

Proposed Development of a Social Housing Project for Independent Living for Older Persons, consisting of 9 units on undeveloped lands on Saint Ronan's Crescent, Dublin 22.

**Process under PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED)
PUBLIC CONSULTATION PROCEDURE UNDER PART 8 OF THE LOCAL
GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 2001 (AS
AMENDED).**

Consultation Process stage.

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



Issued May 2021

	COUNTY ARCHITECTS REPORT – Part 8 – display / consultation
Project Title:	Proposed Development on a site located off Saint Ronan's Crescent, Dublin 22.
County Architect: Senior Architect: Architects:	Eddie Conroy FRIAI Patrick de Roe FRIAI Architectural Services Department, South Dublin County Council
Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001 (as amended)	<p><i>Part 8 (Public Consultation Schemes)</i></p> <p><i>Developments by a local authority are subject to a public consultation process as set out in the Planning & Development Regulations, 2001 (as amended). 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.</i></p> <p><i>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.</i></p> <p><u>Development by a Local Authority: 'Part 8'</u></p> <p><i>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.</i></p> <p><i>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 (as amended) which sets out the procedure for carrying out such developments.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>Part 8 of the Planning and Development Regulations 2001 (as amended) refers to requirements in respect of specified development by, on behalf of, or in</i></p>

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 (as amended) 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 (as amended) provides guidance on the requirements.

The application, which must be submitted on the same date as the newspaper notice, must include a copy of the newspaper notice and site notice and drawings for public display of the proposal accessible to the public during normal office hours – via the Planning Portal. 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 Council – (Roads, Water, and Drainage).

In the case of protected structures the application is referred to the Conservation Section, An Taisce, DHPLG and the Heritage Council.

The timeframe for third party Observations/Submissions on the Part 8 application is six weeks from the date of lodgement. This date is specified in the public notices. (There are 5 weeks allowed for a normal planning application.) There is no fee for observations/submissions on a Part 8.

At the end of the period for observations/submissions, the proposing Department completes a report on the public display 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 (as amended).

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.

Public Notice:

South Dublin County Council - Proposed Development

Proposed Development of a Social Housing Project for Independent Living for Older Persons, consisting of 9 units on undeveloped lands on Saint Ronan's Crescent, Dublin 22.

Planning and Development Act, 2000 (as Amended) Public Consultation Procedure under Part 8 of the Local Government Planning and Development Regulations 2001 (as Amended).

Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following scheme by South Dublin County Council:

Proposed Development of a Social Housing Project for Independent Living for Older Persons, consisting of 9 units on undeveloped lands on Saint Ronan's Crescent, Dublin 22.

The proposed development shall consist of:

- 5 No. 1 Bedroom Houses (2 person)
- 2 No. 2 Bedroom Ground Floor Apartments (3 person)
- 2 No. 2 Bedroom First Floor Apartments (3 person)

The works include: New home zone access from Saint Ronan's Crescent, landscaping works to boundaries and all necessary associated ancillary works on the site and to adjacent areas. All units to be minimum A2 BER rated. The housing provision comprises of one storey terraced units and two storey terraced end units grouped around a central courtyard.

The proposed Scheme has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and a preliminary examination for Environmental Impact Assessment. The Planning Authority has concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and therefore an Environmental Impact Assessment is not required.

Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.

Due to Covid-19 restrictions, plans and particulars of the proposed scheme will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy for a period of four weeks from Thursday 20th May 2021 only by appointment at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24, and available online on the Consultation Portal.

Submissions:

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:

Online at <https://consult.sdblincoco.ie> up to **11.59pm on Friday 2nd July 2021**

Or

Written submissions not later than **4.30pm, on Friday 2nd July 2021**

Please address your submission to:

Senior Executive Officer,
Housing Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.

NOTE: Please make your submission by one medium only.

Only submissions received by **Friday 2nd July 2021** 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.

South Dublin County Council's Personal Data Privacy Statements can be viewed at www.sdcc.ie and all personal data will be retained in line with statutory requirements.

