

COUNTY ARCHITECTS REPORT

Proposed Social Housing Development comprising 25 residential homes on undeveloped lands located off Stocking Avenue and Stocking Lane, Rathfarnham, Dublin 16.

**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.



	COUNTY ARCHITECTS REPORT – Part 8 – display / consultation
Project Title:	Proposed Social Housing Development comprising 25 residential homes on undeveloped lands located off Stocking Avenue and Stocking Lane, Rathfarnham, Dublin 16.
County Architect: Senior Architect: Architects:	Cian Harte MRIAI Aidan McNamara MRIAI 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><i><u>Development by a Local Authority: 'Part 8'</u></i></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 partnership with Local Authorities. Part 8 applications are generally lodged by the proposing department within the Council. Article</i></p>

	<p>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.</p> <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 (as amended) provides guidance on the requirements.</p> <p>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 and via the SDCC online consultation portal. 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, and Drainage).</p> <p>In the case of protected structures the application is referred to the Conservation Section, An Taisce, DHPLG and the Heritage Council.</p> <p>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.</p> <p>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.</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 (as amended).</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>The above is a summary of the Part 8 requirement for consultation. It is intended for guidance only. The Planning Acts and Regulations set out the requirements in full.</p>
Public Notice:	<p style="text-align: center;"> Planning and Development Act 2000 (as amended) Planning and Development Regulations, 2001 (as amended) Notice of Proposed Development By A Local Authority <u>Part 8 Public Notice</u> </p> <p>Proposed Social Housing Development comprising 25 residential homes on undeveloped lands located off Stocking Avenue and Stocking Lane, Rathfarnham, Dublin 16.</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>

Proposed social housing development comprising 25 residential homes and all associated works on undeveloped lands located off Stocking Avenue and Stocking Lane, Rathfarnham, Dublin 16.

The proposed development shall consist of:

- i. 25 No. residential units comprising of 11 No. 1-bed units, 5 no. 2-bed units and 9 No. 3-bed units.
- ii. The proposed units are arranged in three terraced buildings consisting of three and two storey development and a mixture of duplex apartments and house types. All units are 'own door' units.
- iii. All associated site works to include hard and soft landscaping, removal of existing boundary structures and provision of new boundary treatments, all vehicular and pedestrian entrances and circulation, car and bicycle parking spaces, any ancillary storage or services structures, lighting, signage and all associated site and development works necessary to facilitate the development.
- iv. Any associated ancillary site works as may be required to facilitate the development in adjacent lands to include but not limited to – foul and surface water drainage and utility connections

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2014/52/EU. The Planning Authority has made a preliminary examination of the nature, size and location of the proposed development. The 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 publication of this notice, apply to An Coimisiún Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

The plans and particulars of the proposed development are available for inspection online on the council's public consultation portal website (<http://consult.sdublincoco.ie>) during the period from **31st July 2025 to 12th September 2025**.

Printed plans and particulars of the proposed development are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at County Hall, Tallaght, Dublin 24 during office hours from **31st July 2025 to 29th August 2025**.

