

Proposed Social Housing Development consisting of 44 housing units, comprising two and three storey housing and apartment units, on site located on New Nangor Road, and bounded by Riversdale Estate and Mayfield Park, at Clondalkin, Dublin 22.

Consultation Process stage.

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



Issue 12th July 2018

	COUNTY ARCHITECTS REPORT – Part 8 – display / consultation
Project Title:	Infill housing project on undeveloped lands on site located on New Nangor Road, and is bounded by Riversdale Estate and Mayfield park, at Clondalkin, Dublin 22
County Architect: Senior Architect: Architects:	Eddie Conroy FRIAI Patrick de Roe FRIAI Architectural Services Department, South Dublin County Council
Public Notice:	<p>South Dublin County Council - Proposed Development</p> <p>Proposed New Works</p> <p>Planning and Development Act, 2000 (as Amended) Public Consultation Procedure under Part 8 of the Local Government Planning and Development Regulations 2001 (as Amended).</p> <p>Pursuant to the requirements of the above, Notice is hereby given of the proposal to construct the following scheme by South Dublin County Council:</p> <p>Proposed Social Housing Development comprising of two and three storey housing and apartment units (44 units in total) on a site located at New Nangor Road, bounded by Riversdale Estate & Mayfield Park, Clondalkin, Dublin 22. The proposed development shall consist of:</p> <ul style="list-style-type: none"> • 19 no. 3 bedroom houses - 2 storey • 1 no. special adapted house - 2 storey • 24 no. 2 bedroom apartments - 3 storey <p>The works include:</p> <p>Landscaping works to boundaries and new park / play area, new pedestrian access routes to adjacent shopping facilities and transport, ancillary works to landscape housing areas, and all necessary associated ancillary works on the site and adjacent areas. The housing provision includes two storey houses in terraces and adjacent to the existing two storey housing, and three storey own door apartments of 3 units addressing the new Nangor Road.</p> <p>Plans and particulars of the proposed scheme will be available for inspection or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 6 weeks from Thursday 19th July 2018, during the public opening hours at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24 and at Civic Offices, Clondalkin, Dublin 22.</p> <p>Submissions:</p> <p>Submissions or observations in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made as follows:</p> <p>Online at https://consult.sdblincoco.ie up to midnight on Friday, 14th September 2018.</p> <p>Or</p> <p>Written submissions not later than 4.30pm, Friday 14th September 2018.</p> <p>Please address your submission to:</p> <p>Senior Executive Officer</p> <p>Housing Department</p> <p>South Dublin County Council</p> <p>County Hall,</p>

**Tallaght,
Dublin 24.**

NOTE: Please make your submission by one medium only. Only submissions received by Friday 14th September 2018 and addressed as set out above, will be considered.

Submissions cannot be accepted in any other format or to any other postal address. Submissions and observations should state the name, address, and, where relevant, details of any organisation, community group or company etc. which you represent.

It should be noted that the Freedom of Information Act applies to all records held by South Dublin County Council.

Date site notice erected: 19/07/2018

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, and 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.

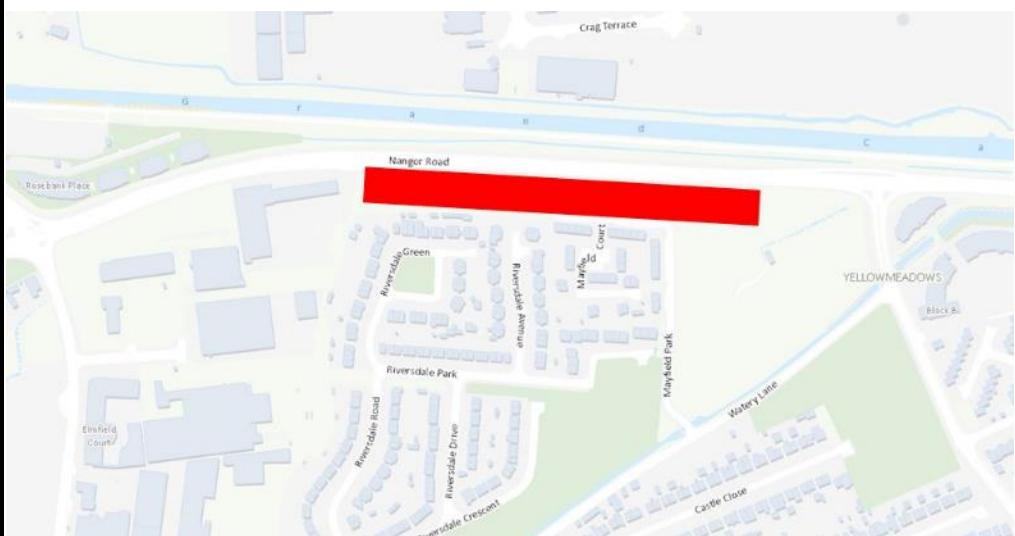
Context:

The site will accessed through Mayfield Park and bounded by New Nangor Road. The site is rectangular in shape.

