

COUNTY ARCHITECTS REPORT

Development of Rapid Build Social Housing Project of 59 units infill housing project on undeveloped lands on site at St Cuthbert's Park, Lealand Road, Deansrath, Clondalkin, Dublin 22

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

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

Issue 22nd November 2015

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PART 8

COUNTY ARCHITECTS REPORT – Part 8 – display / consultation

Project Title:

**Infill site at St Cuthbert's Park, Lealand Road, Deansrath,
Clondalkin, Dublin 22**

County Architect:
Senior Architect:
Architects:

Eddie Conroy FRIAI
Patrick de Roe FRIAI
Architectural Services Department, South Dublin County Council

Notification:

Development of Rapid Build Social Housing Project of 59 unit infill housing project on undeveloped lands on site at St Cuthbert's Park, Lealand Road, Deansrath, Clondalkin, Dublin 22

Proposed Development - Notice Under Part 8 of the Planning & Development Regulations 2001/2015

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

Development of Rapid Build Social Housing Project of 59 unit infill housing project on undeveloped lands on site at St Cuthbert's Park, Lealand Road, Deansrath, Clondalkin, Dublin 22 comprising of:

- 41 no. 3 bedroom/4 person units - 2 storey
- 18 no. 3 bedroom/5 person units - 2 storey

The works include: New access off Lealand Road, landscaping works to boundaries and new green space/play area, ancillary works to landscape housing areas and all necessary associated ancillary works on the site and adjacent areas. All houses to be minimum A3 BER rated. The housing provision includes two storey houses primarily grouped in terraces and semidetached and detached houses.

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 Tuesday, 22nd November 2016 to Friday, 13th January 2017 at the following locations:

- South Dublin County Council, County Hall, Tallaght, Dublin 24
- South Dublin County Council, Civic Offices, Clondalkin, Dublin 22

Between the hours of 9:00am to 5:00pm, Monday to Thursday and 9:00am to 4.30pm on Fridays respectively. The plans and particulars can be viewed on South Dublin County Council's website – www.sdcc.ie and the Public Consultation Portal <http://consult.sdublincoco.ie>

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 online through the Public Consultation Portal <http://consult.sdublincoco.ie>, by email to construction@sdublincoco.ie, or in writing to arrive no later than 4.30pm on Friday, 20th January 2017. 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

Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001

Part 8 (Public Consultation Schemes)

Developments by a local authority are subject to a public consultation process as set out in the Planning & Development Regulations, 2001 - 2012. This procedure requires that notice of the proposed development be given in the public press and that a site notice be erected. If any submissions or observations are received, a report is presented to the members of the Council. This report contains a list of the objector's names along with a summary of the points made by them and the Local Authority's response.

Arising from consideration of the representations, the report sets out whether or not it is proposed to proceed as originally planned or to proceed with a modified proposal.

Development by a Local Authority: 'Part 8'

From time to time the Local Authority may carry out development within its administrative area, such as the construction of houses, roads, swimming pools, public toilets etc.

Development carried out by a Local Authority is often referred to as a 'Part 8' this is reference to Part 8 of the Planning and Development Regulations 2001 which sets out the procedure for carrying out such developments.

Public consultation is an intrinsic part of the 'Part 8' process. This is achieved by public notices, public display of the proposal, observations by members of the public, reportage on observations received and a recommendation that considers all internal and public observations. The consultation may extend to advisory consultation meetings with local community and interest groups dependent on the particular circumstances and impact of the proposal, though such meetings are not proscribed under the legislation. The primary purpose of the process is to notify the public of the proposal and incorporate any observations validly submitted into a report to inform the Council on its decision to recommend the proposal.

Comments and observations on Proposed Developments by a Local Authority can only be received in writing between certain dates. The public notices should be referred to in this regard to ascertain the final date of receipt for observations.

Part 8 of the Planning and Development Act 2000 – 2007 refers to requirements in respect of specified development by, on behalf of, or in partnership with Local Authorities. Part 8 applications are generally lodged by the proposing department within the Council. Article 80 of the Planning and Development Regulations 2001 sets out a list of the types of development prescribed for the purposes of the act.