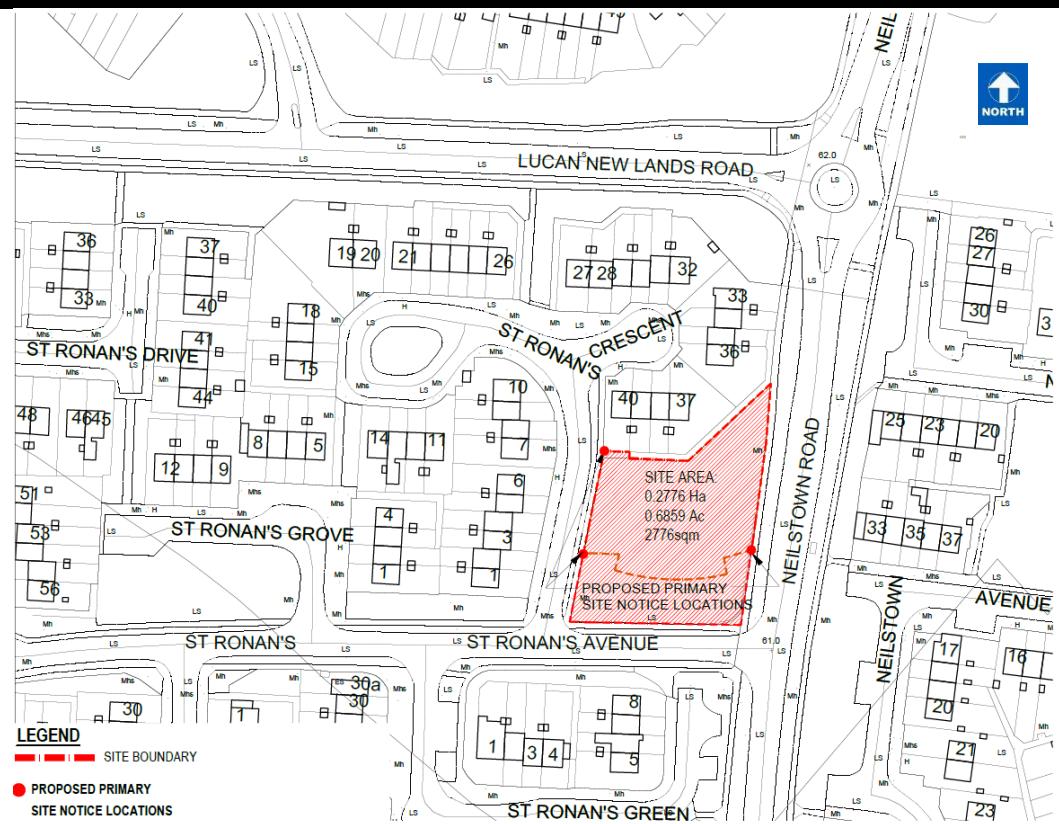
Date site notice erected: 20/05/2021

Context:

The proposed site is located in the townlands of Ronanstown, South Dublin County. The proposed development is situated on undeveloped lands between the St. Ronnans Crescent and Neilstown Road, on the open space lands. The described development comprises an area of 0.2776ha.

The site is surrounded by St Ronans Crescent residential development (no. 36-40) to the north and green open space to the South – whilst the St. Ronnans Crescent and Neilstown Road, forms the Western and Eastern boundary.

The site is well served by public transport and local facilities. The site is relatively free of onsite services, and it is undeveloped.