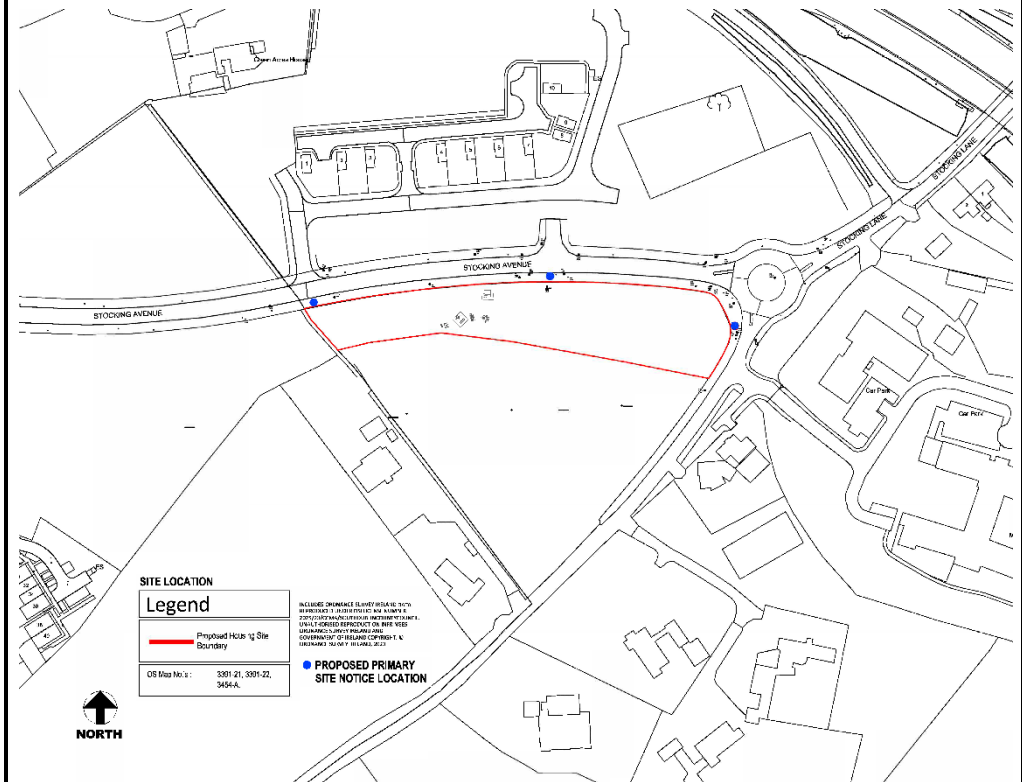
Submissions

Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated may be made in writing up to **Friday 12th September 2025** and may be submitted as follows;

- On South Dublin County Council's public consultation portal website <http://consult.sdublincoco.ie>, under Consultation by **11:59pm on Friday 12th September 2025**.

or

	<ul style="list-style-type: none"> • In writing addressed to the Senior Executive Officer, Housing Directorate, South Dublin County Council, County Hall, Tallaght, Dublin 24, to be received on or before 5.00pm on Friday 12th September 2025. Submission should be labelled “25no. new homes at Stocking Avenue, Dublin 16” <p>NOTE: Please make your submission by one medium only. Only submissions received by Friday 12th September 2025 and addressed as set out above will be considered. Submissions should state the name, address, and, where relevant, details of any organisation, community group or company etc. which you represent. Only submissions received as set out above will be considered.</p> <p>It should be noted that the Freedom of Information Act, 1997-2006 (as amended) applies to all records held by South Dublin County Council. The 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.</p> <p>Signed: Director of Housing, South Dublin County Council, County Hall, Tallaght, Dublin 24 Website: www.sdcc.ie Date of Erection Notice: 31st July 2025</p>
1.0 – Description of Site Context:	<p>The proposed site is located at the urban edge of the county on Stocking Lane and Stocking Avenue, Rathfarnham Dublin 16 on undeveloped lands in SDCC’s ownership. The site area enclosed by the red-line boundary on the location plan is 0.59 ha. in area.</p> <p>The lands adjoining and adjacent to the site consist of a mix of uses including:</p> <ul style="list-style-type: none"> • Existing residential including Stocking Hill traveller housing to the north, White Pines estate to the west and a number of single family dwellings of varying ages in the general vicinity. • Institutional and community uses to include Bloomfield Hospital and Quaker House to the East. • Existing undeveloped lands including residentially zoned lands with planning permission to the west and un-zoned grassland areas to the south. <p>The site is part of a wider developing residential community in this part of the county. The site is served by public transport (15b bus) and is within 500m of existing shopping and creche facilities at White Pines Park. The site is generally undeveloped greenfield / former agricultural land but does contain a number of existing services including an existing water main and associated infrastructure and is enclosed by existing boundary walls and fences along its roadway frontages to the north and east. See general views below. Please refer to existing site plan and constraints drawing and further detail on site constraints below.</p>





View 1.1 – Site from roundabout at Stocking Avenue and Stocking Lane looking north-west.



View 1.2 – Site from junction of Stocking Avenue and Stocking Lane looking west.



View 1.3 – Site on right of image from Stocking Avenue looking east.



View 1.4 – Site from Stocking Avenue looking north-east.

Housing Need in the area:

There is an identified need for housing in the county and in the Rathfarnham area. The proposed mix of units types has been developed in conjunction with SDCC Housing Department, having regard to the Council's Housing Strategy as contained in the SDCC County Development Plan 2022-2028.

The provision of social homes on this zoned and serviced site is considered an appropriate use of the land resource available and in keeping with the principles of proper planning and sustainable development as set out in relevant policies and guidelines described in more detail below.

The proposed development will create a suitable, high-quality residential environment for future residents and will effectively integrate with existing and future development on adjacent sites as part of a planned, developing residential community.

Site Constraints

Topographic and utilities surveys and site analysis has been carried out on the site. The subject site has a number of constraints as listed below:

Topography – the site slopes in a relatively uniform manner from south-east to north-west from a high point of 132.00m above datum in the south-eastern corner to a low point of approximately 120.00m in the north-western corner. This fall of 12 meters over a distance of 197m represents a slope gradient of approximately 6% or 1 in 16. The gradient of the existing footpath along Stocking Avenue along the north side of the site is shallower at approximately 1 in 19.8. The slope constraint on the site is considered moderate or partial constraint to development on the site and the design response to this constraint is described in more detail below.

Services

The site accommodates an existing Uisce Éireann watermain and associated infrastructure. There is a wayleave on the site associated with these utilities as marked on the constraints drawing. The presence of the watermain and associated wayleave bisects the site into two areas of developable land and presents a constraint on the development options available.