The site is served by public transport, schools, the greater Dublin cycle network plan and local facilities.

The site is undeveloped, and has a number of onsite services constricting development on the site. The constraints are dealt with in this report.

The site is bounded by the New Nangor Road which is a busy road serving both local and cross county traffic. It is bounded to the south by Mayfield Estate which provides access to the project, and Riversdale Estate which has rear walls only addressing the site

**Location****Aerial view**



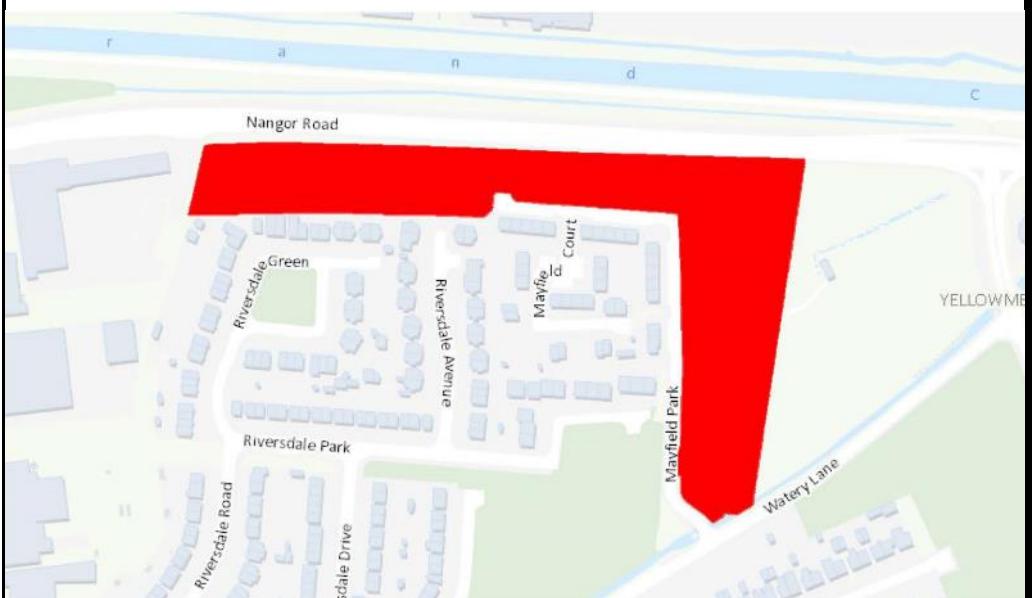
View 1 from New Nangor Road



View 2 from New Nangor Road



Existing Mayfield Entrance



Site Location and Extent of Council lands

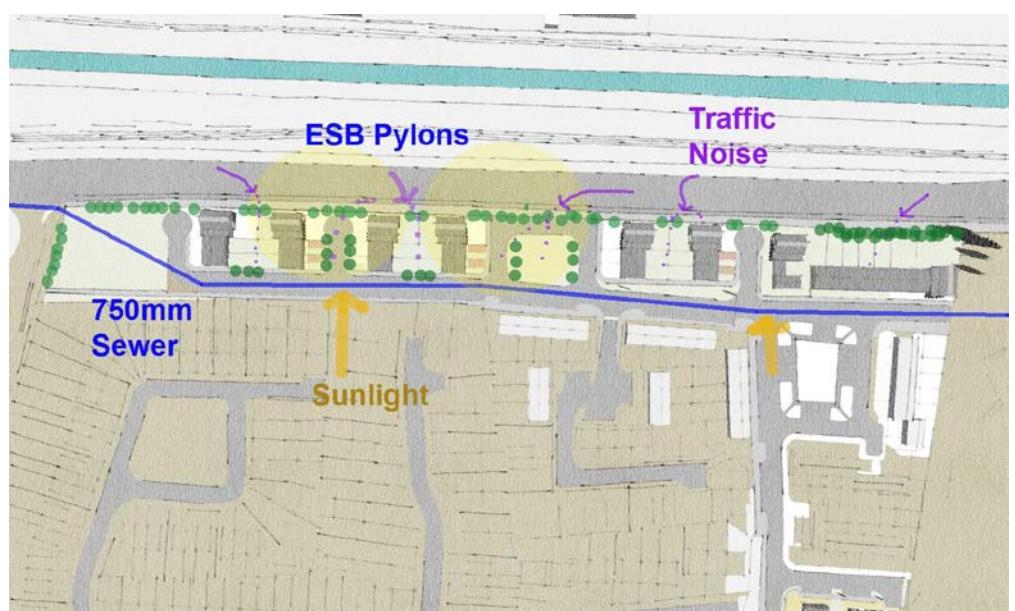
The proposal for housing is supported by access to extensive parkland, sports facilities, schools and shopping leisure facilities.

