

COUNTY ARCHITECTS REPORT

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

**St Aidan's Infill site
Consultation Process stage.
Rapid Build Project + TAP Housing**

July 2016

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PART 8



COUNTY ARCHITECTS REPORT – Part 8 – display / consultation	
Project Title:	Infill site at St. Aidan’s Site, Dublin 24
County Architect: Senior Architect: Architects:	Eddie Conroy FRIAI Patrick de Roe FRIAI Architectural Services Department, South Dublin County Council
	Part 8 Process
Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001	<p>Part 8 (Public Consultation Schemes)</p> <p>Developments by a local authority are subject to a public consultation process as set out in the Planning & Development Regulations, 2001 - 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.</p> <p>Arising from consideration of the representations, the report sets out whether or not it is proposed to proceed as originally planned or to proceed with a modified proposal.</p> <p><u>Development by a Local Authority: 'Part 8 Process'</u></p> <p>From time to time the Local Authority may carry out development within its administrative area, such as the construction of houses, roads, swimming pools, public toilets etc.</p> <p>Development carried out by a Local Authority is often referred to as a 'Part 8':- this is reference to Part 8 of the Planning and Development Regulations 2001 which sets out the procedure for carrying out such developments.</p> <p>Public consultation is an intrinsic part of the 'Part 8' process. This is achieved by public notices, public display of the proposal, observations by members of the public, reportage on observations received and a recommendation that considers all internal and public observations. The consultation may extend to advisory consultation meetings with local community and interest groups 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.</p> <p>Comments and observations on Proposed Developments by a Local Authority can only be received in writing between certain dates. The public notices should be referred to in this regard to ascertain the final date of receipt for observations.</p> <p>Part 8 of the Planning and Development Act 2000 – 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.</p>

The process is as follows:

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

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

There is no fee payable on a Part 8 application.

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

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

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

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

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

For a Part 8 application the period for observations/submissions is 8 weeks. There are 5 weeks allowed for a planning application submitted by private Individuals / companies under the standard planning process.

The making of a decision on a Part 8 application is a reserved function of Council, while a standard planning application is determined by the Planning Department as 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.

**Description of
Proposed
Development**

SITE NOTICE / PUBLIC NOTICE

**South Dublin County Council,
Civic Offices,
Town Centre,
Tallaght, Dublin 24
Telephone: 01 - 4149000
Facsimile: 01 – 4149209
Proposed New Works**

Development of Rapid Build Social Housing Project of 80 unit infill housing project on undeveloped lands at St. Aidans site, Brookfield Road / R136 Road, Tallaght, Dublin 24, and 5 Traveller Accommodation Group houses on the existing site at St. Aidans site, Brookfield Road, Tallaght, Dublin 24

**Proposed Development
Notice Under Part 8 of the
Planning & Development Regulations 2001/2006**

In accordance with the requirements of the above, notice is hereby given that South Dublin County Council proposes

Development of Rapid Build Project of 80 unit infill housing project on St. Aidans site, Brookfield Road / R136 Road, Tallaght, Dublin 24, and 5 Traveler Accommodation units on the existing site at St. Aidans site, Brookfield Road, Tallaght, Dublin 24, comprising:

- 41 no. 3 bedroom/4 person units - 2 storey**
- 39 no. 3 bedroom/5 person units - 2 storey**
- 5 Traveller Accommodation Group Houses**

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

**Details of Display &
Submission of
Observations**

Plans and particulars of the proposed schemes will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from Thursday 21st July 2016 to 1st September 2016 at the following location: South Dublin County Council, County Hall, Tallaght, Dublin 24 (between the hours of 9:00am – 5:00pm Monday to Thursday and 9.00am - 4.30pm on Friday).

The plans and particulars can be viewed on South Dublin County Council's website – www.sdcc.ie

Written submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the developments would be situated, may be made in writing to arrive no later than 4.00pm on Thursday the 15th September 2016 to:

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

Email: construction@sdublincoco.ie

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

All advertised information, maps and drawings in relation to South Dublin County Council is available on our website

- 24 hours a day seven day a week up to and including Wednesday 5th September, 2007.