Aside from the watermain constraint and an existing ESB cable, the site is relatively free from utilities constraints. The design response to the above constraints is described in more detail below.



Fig 1.3 – Extract from Site Constraints Drawing – Not to Scale

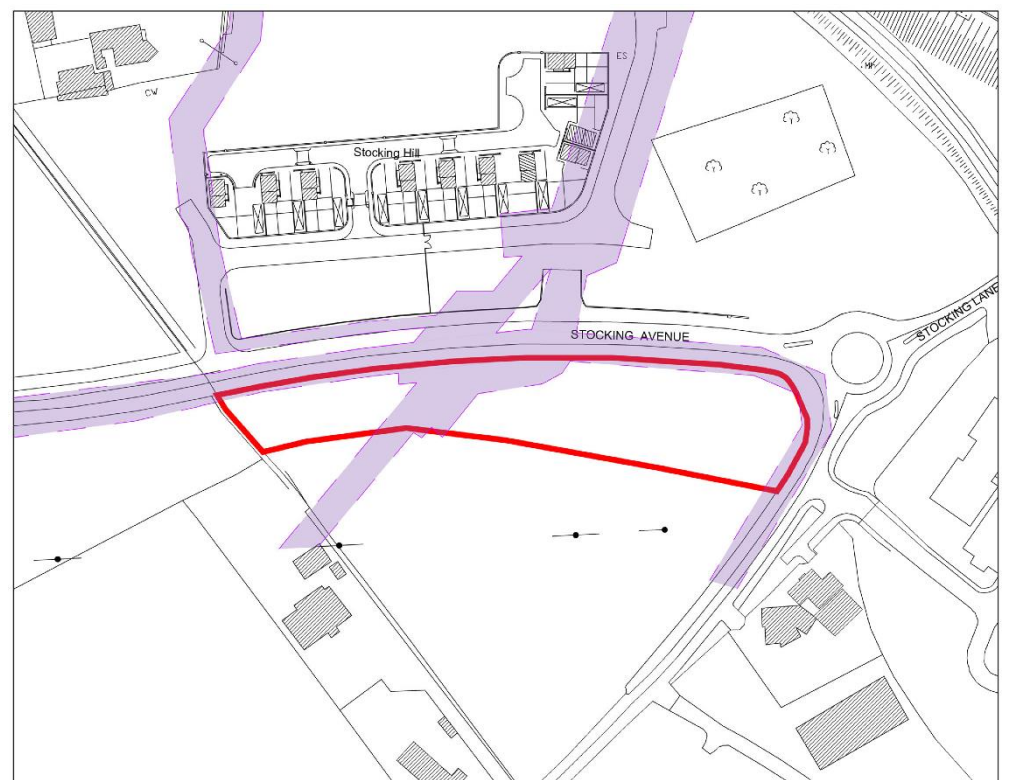


Fig 1.4 – Extent of IW wayleave indicate in purple hatch – Not to Scale

2.0 - Planning Context

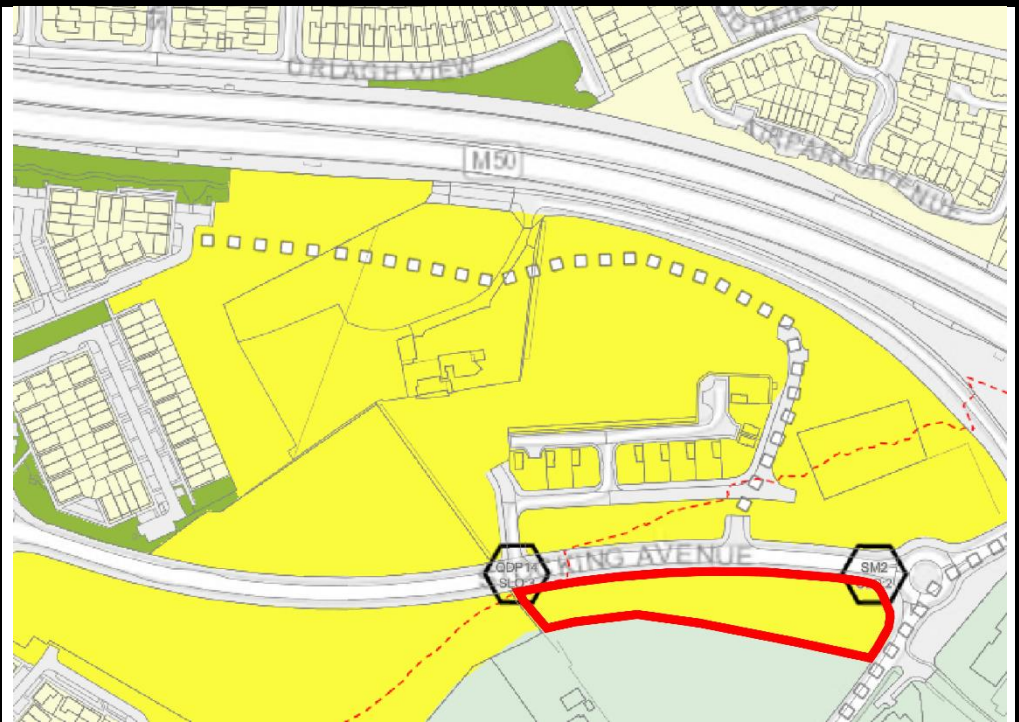


Fig 2.1 - Zoning Map extract from SDCC County Development Plan 2022-2028. Subject site outlined in red – Not to Scale