Location



Aerial view of area (Google)



Aerial view of area (Google Maps)



View from Neilstown Road towards open space (Google)



View from the corner of Neilstown Road and St Ronans Avenue (Google)



View from St. Ronans Crescent towards open space (Google)

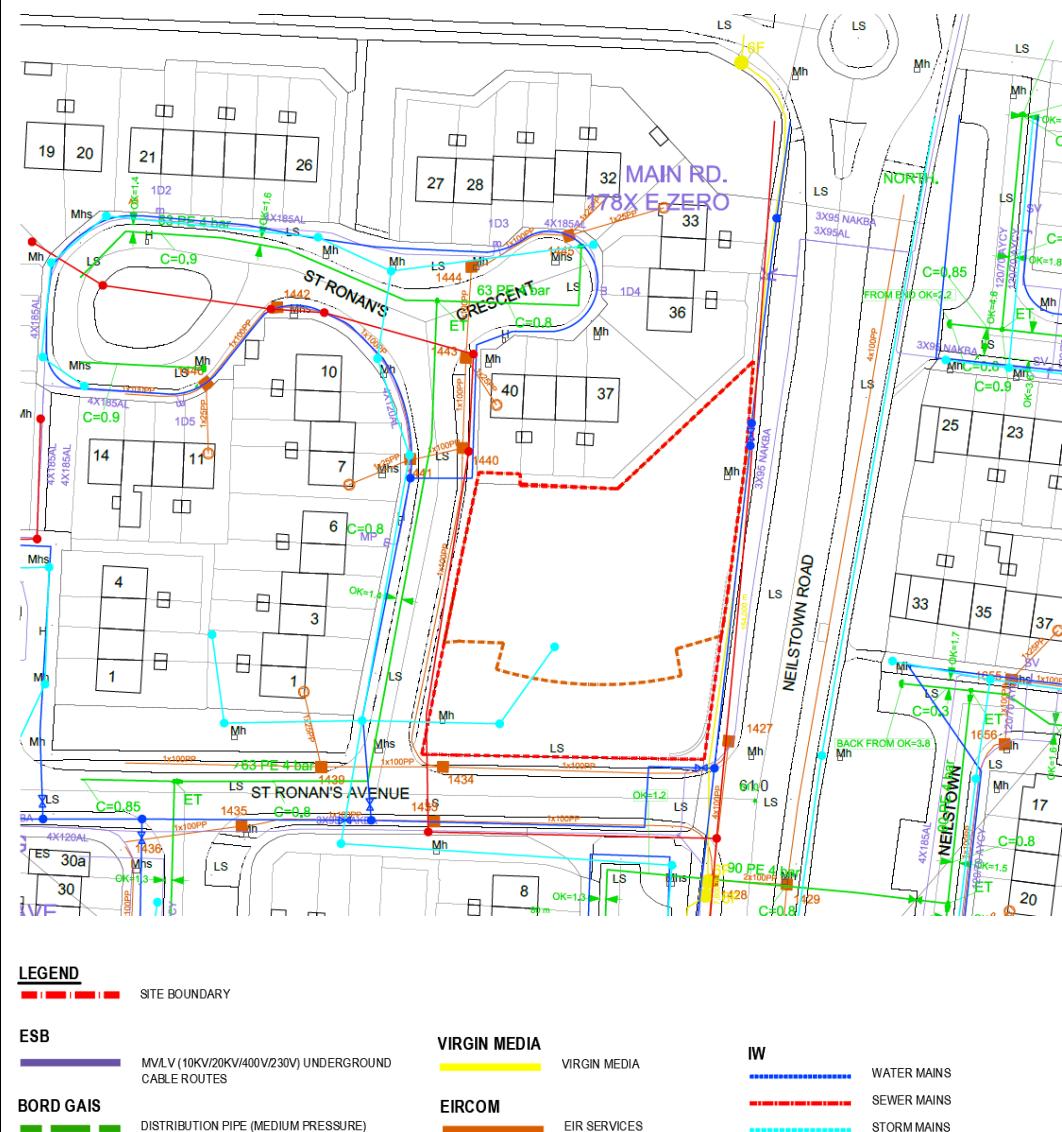
Housing Need in the area:

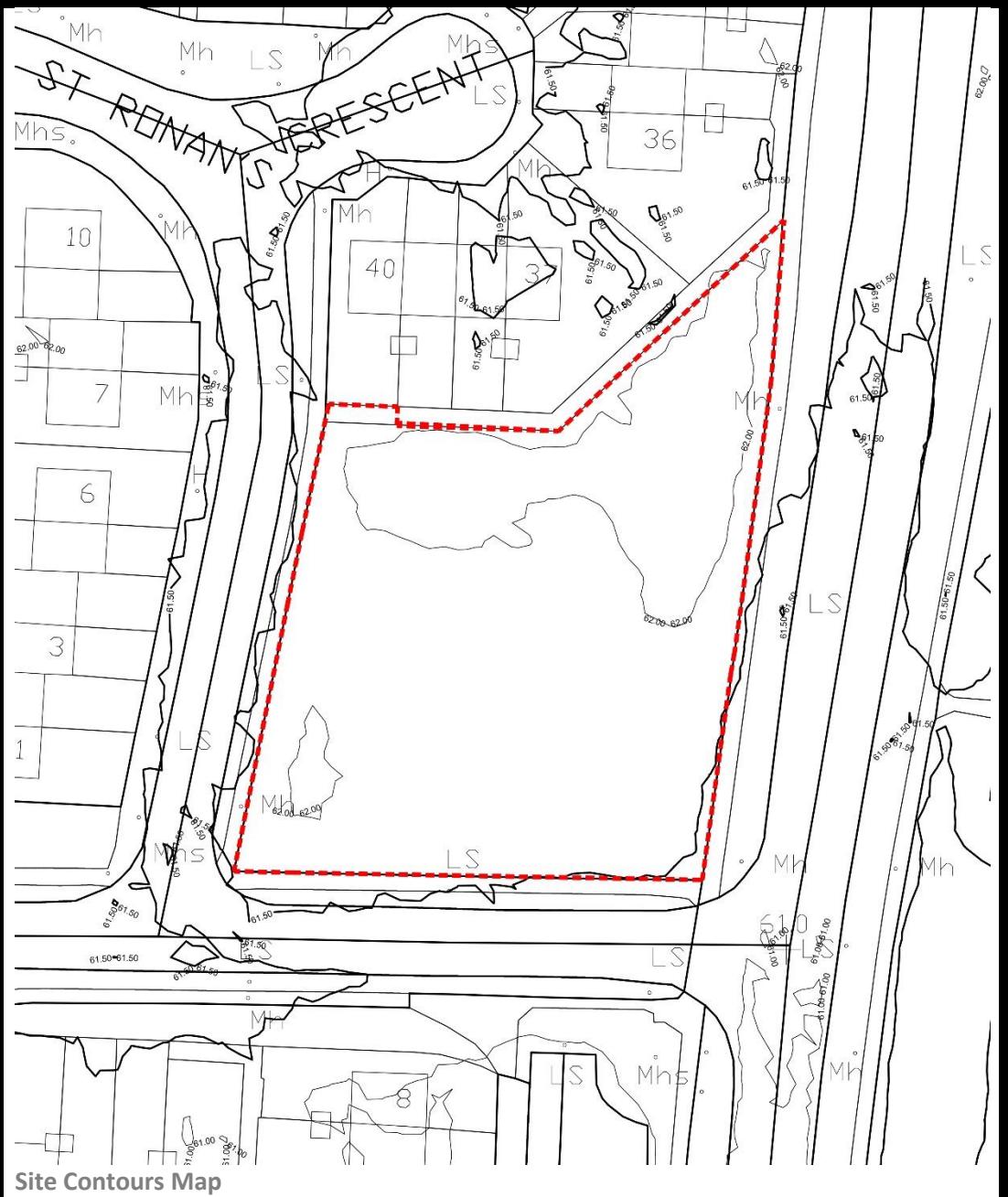
There is an identified need for suitable age-friendly housing in the county. It is desirable that the age friendly housing is developed in the established communities, to give security and protection of the overall community. This site has many of these qualities, that are recognised for age friendly housing.

