



Fernwood Park & Maplewood Road, Tallaght, Dublin 24

Planning Report
Clúid Housing

June 2018



	<p>Planning Report prepared by Cluid Housing</p> <p>Part 8: Display / Consultation</p>
<p>Project Title:</p>	<p>Older persons social housing development at Fernwood Park & Maplewood Road, Tallaght, Dublin 24</p>
<p>Project Description:</p>	<p>Proposed Development: Pursuant to the requirements of the above, notice is hereby given by South Dublin County Council of a proposed older person’s residential development at</p> <p>Fernwood Park and Maplewood Road, Tallaght, Dublin 24.</p> <p>The proposed development will consist of</p> <p>A) 22 one bedroomed single storeyed older persons accommodation units and 6 two bedroomed single storeyed older persons accommodation units in Fernwood Park (Total of 28 units)</p> <p>And</p> <p>B) 8 one bedroomed single storeyed older persons accommodation units and 2 two bedroomed single storeyed older persons accommodation units alongside 15 one bedroomed older person accommodation units within a 1 to 3 Storeyed managed building (Total 25 units) with communal and community facilities (total area 204 sq.m.) in Maplewood Road</p> <p>All accommodation will have solar panels located on roofs. The development will also consist of all associated site works including but not limited to provision of private open space, upgrading of existing areas of public open space (Fernwood 5172 sq.m. Maplewood 2634 sq.m.), boundary treatment/s, drainage, service & utility connections, roads and street lighting with vehicular & pedestrian access from the adjoining existing estate infrastructure. (Provision of 25 no. car parking spaces including 7 no. accessible spaces at Fernwood Park and 21 no. car parking spaces including 4 no. Accessible spaces at Maplewood road.)</p> <p>The Fernwood development will be facilitated by a new road junction connecting to the northern end of the existing Fernwood Park road and also to the north western end of the Ashgrove road. The Maplewood development will be facilitated by a new road junction connecting to the existing Maplewood Road.</p>



<p>Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001</p>	<p>Part 8 (Public Consultation Schemes)</p> <p>Developments by a local authority are subject to a public consultation process as set out in the Planning & Development Regulations, 2001 - 2015. 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 the submissions / observations and names those who made them, along with a summary of the points made by them and the Local Authority's response.</p> <p>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.</p> <p>Development by a Local Authority: 'Part 8'</p> <p>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.</p> <p>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.</p> <p>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 dependent 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.</p> <p>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.</p> <p>Part 8 of the Planning and Development Act 2000 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.</p>
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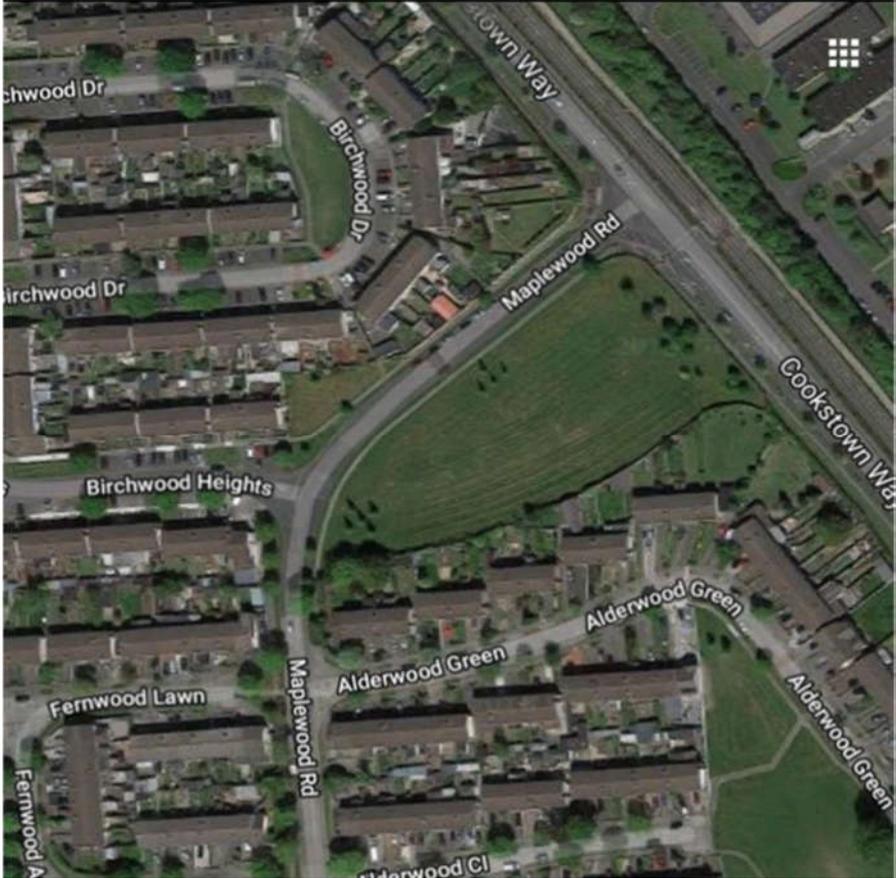