Land Use Zoning

Under the “South Dublin County Council Development Plan 2022 – 2028”, the lands are zoned as ‘Objective Res N’ with an objective *‘To provide for new residential community in accordance with approved area plans’*

The proposed use as social residential homes is acceptable in principle under the ‘Res N’ zoning objective and can be facilitated on the site, subject to their being in accordance with the relevant policies and objectives contained within the 2022-2028 South Dublin County Development Plan (CDP).

The subject land was previously subject to the Ballycullen Oldcourt (LAP). This LAP expired in September 2024 however some of the former LAP requirements have been carried through as Specific Local Objectives (SLOs) within the current SDCC County Development Plan, 2022-2028. One such SLO is relevant to the current application:

QDP14 SLO 3 “That the provisions of the Ballycullen - Oldcourt Local Area Plan (2014) as extended, in respect of the steep topography in the lands zoned RES-N between Stocking Lane, Ballycullen Road and the M50 (Map 10) remain in force during the lifetime of this Plan having regard to ministerial guidelines.”

This specific objective and the wider policies contained in the expired LAP have been considered in detail as part of the design development process and the proposed site layout, design, heights, massing and material palette proposed has been considered within this planning context.

	<p>Compliance with Planning Policy</p> <p>The proposed design has been developed with regard to a comprehensive range of local and national planning policy and guidance and taking a context drive approach. An assessment of the proposed development is set out in section 3.0 of this report below. Based on this assessment it is considered that the proposed development is consistent with the planning policies and objectives pertaining to the site and is in line with the zoning provisions, policies and objectives of the South Dublin County Development Plan 2022-2028 including any former LAP requirements have been carried through as Specific Local Objectives.</p> <p>The proposed development is also in line with the objectives of the expired <i>Ballycullen - Oldcourt</i> LAP and meets the requirement and intent for development to be in accordance with “an approved area plan” for the purposes of the RES-N zoning objective within the County Development Plan. The proposal is deemed to comply with and <i>would not be inconsistent with the spirit and intent of the overall wording of zoning objective RES-N</i>.</p> <p>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 County Development Plan and the proper planning and sustainable development of the area and the design of the proposed development represents a balanced response to the specific site context.</p> <p><u>Planning Policy Context</u></p> <p>The main sources of national and local planning policies and objectives and guidance referred to in the design of the current proposal are included in Appendix I to this report.</p>
<p>3.0 – Project Description and Assessment</p>	<p>Proposed Design – General</p> <p>Proposed Social Housing Development comprising 25 residential homes on undeveloped lands located off Stocking Avenue and Stocking Lane, Rathfarnham, Dublin 16. The development comprises of:</p> <ul style="list-style-type: none"> v. 25 No. residential units comprising of 11 No. 1-bed units, 5 no. 2-bed units and 9 No. 3-bed units. vi. The proposed units are arranged in three terraced buildings consisting of three and two storey development and a mixture of duplex apartments and house types. All units are ‘own door’ units. vii. All associated site works to include hard and soft landscaping, removal of existing boundary structures and provision of new boundary treatments, all vehicular and pedestrian entrances and circulation, car and bicycle parking spaces, any ancillary storage or services structures, lighting, signage and all associated site and development works necessary to facilitate the development. viii. Any associated ancillary site works as may be required to facilitate the development in adjacent lands to include but not limited to – foul and surface water drainage and utility connections

Proposed Development – Masterplanning, Site layout, Heights and Massing

The subject site of 0.59ha consists of a distinct parcel of zoned land which is bound to the north by Stocking Avenue, to the east by Stocking Lane, to the south by agricultural land and adjoins another parcel of 'Res N' zoned lands to the west. The lands to the north of the subject site are also zoned 'Res N' accommodate existing traveller specific homes (Stocking Hill). Particular consideration was given to the context of the subject site in the design and layout of the current proposal following consultation with SDCC Planning Department and other relevant sections. Particular attention was given to an assessment of how the subject site would intergrate with existing and future development on adjoining lands. Masterplanning studies have been prepared and are included in the Part 8 drawings which indicate the consideration given to pedestrian and vehicular movement, permeability, landscape, position of built form and open spaces, placing of infrastructure, height, massing and orientation to ensure that development on the subject site would not limit, diminish or compromise development potential on adjoining lands. The proposed development has been considered to avoid a piecemeal approach and to ensure delivery on adjoining site will not be adversely impacted. Development on adjoining lands can be carried out to ensure a coherent, sustainable and legible urban structure is facilitated in this developing residential area.