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

Context:

The site is accessed off Brookfield Road near the round-about to the R136 Trunk Road.

The site has easy access to the red Luas line Cheeverstown stop. Local pedestrian access to the Luas stop is included in the proposals.

The site is served by public transport, schools, and local facilities. A small proportion of the site has an existing development - a residential / housing area for the travelling community. The older portion of the development is now obsolete. The 5 newer dwelling will be retained with a further 5 units will be completed as part of the project.

The substantive portion of the site consists of a clear area between the existing housing and the Luas line. The site is bounded by the traveller accommodation program housing to the south, a trunk road to the east, a well-designed standard density estate and older social housing to west, and the Luas / road network to the north.

Overall site and Sustainable Communities

The site is located in close proximity to varying amenities and services as detailed as outlined below:



A: Overall site and Sustainable Communities objectives

The site is located in close proximity to varying amenities and services as detailed below and are indicated on the map above with reference to the proposed site. The Council have no concerns in respect of the sustainability of this development and the wider community based on the availability of the existing amenities and services as outlined.

1. Luas Stop – Cheeverstown. Connecting Tallaght to the Point and Saggart to Connolly Station
2. Community Centre
3. Local road network
4. Health facility
5. Neighbourhood Shops

6. National School
7. Second level School
8. Bus service

B: retained / extended TAP housing
C: Discontinued TAP housing



View of Existing Estate circa 2005



Current view of site with Part 8 area outlined in red



Entrance to site / Existing Housing



Luas edge



View of site to existing housing



View across site to existing housing groups to south



View across site to Existing housing groups to west

Housing Need in the area:

There is an established and chronic housing need in the area. There is also a chronic need to house homeless families as evidenced by the homeless register.

The statistics below outlined the current homeless register numbers and the requirement of unit types to meet these priority needs. As of June 2016 there were 371 registered homeless in the County

	Jan	Feb	Mar	Apr	May	June
No. Registered Homeless	275	291	296	362	345	371
Single Male	149	151	149	154	139	149
Single Female	38	36	43	42	37	37
Couples	1	1	1	1	1	1
Families	87	103	103	165	168	184