Housing Need in the area:

There is an established and chronic housing need in the area. Sites for development are not readily available, and the council owns very little significant land holdings in the area. This land holding must therefore be utilized effectively.



Local road network



Concept sketch/ design approach/ constraint

The project is designed to address the scale of the existing housing to Mayfield Park and Riversdale Estate with two storey terrace housing at the interface between the existing and new buildings. The new housing provides a new safe pedestrian way across the site to local facilities and shops. The Nangor Road is addressed by three storey own door apartment units, each with its own entrance and private space. The gables also offer a baffle for the noise generated by the busy road together with lower walls and planting.

The project has three separate open space areas closely related to the small housing groups, it also share the newly created open space for the Mayfield Park, phase 2, housing.

The open space to the west end of the site is compromised by a large sewer and a more intimate layout is not possible, This area will be walled with n through pedestrian traffic. The road position to this end of the site is similarly dictated by services.

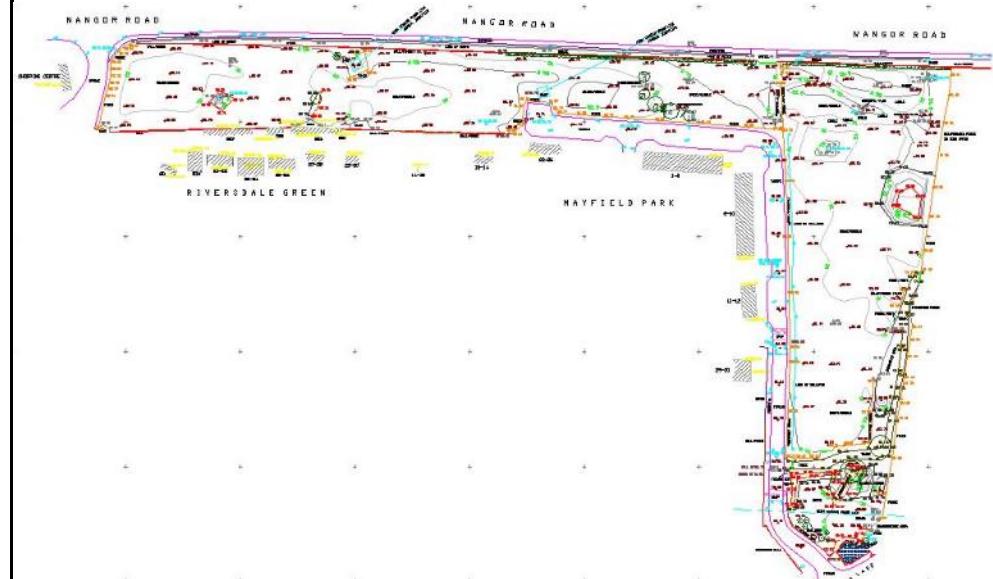
The existing pylons are scheduled to be removed by the ESB, and the development to this end cannot be completed without their removal.

The area affected is shown on the drawings. The pylons are scheduled for removal by October 2018, however, this is not work that falls under the Councils control or remit.



Interface with Nangor Road

The Nangor Road is addressed by three storey own door apartment units, each with its own entrance and private space. The gables also offer a baffle for the noise generated by the busy road together with lower walls and planting.



Contours on Site

Generally flat-note pylon positions.