The proposed layout responds to the existing natural topography of the site. The overall approach is to create a series of buildings addressing Stocking Avenue and turning the corner to address Stocking Lane. These linear buildings step in level in response to the sloping topography. Breaking up into individual buildings and stepping also helps to provide a finer grain of development and generates a residential terrace character rather than a monolithic perimeter block. The homes address and provide active street frontage and overlooking both the street frontage to the north, south and east of the site and the open spaces to the south. The provision of strong passive surveillance is balanced with the need to avoid overlooking between buildings and to any existing or future development. By following the slope of the exiting footpath, the ground floor units all achieve level, own-door access.

Heights proposed vary from 2 to 3 storeys with a transition in height to two storeys at the more elevated eastern end of the site to minimise visual intrusion.

The proposed design minimises the need for cut-and-fill and invasive site engineering. By working with the topography, providing variety and transition in height and reinforcing the street edge the proposed development better sits within the overall landscape and represents a balanced and considered approach to development of the site.

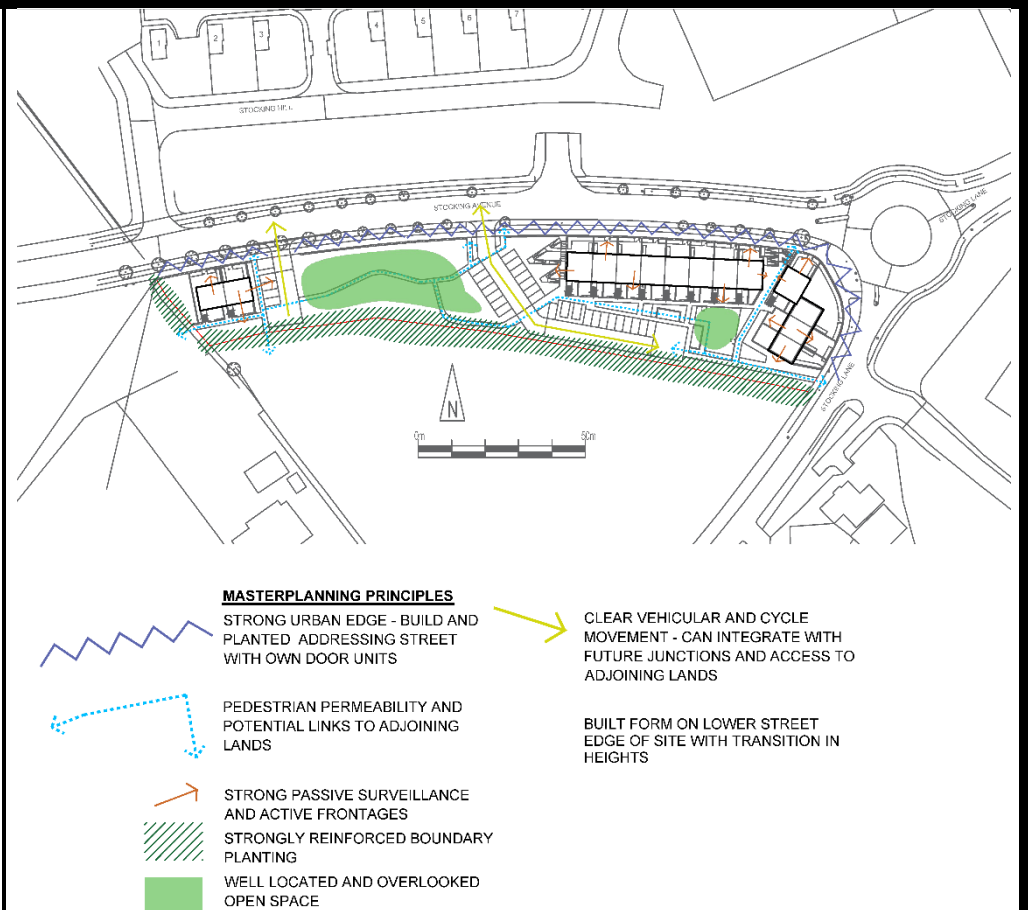


Figure 3.1 – Extract from Masterplan Study – not to scale

Proposed Development – Density

Table 3.1 of the *Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, 2024* identifies three 'area types' for the larger cities based on their accessibility to existing services and their proximity to high-capacity transport corridors etc. Each of the three area types has their own preferred density ranges. The areas are as follows:

1. City-Centre,
2. City-Urban Neighbourhoods and
3. City-Suburban/Urban Extension.

The application site is considered to be categorised as a 'City – Suburban/Urban Extension' site per the above area type categories. The Guidelines recommend a density range of between 40 dph to 80 dph, rising to up to 150 dph at 'accessible' suburban/urban extension locations.

Taking into consideration the subject site location, a density at the lower end of the density range (i.e. 40dph to 60dph) is considered a more appropriate response to the specific context of this site.

