person [2 story ]	K5	medium family unit	8
3 bed / 5 person- 2 storey	B5	No overlooking to rear on other houses.	2
2 Bed / 3-4 Person [ 1 story ]	B4	No overlooking to rear on other houses.	4
Total number of units			24