Site Location:

Site Location and Extent – Local facilities, shops, post office, schools, health centre are within 5-15 minutes' walk.

The proposal for housing as part of an established neighbourhood with community facilities. The proposal for housing is supported by readily available access to extensive parkland (Colinstown Park, Rowlagh Park, Ballyowen Park etc.), as well as shopping, leisure and sport facilities and transport links in a townland area.





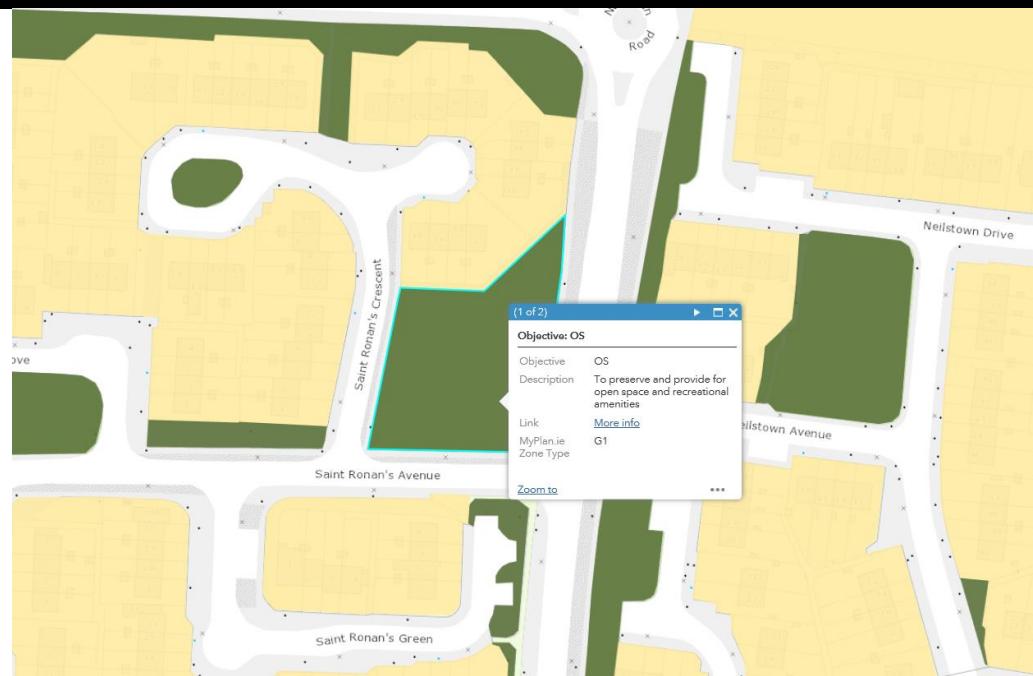
Site Contours Map

Site Constraints

The site does not have severe contours and is generally level.

All services are available, and the development proposed is has been considered as part of an overall planning / zoning for the area.

Planning / Zoning for the site



Zoning Map for Area



Objective OS

To preserve and provide for open space and recreational amenities

Land Use Zoning

Under the “South Dublin County Council Development Plan 2016 – 2022”, the lands are zoned – Zoning Objective ‘Open Space’ (OS) with an objective ‘To preserve and provide for open space and recreational amenities’

Table 11.15: Zoning Objective ‘OS’: ‘To preserve and provide for open space and recreational amenities’

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

a In existing premises

b For small-scale amenity or recreational purposes only

c If provided in the form of a lawn cemetery

The land use zoning table for OS indicates that the proposed residential land use is ‘open for consideration’ and therefore may be acceptable subject to detailed assessment.

Planning Policy Context

The national, regional and development plan policies are the following:

National and Regional Policy

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).

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

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).

Relevant Policy in South Dublin County Council Development Plan 2016 – 2022

CORE STRATEGY (CS) Policy 2 Metropolitan Consolidation Towns

It is the policy of the Council to support the sustainable long-term growth of Metropolitan Consolidation Towns through consolidation and urban expansion.

CS2 Objective 5:

To promote and support high quality infill development in existing built-up areas.