	<p>The process is as follows:</p> <p>Public Notices of the proposed development must be placed in an approved newspaper. A site notice (or notices) must be erected on the land on which the proposed development is situated – Article 81(1)(a)(b) of the Planning and Development Regulations 2001 provides guidance on the requirements.</p> <p>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 is 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.</p> <p>There is no fee payable on a Part 8 application.</p> <p>The application is referred to internal works Departments in the Council – (Roads, Water, Drainage). In the case of protected structures the application is referred to the Conservation Section, An Taisce and the Heritage Council.</p> <p>The timeframe for third party Observations/Submissions on the Part 8 application is eight weeks from the date of lodgment. This date is specified in the public notices. There is no fee charged for observations/submissions on a Part 8.</p> <p>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.</p> <p>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.</p> <p>For a part 8 application the period for observations/submissions is 8 weeks. There are 5 weeks allowed for a normal planning application.</p> <p>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.</p> <p><i>The above is a summary of the Part 8 requirement for consultation. It is intended for guidance only. The Planning Acts set out the requirement in full.</i></p>
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<p>Context:</p>	<p><u>Fernwood Park</u></p> <p>The Fernwood park site is an existing grassed park area. It is bounded on the west by Cookstown Road and, to the north, by the rear garden boundary walls to the existing dwellings of Lanndale Lawns. The gabled ends of Fernwood Lawn, Birchwood Heights, Fernwood Avenue and Ashgrove adjoin the park to the east and south. A section of approx. 11 Ashgrove houses front onto the park at the southwest boundary. (This arrangement is considered inappropriate where dwellings adjoin a public space). It has an area of 1.468 hectares.</p>  <p>Aerial view of existing site context</p>
	<p><u>Maplewood Road</u></p> <p>The Maplewood road site is an existing grassed park area. It is bounded on the east by Cookstown Way which is a main busy route, and, to the south, by the rear garden boundary walls to the existing dwellings of Alderwood Green. The gabled ends of Fernwood Lawn, Birchwood Heights, Fernwood Avenue and Ashgrove adjoin the park at the southwest boundary. To the North the rear gardens of Birchwood Drive address the park (This arrangement is considered inappropriate where dwellings adjoin a public space). The subject site has an area of 0.750 hectares.</p>



	 <p>Aerial view of existing site context</p>
<p>Planning / Zoning for sites:</p>	<p>Planning / Zoning</p> <p>The lands are zoned within South Dublin County Council Development Plan as <i>“Objective OS – To preserve and provide for recreational amenities”</i></p> <p>Under H3 Objective 3 of South Dublin County Council development Plan 2016-2022, lands designated as open space can be considered for development to provide for older persons.</p> <p><i>H3 Objective 3:</i></p> <p><i>To support community led housing developments for older people in established areas on lands designated with Zoning Objective “OS” (To preserve and provide for open space and recreational amenities), where the quality and quantum of remaining public open space is deemed to be adequate and the amenities of the area are preserved.</i></p> <p>This outlined objective supports the development of these sites for housing designed specifically for older persons.</p>