The process is as follows:

Public Notices of the proposed development must be placed in an approved newspaper.

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

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

Drawings can be made available to the public on request.

There is no fee payable on a Part 8 application.

The application is referred to internal works Departments in the County 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 normal planning application.

The making of a decision on a Part 8 application is a reserved function of Council, while for a normal planning application this is an executive function.

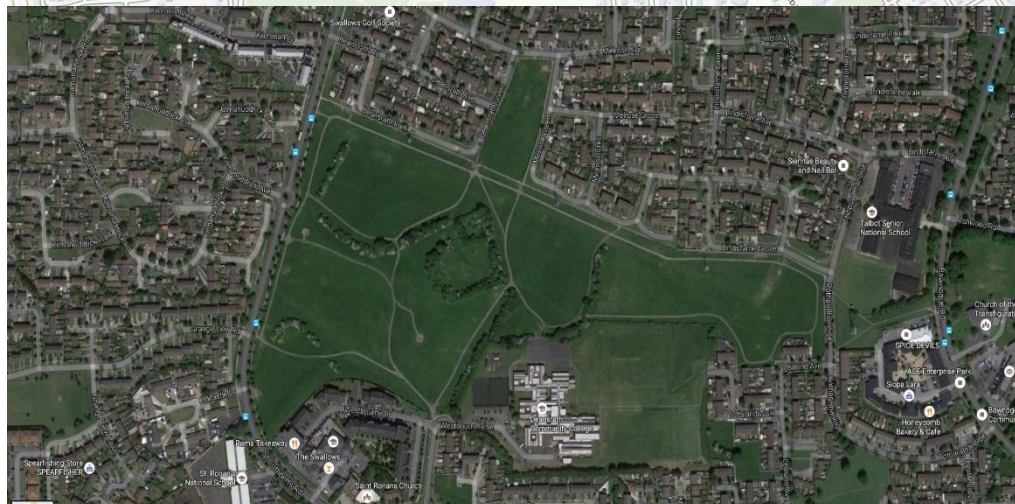
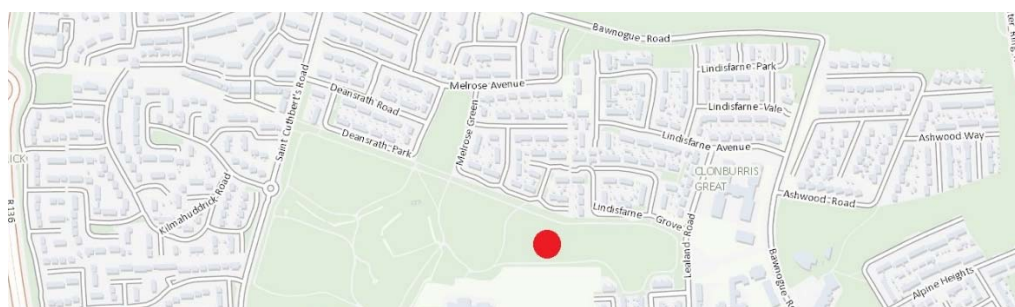
The above is a summary of the Part 8 requirement for consultation. It is intended for guidance only. The Planning Acts set out the requirements in full.

Context:

The site is accessed off Lealand Road and due to existing site constraints at St Cuthbert's Park the proposed development is linear in shape along the parks' southern boundary line. The proposed linear development creates a secure backdrop for Deansrath Community College and the existing established housing of Lealand Ave and Lealand Walk, whose rear garden walls are currently exposed to the parklands. Houses located in close proximity to existing houses do not overlook as the houses have been designed to avoid first floor windows, and no overlooking is possible.