**Planning / Zoning
for the site**

Planning / Zoning

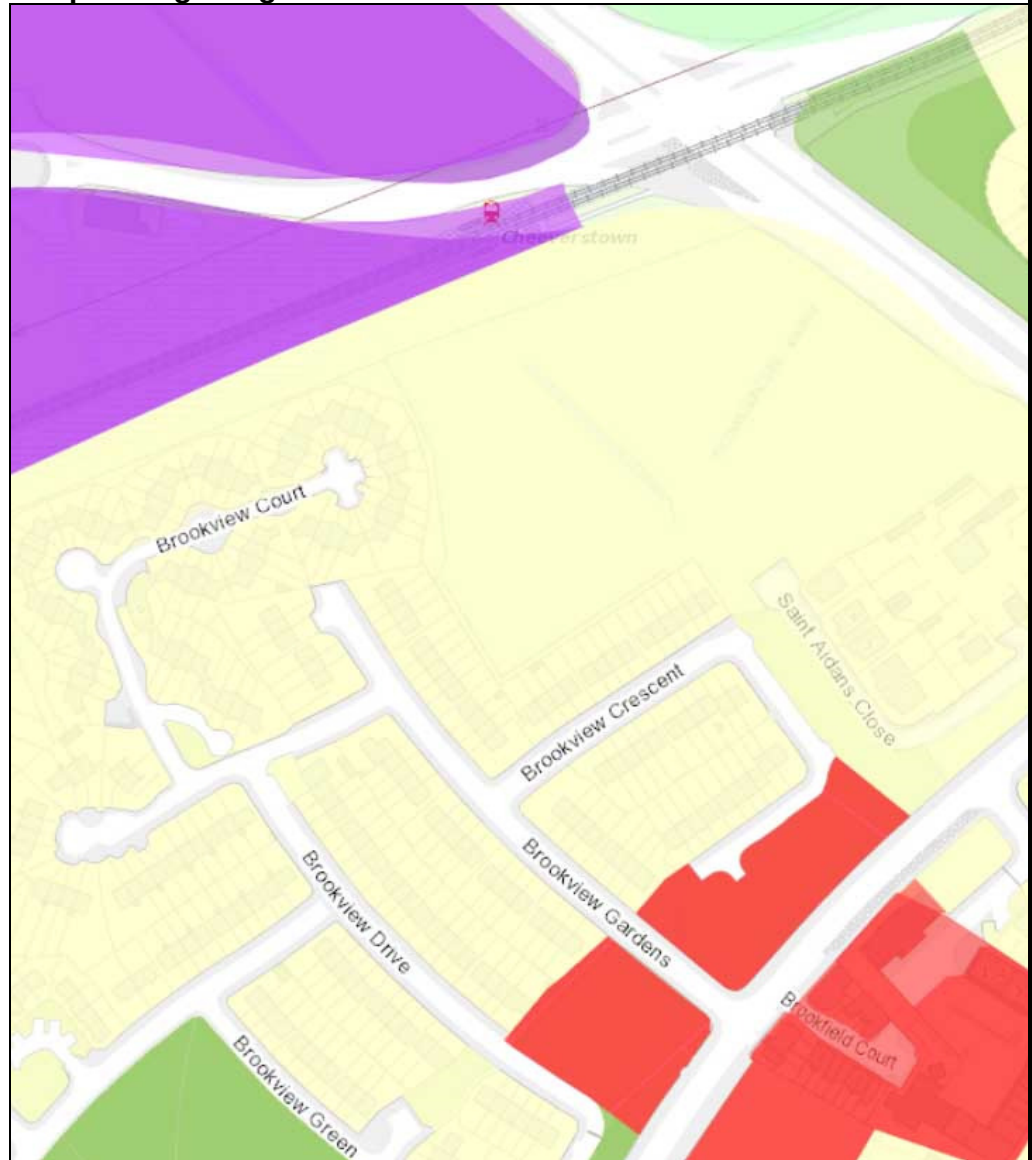
The lands are zoned Objective A – *South Dublin County Council Development Plan*

The zoning of the site supports a housing development and the criteria as applicable from the Development Plan supports the proposed density.

The proposed development complies in principle with the relevant Development plan polices.

Planning Designation

The planning designation is for residential



Planning / Zoning

The lands are zoned – *South Dublin County Council Development Plan*

Zoning Objective 'A'

“TO PROTECT AND/OR IMPROVE RESIDENTIAL AMENITY”

Table No. 3.2 Zoning Objective 'A'

"TO PROTECT AND/OR IMPROVE RESIDENTIAL AMENITY"

USE CLASSES RELATED TO ZONING OBJECTIVE

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

The zoning of the site supports a housing development. The proposed development complies in principle with the relevant Development plan policies.

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

1.2.14.v Policy H5: Inner suburban/ infill Densities
It is the policy of the Council to promote the provision of additional dwellings on appropriate sites within inner suburban areas, proximate to existing or due to be improved public transport corridors, particularly to eliminate where there is proven anti-social behaviour in the area, by facilitating infill residential development or sub-division of dwellings subject to safeguards outlined in Sustainable Neighbourhoods in Section 1.4 or being in accordance with Local Area Plans or Approved Plans.

1.2.14.vi Policy H6: Inner suburban/ infill Densities on Council Owned Land
It is the policy of the Council to identify sites for small-scale infill housing development on lands in

Council ownership which are no longer considered appropriate for retention as open space and/or recreational areas (i.e. lands subject to zoning objective 'F').

These are areas of open space in some estates which

...are of little amenity value due to their size, location or configuration. Open spaces which are not overlooked by housing can also become the focus of anti-social behaviour.