Policy H2 Supply of Housing

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

H2 Objective 1:

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 1 Introduction and Core Strategy.

Policy H3 Housing for Older People

It is the policy of the Council to support the provision of accommodation for older people in established residential and mixed use areas that offer a choice and mix of accommodation types to older people (independent and semi-independent living) within their communities and at locations that are proximate to services and amenities.

H3 Objective 1:

To support housing that is designed for older people (including independent, semi-independent or nursing home accommodation) in residential and mixed-use areas, at locations that are proximate to existing services and amenities including pedestrian paths, local shops, parks and public transport.

H3 Objective 3:

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.

H3 Objective 4:

To carry out, during the lifetime of this Plan, a comprehensive study of options for housing for older people in those parts of the County with the highest proportions of older people, and to make specific recommendations for housing provision in these areas.

Policy H6 Sustainable Communities

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 H7 Urban Design in Residential Developments

It is the policy of the Council to ensure that all new residential development within the County is of high quality design and complies with Government guidance on the design of sustainable residential development and residential streets including that prepared by the Minister under Section 28 of the Planning & Development Act 2000 (as amended).

Policy H10 Mix of Dwelling Types

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 2016-2022.

Section 2.3.0 Quality of Residential Development

Policy H11 Residential Design and Layout

It is the policy of the Council to promote a high quality of design and layout in new residential development and to ensure a high-quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.

Policy H12 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 H13 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 (incl. semi-private open space for duplex and apartment units) and that private open space is carefully integrated into the design of new residential developments.

Policy H14 Internal Residential Accommodation

It is the policy of the Council to ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long-term needs of a variety of household types and sizes.

Policy H15 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 7.1.0 Water Supply & Wastewater

Policy IE1 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 7.2.0 Surface Water & Groundwater

Policy IE2 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 7.3.0 Flood Risk Management

Policy IE3 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.

Assessment

The subject proposal provides for an infill scheme of 9 no. residential units and Communal Community Facility on lands, that currently form a part of the public open space area.

The proposal includes for providing new Social Housing units for Independent Age friendly Living for Older Persons around a secure central community courtyard, to provide passive surveillance, and all necessary associated ancillary works on the site and adjacent areas (i.e. new access from St Ronan Crescent by a form of home zone area, landscaping works to boundaries, ancillary works to landscape housing areas). The 2-storey units to the south overlook the public space providing for the passive surveillance. The south boundary treatment offers security to private patios adjacent to home zone by erection of 1.8m block wall and the high railing to south parts of internal courtyard boundary, to ensure passive surveillance and active frontage is maintained.

The described development provides residential infill and strikes the balance between the reasonable protection of the existing amenities and character of adjoining dwellings in this established residential area, which character is defined by the low to medium density and low-rise architectural form.

Total Site Area – 0.2776 ha [2776 m²]

Number of units – 9 [5 no. of 1-bedroom single storey houses and 4 no 2-bedroom apartments]

Residential Density

Overall, having regard to the land use zoning, the residential policies of the county Development Plan and the pattern of development in the area, it is considered that the principle of a residential development is in accordance with the Development Plan and the proper planning and sustainable development of the area. 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 proposal would consist of access home zone area, private open space, car parking, and incidental open space and landscaping. For density purposes, the site area is circa 0.28ha. The development of 9 Units in the proposed development would give a density under 35 units per hectare as recommended in the Development Plan. Having regard to the existing pattern of development in the area, the open space nature of the lands and the surrounding context, it is considered that the provision of the subject density is an efficient use of land in this instance.

Open Space is provided by means of Community Courtyard / shared community space and public open space to the South.

The above provision meets requirements of SDCC Development Plan, section 11.3.1 (iii) Public Open Space "*In all other zones all new residential development shall be required to incorporate a minimum of 10% of the total site area as public open space. This includes community led housing for older people in established areas on lands designated with Zoning Objective "OS" (To preserve and provide for open space and recreational amenities)"*".