The site, which has been in Council ownership for some time and is considered suitable for social housing as the existing park does leaves the existing boundaries vulnerable to antisocial behavior and with unsecured rear boundaries. The proposed linear development is designed to address the existing site constraints, ensure the park is addressed by passive supervision, and that existing boundaries are secured. The existing parkland is reduced in width at its southern edge the overall effect is to nominally reduce the area available for recreational use while securing the long exposed boundary. to enhance security and supervision. The proposed infill at the edge of Lealand Road is constrained by the presence of ESB overhead cables –this requires safe distances to be maintained from the cables for any infill. Single aspect houses are utilized to prevent overlooking in this area.

The site is bounded by Lealand Road to the east, Lealand Ave, Lealand Walk and Deansrath Community College to the south, and St Cuthbert's Park to the north and west. The site is well served by public transport, schools, green space and local facilities.



Aerial view



View across site from Lealand Road (east)



View across park from Lindisfarne Grove (north)



View across park from Lealand Walk (south)



Site Location and Extent – local facility within 5 minutes' walk marked by circles, examples of which are:

- Green circles / education
 - 1 / Deansrath Community College
 - 2 / St Ronan's National School
 - 3 / Talbot Senior National School
- Yellow circles / shopping facilities
- Blue circles / churches

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

Housing Need in the area:

There is an established and chronic housing need in the area. Sites for development are not readily available, and the council does not own any significant land holdings in the area with the exception of a site at Oldcastle. Similar housing projects in other areas have been approved.

Planning / Zoning
for the site

Planning / Zoning

The lands are zoned – South Dublin County Council Development Plan

Zoning Objective 'F'

"To preserve and provide for Open Space and Recreational Amenities"

Zoning Objective 'F'

"TO PRESERVE AND PROVIDE FOR OPEN SPACES AND RECREATIONAL AMENITIES"

USE CLASSES RELATED TO ZONING OBJECTIVE

<p>PERMITTED IN PRINCIPLE</p>	<p>Community Centre, Cultural Use, Open Space, Recreational Facilities / Sports Club, Traveller Accommodation.</p>
<p>OPEN FOR CONSIDERATION</p>	<p>Agricultural buildings, Bed & Breakfast, Boarding Kennels, Carpark, Caravan Park Holiday, Cemetery, Childcare Facilities, Education, Garden Centre, Guest House, Home Based Economic Activities, Hospital, Hotel / Motel, Industry – Extractive, Place of Worship, Public Services, Recreational – Commercial, Recycling Facility, Refuse Landfill / Tip, Residential, Restaurant.</p>
<p>NOT PERMITTED</p>	<p>Abattoir, Advertisements and Advertising Structures, Aerodrome/Airfield, Betting Office, Caravan Park – Residential, Cash & Carry / Wholesale Outlet, Concrete / Asphalt (etc.) Plant in or adjacent to a Quarry, Dance hall / Discotheque, Doctor / Dentist, Enterprise Centre, Funeral Home, Health Centre, Heavy Vehicle Park, Household Fuel Depot, Industry- General, Industry-Light, Industry-Special, Motor Sales Outlet, Nursing Home, Office-Based Industry, Offices less than 100sq.m, Offices 100 sq. m - 1,000 sq. m, Offices over 1,000 sq. m, Petrol Stations, Off License, Primary Health Care Centre, Public House, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Rural Industry-Cottage, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Discout Food Store, Shop-Local, Shop-Major, Sales Outlet, Shop-Neighbourhood, Transport Depot, Veterinary Surgery, Warehousing</p>

The zoning of the site supports the form of linear form of the housing development proposed and the criteria as applicable from the Development Plan, quoted below, supports the development in terms of policy and intent.

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

Land-Use Zone

The lands are zoned – *Zoning Objective 'F'*
"To Preserve and Provide for Open Space and Recreational Amenities"

Open for Consideration includes:
Agricultural buildings, Bed & Breakfast, Childcare Facilities, Education, Garden Centre, Home Based Economic Activities, Place of Worship, Public Services, Recreational-Commercial, Residential.

The above requires a considered view of any development on the site to ensure that the ensuing development complies with the relevant Development plan polices.



Zoning map for area

The development plan polices that affect the site directly – proposed residential use Zone 'F' 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.