The Council will identify suitable sites for appropriate infill development, having regard to protection of the amenity of existing residents, and the availability of alternative usable space in close proximity. This policy will only be pursued where in-depth consultation takes place with the relevant communities concerned and when examining nearby alternative usable open space takes account all age groups. This policy will be pursued in accordance with the same standards as apply to private estates i.e. building heights, building lines etc. An Approved Plan will be drawn up and adopted to control any such proposed infill development, where the area of land considered for development is greater than 2 hectares.

DENSITY

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

The potential density of the site is compromised by large number of underground service on the that effectively sterilise a significant portion of the overall site, and the necessity to renew / regenerate units to the existing TAP housing on the south portion of the site.

The Part 8 proposes 80 houses + 5 houses for the Traveller Accommodation Program [TAP] n a site area of 35,000m² or 3.5 hectares- this provides a nominal density of 24 units / hectare. However, the usable site area for the substantive portion of the project is 2.08 hectares giving a actual density of 39 / hectare. The 5 houses proposed for TAP accommodation are within the boundaries of the existing TAP site.

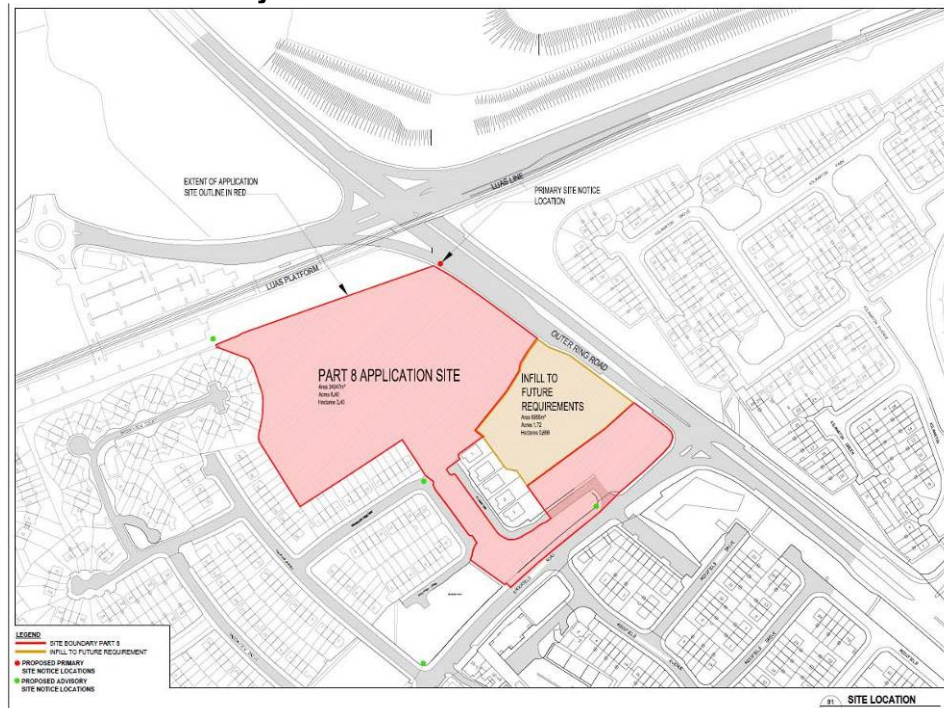
The density is well below that utilized on commercial densities and represents a measured and modest development of the site. The proposals as submitted for Part 8 Public Consultation are in compliance with the Development Plan Objectives.

Project Description & Design

Development of Rapid Build Social Housing Project of 80 unit infill housing project on undeveloped lands at St. Aidans site, Brookfield Road / R136 Road, Tallaght, Dublin 24, and 5 Traveller Accommodation Group houses on the existing site at St. Aidans site, Brookfield Road, Tallaght, Dublin 24 comprising:

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Site Plan

The proposal consists of:

To the west side of the site- A series of terraces, grouped around an open space, arranged to protect the existing residential development to west and south boundaries, and addressing the Luas to the north.

To the East side- two smaller blocks, addressing the Luas and main trunk road, with the land sterilized by underground services utilized as open space.