Planning / Zoning for the site

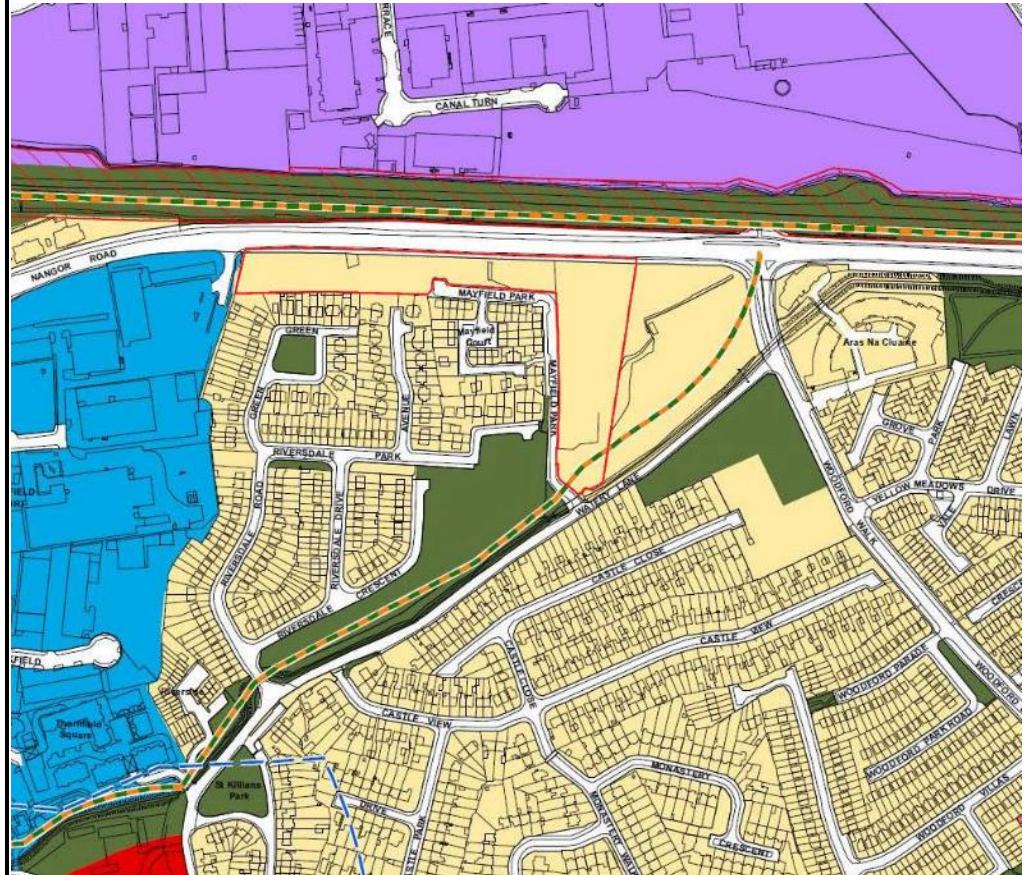
Planning / Zoning

The lands are zoned – South Dublin County Council Development Plan
Zoning Objective 'RES': 'To Protect and/or Improve residential amenity'

Table 11.2: 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, 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.

The zoning of the site supports a housing development and the criteria as applicable from the Development Plan supports the design proposed. The proposed development complies with the relevant Development plan polices.



Zoning map for Area

The development plan policies that affect the site directly - proposed residential use Zoning Objective 'RES' - are the following :

HOUSING (H) Policy 17 Residential Consolidation

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

11 IMPLEMENTATION

11.3.2 RESIDENTIAL CONSOLIDATION

Infill residential development can take many forms, including development on infill sites, corner or side garden sites, back land sites and institutional lands.

(i) Infill Sites

Development on infill sites should meet the following criteria:

- *Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual.*
- *A site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.*
- *Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street.*
- *Where the proposed height is greater than that of the surrounding area a transition should be provided (see Section 11.2.7 Building Height).*

IMPLEMENTATION

- *Subject to appropriate safeguards to protect residential amenity, reduced open space and car parking standards may be considered for infill development, dwelling sub-division, or where the development is intended for a specific group such as older people or students. Public open space provision will be examined in the context of the quality and quantum of private open space and the proximity of a public park. Courtyard type development for independent living in relation to housing for older people is promoted at appropriate locations. Car parking will be examined in the context of public transport provision and the proximity of services and facilities, such as shops.*
- *Proposals to demolish a dwelling(s) to facilitate infill development will be considered subject to the preservation of the character of the area and taking*