The proposals as submitted for Part 8 Public Consultation are in compliance with the Development Plan and its policy Objectives.

Project Description & Design

Development of Rapid Build Social Housing Project of 59 unit infill housing project on undeveloped lands on site at St Cuthbert's Park, of the Lealand Road, Deansrath, Clondalkin, Dublin 22, comprising of:

- 41 no. 3 bedroom/4 person units - 2 storey
- 18 no. 3 bedroom/5 person units - 2 storey

The works include: New access off Lealand Road, landscaping works to boundaries and new green space/play area, ancillary works to landscape housing areas and all necessary associated ancillary works on the site and adjacent areas. All houses to be minimum A3 BER rated. The housing provision includes two storey houses primarily grouped in terraces and semidetached and detached houses.

The proposal consists of:

Landscaping works to boundaries and existing park / green space, 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, four groups of semidetached house and six detached houses.

The proposal for the housing infill includes a series of terrace housing units, that that are placed against exposed school boundary and shorter terraces that similarly protect the exposed boundary of existing housing of Lealand Ave and Lealand Walk. The houses are orientated to overlook the remaining green space, new access road or new housing spaces.

A distinct line created by footpath and planting along the new access road will cross the site area from east to west, defining the proposed housing development and the existing modified parklands. The housing linear element is broken up by intimate open green spaces adjacent to the new housing. The park area will be landscaped, existing trees supplemented, a new green / play recreational area closest to the housing installed.

The concept is illustrated below:



	<p>Plan of Proposal</p> <p>Following the end of the consultation process, and following the final presentation to the Council Chamber, the layout will be reviewed in the light of observations submitted during the public consultation.</p> <p>The Overall Project Budget is subject to DoELGH approval.</p>
<p>Architectural Design:</p>	<p>The housing is grouped to address the public space:</p> <ul style="list-style-type: none"> • Provide a landscaped pedestrian link between the different estate areas that is safe and supervised by dwellings. • The rear boundaries, currently exposed, will be protected. • The scale has been retained at two storey scale in detached, semidetached and/or terrace form and represents retention of current density and intensity of development. • The new housing is oriented to provide smaller intimate open spaces areas from the existing green. • The new houses have been designed to maximise solar gain and the enjoyment of natural light.
<p>Site Details:</p>	<p>Retention of existing healthy mature trees and supplementary planting to boundaries were existing properties abut with the development. Removal of undergrowth and weed plants to boundary areas on site. Supplementary planting to boundaries.</p>
<p>Ancillary Works to Project:</p>	<p>Re-routing of existing services Alteration / Upgrading of existing landscaping and open space. Ensuring that all development is above flood line.</p>
<p>Project Partners & Groups to be Consulted:</p>	<p>Housing Construction Department Department of Environment and Local Government Environment Department Parks Section Local Community and residents Deanrath Community Colage</p>
<p>Site / Services Constraints:</p>	<p>All major existing services runs have been identified for the design. Local alterations to layout are likely when on site investigations establish precise underground service locations.</p>

Internal Comments	<p>Water Supply – water supply is adequate</p> <ul style="list-style-type: none"> • Foul drainage – requires to be fully scoped to ensure capacity of existing network • Surface water - requires to be fully scoped to ensure capacity of existing network. Attenuation provision and method to be agreed. • Ensure floor levels are above 100 year projected floor events. • A survey, prior to any disturbance of the overall site, is required to fulfil legislative obligations under the EU Habitats Directive. • Roads access and capacity are within acceptable and safe limits. • Other comments to be reviewed during consultation period.
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 & REPORTAGE following Consultation Process Review</p>

Unit Types DoE Unit Types	Dwelling Type	Comment	Number of Units according to type
3 Bed / 4 Person (2 storey)	K4	Smaller family unit	28
3 Bed / 5 Person (2 storey)	K5	Medium family unit	11
3 bed / 5 Person (2 storey)	B5	No overlooking to rear on other houses.	07
2 Bed / 3-4 Person (2 storey)	B4	No overlooking to rear on other houses.	13
Total number of units			59