Boundary areas around the north & east boundaries of the site are landscaped amenity space.

Landscaping works include existing boundaries to Luas and trunk road and new park / play area, 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 primarily grouped in terraces, or semidetached. There are parking spaces local to the house with adequate provision for additional resident's cars and visitors parking / overflow parking along the road.

A new pedestrian link is proposed to the Luas stop located adjacent to the site.

The houses are orientated to overlook the new green spaces formed or the road access to the new housing.

The housing is grouped to address the public space –

- Provide a landscaped pedestrian link between the different estate areas that is safe and supervised by dwellings.
- The new housing is oriented to provide smaller intimate open spaces areas from the existing green.
- The rear boundaries, currently exposed, will be protected.
- The scale has been retained at the current mix for the area of two storey.
- The mix of two storey, semi-detached or terrace form represents a retention of the average current density of development in the area.
- The new houses have been designed to maximise solar gain and the enjoyment of natural light.

The concept is illustrated below.



Plan of Proposal

The density of the development is significantly lower than the apartment blocks adjacent – see detailed comment on density in the planning section.

Following the end of the consultation process, and following the final presentation to the Council Chamber, the layout will be adjusted to reflect the outcomes of the public consultation.

The Overall Project Budget is subject to DoELGH approval.



View from Belgard / Luas



Open space / to terraced square



Terraced square / open space



small terrace blocks with open space



Context with existing terraces



view from Luas

Site Details

The site has an existing TAP project on the southern end of the site. A portion of the TAP site already has new housing and it is proposed to build 5 further units. The older TAP accommodation will become redundant following the development of the 5 additional units.

The remaining section of the site is an open area between the newly developed Luas and trunk road.

There are a considerable number of service runs on the site that reduce the developable site area.



Ancillary Works to Project:	<p>Re-routing of existing services Alteration / Upgrading of existing landscaping and open space. Ensuring that all development is above flood line.</p>
Project Partners	<p>Housing Construction Department Department of Environment and Local Government Environment Department Local Community and residents</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>
	<p>Habitats Directive Assessment</p>
Habitats Directive Assessment	<p>Summary results of screening of Ecological Survey and Screening of a proposed housing development at St. Aidan's, Brookfield Road, Dublin 24.</p> <p>Noted that the site does not affect watercourses or developed park land.</p> <p>Visual Inspection There are very few trees, present on the site that offer potential for roosting bats. The existing TAP building are either occupied or do not offer an appropriate habitat due to noise / human activity.</p> <p>Conclusion A bat derogation licence is therefore not required for the proposed development as part of the Part 8 Approval.</p> <p>Badger Survey There was no evidence of badgers using the site – The site is open and offers no cover and has invasive vehicular / pedestrian traffic to the exposed boundaries.</p> <p>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.</p> <p>The Appropriate Assessment procedure for this proposed Part 8 is therefore concluded at this Screening Stage.</p>
Internal Comments	<p>Water Supply – water supply is adequate</p> <ul style="list-style-type: none"> • Foul drainage – available on site – 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.

	<ul style="list-style-type: none"> • Electrical Supply - load / capacity to be confirmed + requirement for substation • Gas Supply - - requires to be fully scoped to ensure capacity of existing network. • 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.
	Rapid Build project
	<p>The project has been designated a ‘Rapid Build project’.</p> <p>The Department of Environment is committed to accelerating the approval process, procurement and building time for designated projects.</p> <p>The projects must comply with the standard 60 year life cycle and with the Building Regulations.</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</p>

Unit Types	Dwelling Type	Comment	Number of Units according to type
DoE Unit Types			
3 Bed / 4 Person [2 story]	K4	Smaller family unit	14
3 Bed / 5 Person [2 story]	K5	medium family unit	31
3 bed / 4 person- 2 storey	B4	limited overlooking to rear	23
3 Bed / 4 Person [2 story]	N4	Smaller family unit	4
3 Bed / 5 Person [2 story]	N5	medium family unit	8
4 bed / 7 Person [Dormer]	T7	Large family unit	5
Total number of units			85