The current proposal for 25 dwellings on a site of 0.59ha represents a density of 42.3 dwellings/hectare which is considered to be appropriate in the context having regard to the character of the surrounding area, the location on the urban edge of the county, the constraints of topography and existing utilities and the planning policy context.

Proposed Development – Residential Mix

The proposed unit mix is as follows:

1 Bed: 11 units - 44%

2 Bed: 5 units - 20%

3 Bed: 9 units - 36%

The proposed mix of dwelling types is as follows:

11 No. Ground floor, own-door 1 bed / 2-person apartments

9 No. 3 bed / 5 Person duplex apartments with own door access at first floor level

2 No. 2 bed / 5 Person duplex apartments with own door access at first floor level

3 No. 2 bed / 4 Person 2-storey houses

25 homes in total

9 No. of the ground floor units have been designed to universal Design space standards representing 36% of the overall units.

The mix is in-line with the Development Plan requirements as set out on section 12.6.1, responds to the housing need identified in the area and represents a balanced and appropriate mix of residential accommodation on the site.

Proposed Development – Residential Amenity

Separation distances within the proposed development between buildings and between and any likely future development on adjoining sites has been considered and are in-line with Development Plan requirements as set out at 12.6.7. All of the proposed units are own-door and are fully dual aspect – there are no shared circulations areas.

Proposed Development – Open Space

The current proposal provides a suite of open space types in compliance with SDCC County Development Plan development standards. Open spaces provided include private open space, public open space and communal open space. All open space types have been provided in accordance with or in excess of County Development Plan area requirements as follows:

Open Space Type	Area required in CDP	Area provided
Communal Amenity	171m ²	300m ²
Public Amenity	1332m ²	1595m ²

Private amenity space for residents in terrace and garden spaces are provided in compliance with space standards as described below.

Proposed Development – Space Standards

The proposed development meets or exceeds the minimum requirements for private open space, unit sizes, room areas and dimensions included in:

- i. SDCC County Development Plan,
- ii. *Sustainable Urban Housing: Design Standards for New Apartments* – Guidelines for Planning Authorities (2023).

- iii. *Design Manual for Quality Housing DHLGH 2022*
- iv. *Quality Housing for Sustainable Communities Best Practice Guidelines (2007).*

Proposed Development – Car and Bicycle Standards

Car parking is provided as shared parking spaces. 30 spaces are provided as follows:

Dwelling type	No. of Dwellings	Rate (spaces per unit type)	Total Parking Spaces
1Bed	11	1	11
2Bed	5	1.2	6
3Bed	9	1.4	13
Total	25 Units		30 Spaces

The overall provision equates to 1.2 parking spaces per dwelling unit and is considered an appropriate ratio for the site context. Provision of accessible spaces and EV charging will be in-line with Development Plan standards.

Bicycle parking will be provided in accordance with the standards set out in 12.7.1 of the County Development Plan as follows:

Residential Apartments:

42 Long stay spaces (1 per bedroom)

11 Short stay spaces (1 per 2 apartments)

House types:

Bike parking for long and short stay will be provided within the private open spaces associated with the dwellings.

It is envisaged that bicycle storage spaces for ground floor apartment types and house types will be accommodated within the curtilage of the unit types. 27 long stay storage spaces to serve the apartments at first floor level will be provided in secure storage areas. 11 Short stay spaces will be provided as open bike stands provided as part of the overall landscape design proposal.

Proposed Development – Materials

The proposed design utilises a limited palette of high-quality, low-maintenance materials to include brick to all elevations, composite (aluclad or similar quality) windows to selected neutral colours, slated roof finishes with powder coated metal rainwater goods to neutral colours to match window finish. Materials to boundary walls, and any ancillary structures such as bin stores, bicycle storage areas, gates or screens will consist of brick and/or painted or powder coated metal railings.

4.0 - Screening for Appropriate Assessment

Having regard to Article 6 of the Habitats Directive 92/43/EEC and (inter alia) the Department of Housing Planning Community and Local Government's *Appropriate Assessment of Plans and Projects in Ireland*