<p>Density:</p>	<p><u>Fernwood Park</u></p> <p>Site Area: 1.468 hectares</p> <p>Number of Units: 28</p> <p>Density: 19 units/hectare</p> <p>The proposed development incorporates a low density layout, which is deemed appropriate in respect to the existing urban fabric. The development seeks to provide increased passive surveillance of open space.</p> <p><u>Maplewood Road</u></p> <p>Site Area: 0.75 hectares</p> <p>Number of Units: 25</p> <p>Density: 33 units/hectare</p> <p>The proposed development incorporates a three-storey apartment block on the east end of site, addressing the junction of Cookstown Way and Maplewood Road. This block steps down to single storey houses as the development moves west into the established residential area.</p> <p>The development seeks to provide increased passive surveillance and permeability through the open space.</p>
<p>Proposed Design:</p>	<p><u>Fernwood Park</u></p> <p>The proposed development consists of 28 single-storey houses, comprising the following:</p> <ul style="list-style-type: none"> ▪ 22 no. one-bedroom / two person units – one storey ▪ 6 no. two-bedroom/ three person units – one storey <p>The works include:</p> <p>Extension of existing road network, landscaping works to boundaries and upgrading of existing open space (extent of upgrade works to be agreed with South Dublin County Council following consultation with local community) and all necessary associated ancillary works on the site and adjacent areas.</p> <p>All units are to be a minimum of A2 BER rated and will fully comply with upcoming revised Part L of the Building Regulations.</p>



The proposal consists of:

A series of terraces arranged to back on existing rear garden walls adjoining the open space at Fernwood Park. All houses are orientated to overlook the public open space, increasing natural surveillance.

Pedestrian permeability through the site is maintained and improved through the provision of new footpath network.

All houses shall have a defensible zone to the front, allowing separation from public footpath and increased privacy for residents.

Parking is provided off street in bays. These will be allocated to individual houses as required.



Proposed Site Layout Plan



Maplewood Road

The proposed development consists of a mix of houses and apartments, totaling 25 units and comprising of the following:

- 15 no. one-bedroom / two person apartments
- 8 no. one-bedroom / two person one storey houses
- 2 no. two-bedroom/ three person one storey houses
- Community facilities within apartment block

The works include:

Extension of existing road network, landscaping works to boundaries and upgrading of existing open space (extent of upgrade works to be agreed with South Dublin County Council following consultation with local community) and all necessary associated ancillary works on the site and adjacent areas.

All units are to be a minimum of A2 BER rated and will fully comply with upcoming revised Part L of the Building Regulations.

The proposal consists of:

Two terraces of single storey houses backing on the existing gardens of houses at Alderwood Green and a three-storey apartment block addressing the junction of Maplewood Road and Cookstown Way.

A higher density development is proposed for this east end of the site to address the major road of Cookstown Way. Community facilities are proposed at ground floor level of the apartment block.

Majority of units are orientated to overlook the public open space, increasing natural surveillance.

Pedestrian permeability through the open space is introduced, allowing the space to be actively used.

All houses shall have a defensible zone to the front, allowing separation from public footpath and increased privacy for residents.

Parking is provided off street in bays. These will be allocated to individual houses as required. Visitor parking to community facilities is also provided.





Proposed Site Layout Plan

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 DHPLG approval

Ancillary Works to Project:

Re-routing of existing services

Alterations / Upgrading of existing landscaping and open space. This is to be agreed and carried out in collaboration with South Dublin County Council.

Ensuring that all development is above flood line.



<p>Project Partners:</p>	<p>Clúid Housing Association Housing Construction Department, South Dublin County Council Department of Housing, Planning and Local Government.</p>
<p>Site / Services Constraints</p>	<p>All major existing services runs have been identified for the design. Local alterations to the layout are likely and will be designed in collaboration with relevant internal departments of South Dublin County Council.</p>
<p>Habitats Directive Assessment:</p>	<p>An Appropriate Assessment Screening Report has been prepared and included as part of the Part 8 submission.</p>
<p>Part 8 Submissions & Commentary:</p>	<p>All submissions will be recorded by the Housing Department and a commentary will be provided on main issues raised. Public consultation will be held during the observation period.</p>