	<p>The proposed development meets the requirements of the County Development Plan and the Departmental guidelines in respect of private amenity space, internal room sizes etc</p>
<p>Project Description and Design</p>	<p>Proposed Development of a Social Housing Project for Independent Living for Older Persons, consisting of 9 units on undeveloped lands on Saint Ronan's Crescent, Dublin 22.</p> <p>The scheme will consist of 2no two-storey duplex units (housing 2 apartments each) and 5no standard 1-bedroom single storey house type arranged in terraces, grouped around secure community garden / shared area, and overlooking existing green public open space. The design seeks to enforce a village model with the central courtyard, which adjoins the houses rear private patios, providing passive surveillance of the proposed scheme. The front entrance areas are facing the boundaries and are overlooking an existing open space (to the South) and public footpaths and roads (to the West and East).</p> <p>The works include: new access from St Ronan Crescent by a form of home zone area, landscaping works to boundaries, ancillary works to landscape housing areas, and all necessary associated ancillary works on the site and adjacent areas. Full energy analysis for all units to achieve minimum A2 BER rating. The internal floor areas, and minimum private amenity spaces of the units shall be compliant with DoHPLG requirements.</p>  <p>Proposed site plan</p>

LEGEND		
REF	HOUSE / APT TYPE	QUANTITY
S2	2 PERSON 1 BED HOUSE	5
E(2U)-3P-GF	3 PERSON 2 BED GROUND FLOOR APARTMENT	2
E(2U)-3P-GF	3 PERSON 2 BED FIRST FLOOR APARTMENT	2
TOTAL NUMBER OF UNITS		9

Mix of Units

Screening for Appropriate Assessment	<p>The Screening for Appropriate Assessment report has been prepared by JBA Consulting Engineers and Scientists Ltd on behalf of South Dublin County Council (the applicant), as part of a Part 8 Consultation Process for an age friendly residential development at St Ronan's Crescent, Dublin 22. The proposed development is a social-housing project that will provide independent living for older persons. The proposed development will involve the construction of 9 no. residential units in the format of 4 apartments and 5 terraced houses, with associated internal roads, services and landscaped areas.</p> <p>In accordance with their obligations under the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477/2011), South Dublin County Council must assess whether the proposed development could have 'likely significant effects' on any Natura sites. This document provides supporting information to assist the local authority with an Appropriate Assessment screening exercise, including introduction, 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 a screening 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.</p>
	<p>Summary taken from the AA Screening Report</p> <p><i>Due to the location of the proposed site, the nature of the construction works, associated underlying geology and its distance to the Natura 2000 sites within the Zol, impacts via surface water, groundwater (to surface water) and land & air pathways to the SACs or SPAs are not anticipated.</i></p>

Conclusion of AA Screening Report: Concluding Statement

Following this initial screening of the proposed development at Saint Ronan's Crescent, Dublin 22, it can be concluded that significant impacts are not anticipated via surface water, groundwater, or land/air pathways on the following Natura 2000 sites:

- Rye Water Valley/Carton SAC [001398]
- Glenasmole Valley SAC [001209]
- South Dublin Bay SAC [000210]
- North Dublin Bay SAC [000206]
- South Dublin Bay and River Tolka Estuary SPA [004024]
- North Bull Island SPA [004006]