	<p><i>Guidance for Planning Authorities</i> (2010), screening of the development for Appropriate Assessment was carried out in July 2025 by Fehily Timoney Environmental and Engineering Consultants of Unit 3 & 4, Northwood House, Northwood Crescent, Dublin D09 X899</p> <p>Following an examination, analysis and evaluation of the relevant information, including in particular, the nature of the project and its potential relationship with European sites and their conservation objectives, as well as considering other plans and projects, and applying the precautionary principle, the Screening has determined that there is no potential for likely significant effects on any European sites.</p> <p>For the reasons outlined above it is considered that the application for consent for the proposed development does not require an Appropriate Assessment or the preparation of a Natura Impact Statement (NIS).</p>
5.0 - Screening for Environmental Impact Assessment	<p>Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), and (inter alia) the European Commission's <i>Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU)</i>, screening of the development for EIA was carried out in July 2025 by Fehily Timoney Environmental and Engineering Consultants of Unit 3 & 4, Northwood House, Northwood Crescent, Dublin D09 X899</p> <p>The Screening has been carried out to determine whether the Project is a class set out in Annex I or II of the EIA Directive (transposed into Schedule 5 (Part 1 and 2) of the Planning and Development Regulations 2001, as amended) and, if the project is not subject to a mandatory EIA, the likelihood of having significant effects on the environment under the criteria included in Annex III of the EIA Directive (transposed into Irish Law in Schedule 7 of the Planning and Development Regulations 2001, as amended) in order determine whether a sub-threshold development should be subject to EIA.</p> <p>The EIA Screening Report has identified that an EIA is not mandatory, and the proposal has been assessed in accordance with the criteria for sub-threshold development. The EIA Screening concludes that the nature of the proposed development is not considered to have likely significant effects on the environment (direct or indirect) and there is no requirement for an EIA.</p>
6.0 - Landscape / Site	<p>The site is currently grassland with some areas of shrub and vegetation however there are no significant established hedgerows on or adjacent to the site. The proposed development includes a strategy for a series of hard and soft landscaped spaces to integrate the proposed development into its surroundings and to work as part of the proposed SUDS strategy. The proposed landscape strategy will include:</p> <ul style="list-style-type: none"> • Maintain existing boundary planting where considered of adequate quality. Provide reinforced boundary planting and in particular to provide a strongly defined planted boundary to the southern side of the site.

	<ul style="list-style-type: none"> • Integration of nature based SuDS elements into open spaces. • Inclusion of seating, appropriate lighting and play elements as indicated on the overall site layout plan. • Allow for pedestrian permeability and future pedestrian connections to adjoining sites. • Maintain access for maintenance to existing infrastructure assets. <p>The current proposal provides a suite of open space types in compliance with SDCC County Development Plan development standards. Open spaces provided include private open space, public open space and communal open space. All open space types have been provided in accordance with or in excess of County Development Plan area requirements.</p> <p>At detailed design stage a comprehensive landscape plan will be developed for inclusion in the tender and construction documentation and in consultation with SDCC Public Realm Section based on the strategy indicated at part 8 stage.</p>
7.0 - Ancillary Works to Project:	Protection of existing underground and overground services where required. Re-routing of existing services as required. Removal of existing boundary treatments and provision of new boundary treatments to include both hard and soft landscaping elements. Provision of any ancillary structures such as storage or utilities enclosures as required. Connection to all necessary utilities and all works in connection with same on site and/ or adjacent lands. Minor adjustment to existing bus-stop if considered necessary in consultation with Dublin Bus due to proposed roads and access configurations.
8.0 - Project Partners	Architectural Services Department and Housing Department SDCC Department of Housing, Planning and Local Government
9.0 - Site / Services Constraints :	All major existing services runs have been identified for the design in so far as practicable. Local alterations to layout are likely when on site investigations establish precise underground service locations.
10.0 - Internal Comments	Will be reported at final stage of Part 8.
11.0 - Flood	Ensure floor levels are above 100 year projected floor events.
12.0 - Surface Water & Attenuation	A nature-based SuDS strategy to comply with SDCC Sustainable Drainage Explanatory Design & Evaluation Guide 2022 has been developed by McCloy Consulting Engineers as part of the design process. The strategy indicates that surface water can be dealt with on the site without the need for attenuation tanks. The strategy has been integrated into the proposed site layout and will be further developed at detailed design stage to be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works. A piped service network is readily available adjacent to the site to cater for any surface water outflows.
13.0 - Foul drainage	Foul drainage capacity sufficient to service the site is available on adjacent lands within SDCC ownership. Foul drainage will be designed in compliance