	<p>DENSITY</p> <p>The zoning for the area allows medium density, dependant on a number of factors stipulated by the development plan.</p> <p>Site Area – Total site area : 1.343 hectares [13430m²]</p> <p>There are 44 Units in the development which gives a density of 32 / hectare. Site constraints limit the density unless 3-5 storey blocks are utilized. This would affect the character of the adjoining developments, thought as such is allowable under the Development Plan due the site addressing the Nangor Road. 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.</p> <p>The proposals as submitted for Part 8 Public Consultation are in compliance with the Development Plan Objectives.</p>
<p>Project Description & Design</p>	<p>Development consisting of 44 housing units, comprising two and three storey housing and apartment units, on site located on New Nangor Road, and bounded by Riversdale Estate and Mayfield Park, at Clondalkin, Dublin 22.</p> <ul style="list-style-type: none"> • 8 no. 3 bedroom/4 person units - 2 storey • 11 no. 3 bedroom/5 person units - 2 storey • 1 no. 3 bedroom/5 person units - 2 storey • 24 no. 2 bedroom/3 person units - 3 storey Apartment Unit <p>The works include: 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 units to be minimum A2 BER rated. The housing provision includes two / three storey units grouped in terraces.</p> <p>The proposal consists of:</p> <p>A series of terraces arranged perpendicular to the New Nangor Road. Access is provided along through Mayfield Park.</p> <p>The houses are orientated to overlook newly created green spaces or the road access to the new housing, with a backdrop of new or existing planting.</p>  <p>Plan of Proposal</p>

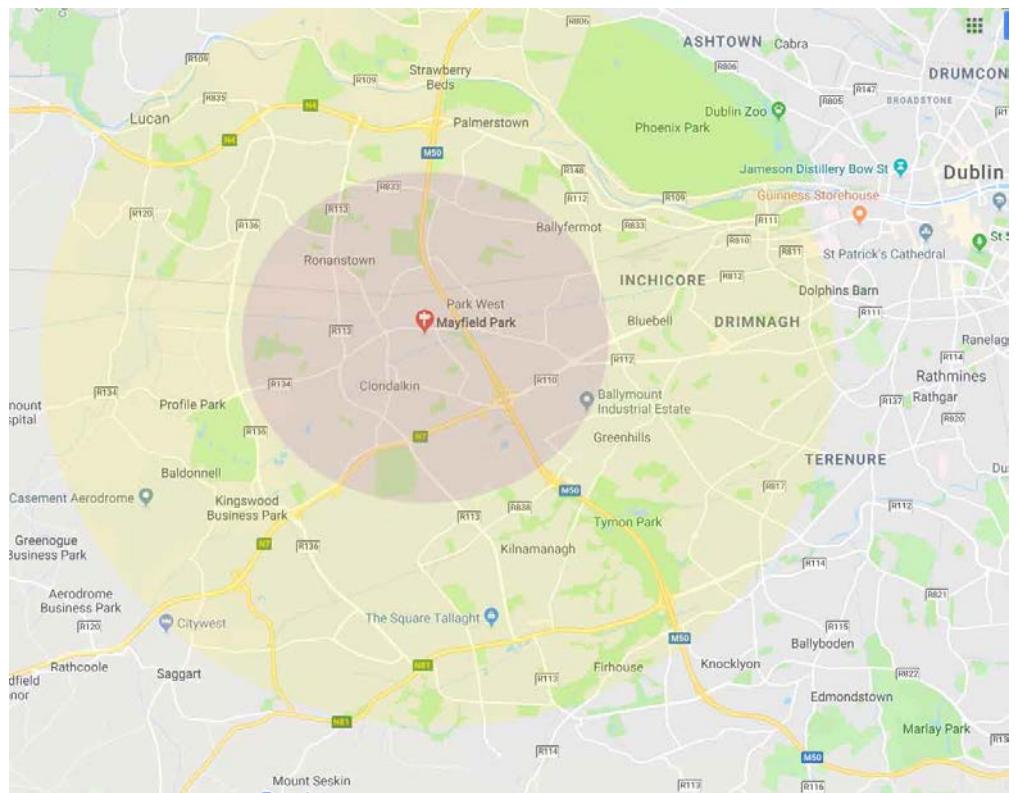
	<p>Following the end of the consultation process, and following the final presentation to the Council Chamber, the layout will be reviewed in the light of observations submitted during the public consultation.</p> <p>The Overall Project Budget is subject to DoELGH approval.</p>
Landscaping	<p>Retention 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.</p> <p>Landscaping of all open space areas and local upgrading of boundaries.</p>
Ancillary Works to Project:	<p>Re-routing of existing services</p> <p>Alteration / Upgrading of existing landscaping and open space.</p> <p>Ensuring that all development is above flood line.</p> <p>Pylon removal by others.</p>
Project Partners	<p>Housing Construction Department</p> <p>Department of Housing, Planning and Local Government</p> <p>ESB Networks</p>
Site / Services Constraints:	<p>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.</p>
Internal Comments	<p>Water Supply – water supply is adequate</p> <ul style="list-style-type: none"> • Foul drainage – requires to be fully scoped to ensure capacity of existing network • Surface water - requires to be fully scoped to ensure capacity of existing network. Attenuation provision and method to be agreed. • Ensure floor levels are above 100 year projected floor events. • A survey, prior to any disturbance of the overall site, is required to fulfil legislative obligations under the EU Habitats Directive. • Roads access and capacity are within acceptable and safe limits. • Other comments to be reviewed during consultation period.