Screening for Environmental Impact Assessment	<p>The screening report has been prepared by JBA Consulting Engineers and Scientists Ltd on behalf of South Dublin County Council (the applicant), for a proposed infill age-friendly housing scheme: St Ronan's Crescent, Dublin 22 (the 'proposed development'). The proposed development, which will be submitted under Part 8 of the Planning and Development Act (2000) as amended, consists of age-friendly single storey houses and 2-storey apartment units (9 dwellings total) and Community Consultation Facility.</p>
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	<p>Conclusions and Recommendations taken from EIA Screening Report:</p> <p><i>The purpose of the report was to identify whether there is a need under The Planning and Development Act 2000, as amended, for an EIAR for the proposed housing development at Pearse Brothers Park, Rathfarnham, Dublin 16.</i></p> <p><i>The proposed development consists of age-friendly single storey houses and 2-storey apartment units (9 dwellings total) and Community Consultation Facility.</i></p> <p><i>It was determined that the proposed development does not fall under Schedule 5 (Parts 1 and 2) of the Act. As such, an EIAR has not been automatically triggered. To determine whether the development may fall under the category of Sub-threshold development, with the potential to give rise to significant environmental effects, a screening exercise was undertaken.</i></p> <p><i>During construction, typical impacts such as noise, dust, traffic disruption, and the generation of small amounts of waste are to be expected. These are typical construction phase impacts, and will be mitigated against by environmental operating plans devised by the on-site contractor, following best practice guidance.</i></p> <p><i>There is the potential for encounters with groundwater during construction of the surface water attenuation system. It is recommended that controls be put in place by the appointed contractor in case this occurs. These should include:</i></p> <ul style="list-style-type: none"> • <i>the erection of a bund or barrier around the excavated area until the attenuation system is in place and the area made good</i> • <i>the storage of fuel oils on site should be located in a compound as far from the excavated area as possible</i> • <i>no washout of concrete trucks or material should take place in the area.</i> <p><i>An AA Screening Report completed by JBA for the proposed development determined that no likely significant impacts are expected as a result of the proposed development. This is due to the small size of the development and the distance and lack of pathways to Natura 2000 sites.</i></p> <p><i>Once operational, the proposed development is expected to be low in environmental impact. There are similarly sized residential developments in the surrounding area, and the development includes open green spaces.</i></p> <p><i>It has been concluded that the proposed development does not fall under the category of sub-threshold development, and thus an EIAR is not required.</i></p> <p><i>The overall conclusion is based on the details of the scheme available at the time of preparation of this report. If the extent of the scheme or the construction methods for the scheme are changed then the EIAR Screening assessment should be reviewed.</i></p>
Landscape / Site / Public Realm	<p>The substantial part of the site is of existing green grassed area. The North-East corner section of the site is covered by overgrown trees and bushes. The existing landscape of this part of the site is substandard.</p> <p>Provision is made for supplementary planting to the new boundaries and for hard landscaping within the project, for both public and common space areas and private patios.</p> <p>The internal community courtyard will be mixture of hard landscaping (permeable paving / home zone) and a low maintenance planting, with landscape features and fittings, seating and lighting, all with good resistance to accidental damage.</p> <p>At the design stage we will liaise with SDCC Public Realm Department re: landscape design and detailed aspects of landscape will be incorporated into building contract.</p>
Ancillary Works to Project:	<p>Re-routing of any existing services</p> <p>Alteration / Upgrading of existing landscaping and open space.</p>
Project Partners	<p>Architects & Housing Construction Department</p> <p>Department of Housing, Planning and Local Government</p> <p>Environment Department</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	Will be reported at final stage of Part 8.
Flood	Ensure floor levels are above 100 year projected floor events. No indication of flood risk from flood risk analysis.
Surface Water	Surface water - requires to be fully scoped. 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. Overall study to be undertaken to determine most sustainable and appropriate attenuation on site.
Foul drainage	Foul drainage will be designed in compliance with the IW standards and will be fully scoped to ensure capacity of existing network. Irish Water application will be submitted at the appropriate stage of the project development.
Roads 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 12No spaces is considered adequate due to excellent public transport links on site and the requirement to keep the existing green open space.
Irish Water	Application for Foul and Water services to be completed. No known diversions.
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 JBA Consulting Engineers and Scientists Ltd on behalf of South Dublin County Council.
County Heritage Officer	The finished development will incorporate nesting sites where practicable. The EIA screening indicates that the walkover survey of the site by JBA ecologists found no evidence of the breeding places of species protected under the Wildlife Act.
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.
April 2021	Patrick de Roe FRIAI Senior Architect