	with Uisce Éireann standards and will be fully scoped to ensure capacity of existing network. An Uisce Éireann pre-application will be submitted at the appropriate stage of the project development.
14.0 - Water Supply	Mains water supply is available to the site. An Uisce Éireann pre-application will be submitted at the appropriate stage of the project development.
15.0 - Roads and Roads Access	Roads access and capacity are within acceptable and safe limits. Roads will be to SDCC taking in charge standards [TIC] and DMURS criteria. Location of proposed entrance to the development have been considered as part of the masterplanning consideration of the subject site taking into account potential future development on adjacent lands to the north of the site in SDCC ownership and to the west in the ownership of others. Requirements for safe pedestrian and cycle access have been considered and will be improved where possible through the design of the public realm in conjunction with the Active Travel Section, Parks Department and any other relevant sections of SDCC .
Ecology and Biodiversity	<p>The proposed development includes a nature-based SuDS proposal including the use of biodiversity planting and substantial boundary planting of mixed native species and pollinator friendly species to mitigate any potential impact on the environment and biodiversity during the operational phase of the project. These areas will represent a significant element of biodiversity enhancement on the site. During the construction phase further mitigation measures are proposed including:</p> <p>Carrying out of site clearance to minimise any potential impacts on bird breeding or where unavoidable during the breeding season the appointment of a suitably qualified and experienced Ecological clerk of works to examine and supervise vegetation removal and to perform pre-works surveys for mammals and birds.</p> <p>Any lighting proposals will be designed to minimise potential impacts on any bat species. If identified as a requirement, bat boxes will be provided within areas of biodiversity enhancement with locations to be selected by a suitably qualified and experienced ecologist.</p> <p>Butterfly bush (a common species of Buddleja) has been identified on the site and will be managed in accordance with best practice in invasive species management.</p> <p>Any further surveys or investigations required at detailed design and construction stage will be carried out by a suitably qualified and experienced ecologist.</p>
Other	This Report contains a summary of the nature and extent of the proposed development and the principal features thereof. This report must be read in conjunction with all other Part 8 drawings and reports including the site location map, site layout plan and all other plans and drawings issued for public consultation which illustrate the proposed development.
Contract:	The project will be carried out under The Capital Works Management Framework (CWMF) Public Works Contract. A Performance Bond will be retained to appropriate level as required under the contract.
July 2025	Cian Harte MRIAI County Architect

Appendix I - National and Regional Policy Documents of Relevance

National and Regional Policy:

National Planning Framework – First Revision, Government of Ireland, (April 2025).

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

Regional Spatial & Economic Strategy 2019-2031, Eastern & Midland Regional Assembly, 2019.

Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, Department of Housing, Local Government and Heritage, 2024

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2023).

Design Manual for Quality Housing DHLGH 2022

Quality Housing for Sustainable Communities Best Practice Guidelines (2007).

Housing for All - a New Housing Plan for Ireland, Department of Housing, Local Government and Heritage, 2021.

Urban Development and Building Heights – Guidelines for Planning Authorities (2019)

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

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

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).

National Cycle Manual, National Transport Authority (2023).

Relevant Policies in South Dublin County Development Plan 2022 – 2028

Chapter 3 Natural, Cultural and Built Heritage

Policy NCBH1 Overarching

Policy NCBH2 Biodiversity

Policy NCBH3 Natura 2000 Sites

Policy NCBH4 Proposed Natural Heritage Areas

Policy NCBH5 Protection of Habitats and Species Outside of Designated Areas

Policy NCBH10: Invasive Species

Chapter 4 Green Infrastructure

Policy GI1 Overarching

Policy GI2 Biodiversity

Policy GI3 Sustainable Water Management

Policy GI4 Sustainable Drainage Systems

Policy GI5 Climate Resilience

Policy GI6 Human Health and Wellbeing

Policy GI7 Landscape, Natural, Cultural and Built Heritage

Chapter 5 Quality Design and Healthy Placemaking

Policy QDP1 Successful and Sustainable Neighbourhoods

QDP1 Objective 5: The Plan Approach

Policy QDP 2 Overarching – The Plan Approach

QDP2 Objective 1: The Plan Approach

Policy QDP3 Neighbourhood Context

Policy QDP4: Healthy Placemaking

Policy QDP5: Connected Neighbourhoods

Policy QDP7: High Quality Design – Development General Policy

QDP8 Building Height and density Guide.

Policy QDP9: High Quality Design - Building Height and Density

Policy QDP11: Materials, Colours and Textures

Chapter 6 Housing

Policy H1 Housing Strategy and Interim Housing Need and Demand Assessment Policy

H2 Supply of Housing

H2 Objective 6

Policy H7 Residential Design and Layout

Policy H8 Public Open Space

Policy H9 Private and Semi-Private Open Space

Policy H10 Internal Residential Accommodation

Policy H11 Privacy and Security

Chapter 7 Sustainable Movement

Policy SM1 Overarching – Transport and Movement

Policy SM2 Walking and Cycling

Policy SM3 Public Transport

Policy SM5 Street and Road Design

Policy SM6 Traffic and Transport Management

Policy SM7 Car Parking and EV Charging

Chapter 8 Community Infrastructure and Open Space

Policy COS1: Social Inclusion and Community Development

Policy COS2: Social / Community Infrastructure

Policy COS5 Parks and Public Open Space – Overarching

Policy COS11: Arts and Cultural Facilities

Section 8.7.3 Quantity of Public Open Space

Table 8.2 Public Open Space Standards

Section 8.7.4 Contributions in Lieu

Section 8.7.5 Quality of Public Open Space

Section 8.7.6 Play Facilities

Chapter 12 Implementation

Appendix 4 Green Infrastructure Local Objectives and Case Studies

Appendix 10 Building Height and Density Guide

Other:

SDCC Sustainable Drainage Explanatory Design & Evaluation Guide 2022

Ballycullen Oldcourt Local Area Plan (Expired in September 2024)

Greater Dublin Regional Code of Practice for Drainage Works