Habitats Directive Assessment

Habitats Directive Assessment

Ecological Survey and Screening of a proposed housing development on site.

A screening assessment is required due the proximity of SAC and SPA site within 15km.



Site in context of nearby Site covered by the Habitats Directive

Screening Assessment Conclusion

This screening report has evaluated the proposed development of a housing development by South Dublin County Council at the site, to determine whether or not significant negative impacts on Natura 2000 sites are likely to arise by virtue of its construction and use. The report finds that the project will not, either individually or in combination with other plans and projects, give rise to significant effects on the integrity of any Natura 2000 site.

The Appropriate Assessment procedure for this proposed Plan is therefore concluded at this Screening Stage and a detailed (Stage 2) Appropriate Assessment is not required.

5.2 Biodiversity Measures

General recommendations for conserving and improving biodiversity within the site are presented below:

1. Lighting should be designed and installed with controlled targeting a priority:
It is recommended that lighting should be directional to ensure that it can be restricted to the grounds of the housing development and not overspill onto any of trees and shrubs which form the boundaries of the site and are used by foraging bats. This can be achieved in a number of ways including low mounting position, cowls, low intensity, direction of light, etc.
2. Planting of native species:
The development will include new landscaping proposals including the planting of trees and shrubs. This should include the use of native and local plant species such

	<p>as hawthorn, blackthorn, hazel, Wych elm, mountain ash, alder, willows, oak, ash, broom, elder and gorse. Species used should be native and of local origin. Climbers such as honeysuckle (<i>Lonicera periclymenum</i>) are beneficial to moths and other nocturnal insects while shrubs such as Hebe and Buddleja are beneficial to daytime and some night insects.</p> <p>Landscaping proposals should consider providing nectar rich flowers for insects across the season. Suitable spring flowers include: bluebell, bugle, crab apple, daffodil, flowering cherry and currant, forget-me-not (<i>Myosotis</i>), hellebore (<i>Helleborus corsicus</i>, <i>H. foetidus</i>), <i>Pulmonaria</i>, <i>rhododendron</i>, rosemary, <i>Viburnum</i>, <i>thrift</i> (<i>Armeria maritima</i>). Early-summer flowers include; <i>Aquilegia</i>, <i>Astilbe</i>, <i>Campanula</i>, comfrey, everlasting sweet pea (<i>Lathyrus latifolius</i>), fennel, foxglove, <i>Geranium</i>, <i>Potentilla</i>, snapdragon, <i>Stachys</i>, teasel, thyme, Viper's bugloss (<i>Echium vulgare</i>), <i>Verbascum</i>. Late-summer flowers include; <i>Angelica</i>, <i>Aster</i>, cardoon, <i>Cornflower</i> (<i>Centaurea</i>), dahlia (single-flowered), <i>Delphinium</i>, <i>Eryngium</i>, <i>Fuchsia</i>, globe thistle (<i>Echinops</i>), heather, ivy, lavender, penstemon, scabious, sedum, <i>Verbena bonariensis</i>.</p> <p>3. Provision of roosting and nesting opportunities: Nesting and roosting opportunities should be provided for both bats and birds within the site. These can include nest boxes, bat boxes and the incorporation of specialised bricks/pre-constructed opportunities in walls. These should be specified by an ecologist at detailed design stage.</p>
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>SPACE RESERVED FOR COMMENT following Consultation Process Review</p>

Unit Types	Dwelling Type	Comment	Number of Units according to type
DoE Unit Types			
3 Bed / 5 Person [2 storey]	C5	Medium family unit	1
3 Bed / 5 Person [2 storey]	N5	Medium family unit	11
3 Bed/ 4 Person [2 storey]	N4	Medium family unit	8
2 bed / 3 person- [3 storey apartment block]	J3	Smaller family unit	24
Total number of units			44