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Supporting Planning Statement

Housing Development at Corkagh Grange

South Dublin County Council



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DEVELOPMENT PLANNING | ENVIRONMENTAL PLANNING | MASTERPLANNING

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1.0 INTRODUCTION

1.1 Introduction

The Government's Social Housing Strategy 2020 includes a programme for delivery of approximately 1,500 new social housing units nationally via an 'availability based' Public Private Partnership (PPP) model. The proposed development is part of the first bundle of sites to be developed under this programme.

The subject site, located in Kilcarbery - Grange is included in Bundle 1 and has been identified to deliver 109 no. social housing units. The other sites identified in Bundle 1 include sites in Dublin City, Kildare, Wicklow and Louth.

1.2 Public Private Partnership Model

The units are to be delivered using, an 'availability-based PPP model'. Under this model, a consortium designs (in accordance with the grant of planning permission), builds, finances and maintains the social housing units. The maintenance and upkeep services are provided for a period of 25 years after construction. After this the units are returned to the local authority in good, pre-defined, condition.

The sites for this project always remain in State ownership and are made available to the PPP Company by way of a license. No private housing units are developed on the site as part of the PPP project. As the model is 'availability-based', the private sector partner is responsible for ensuring that units are available for occupation. The local authority is the landlord and is responsible for allocating tenants from the local authority social housing waiting list, based on the local authority's allocation scheme.

This model has previously been used successfully in Ireland to build a number of roads, schools and courts projects with a primary care centre project currently under construction. Although new to social housing in Ireland, the model has been used successfully in other countries for such projects.

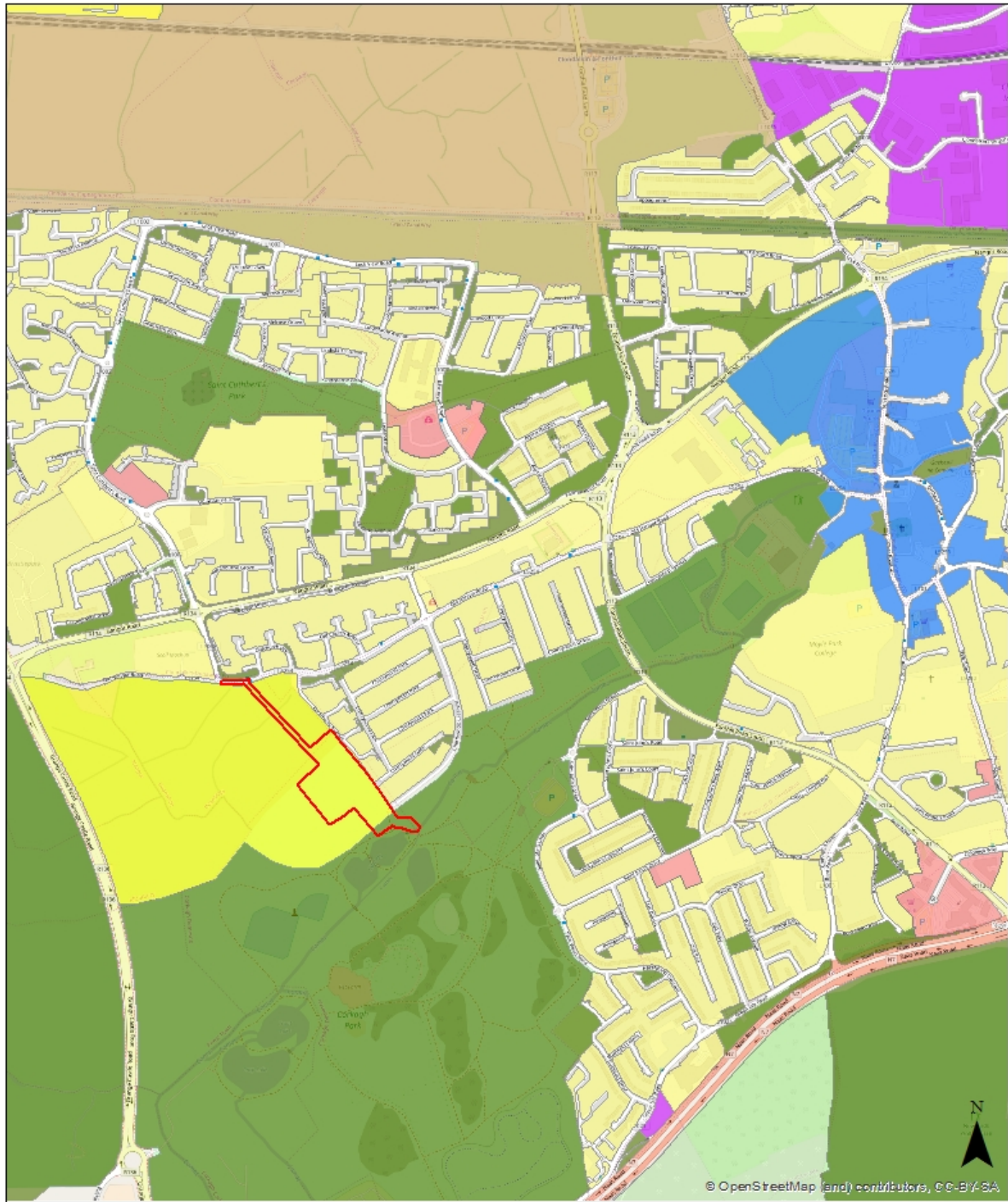
1.3 Use of Data

At the time of preparing this submission, certain 2016 Census of Population data had been released relating to population and housing. However, the figures provided were strategic and general in nature. Whilst population figures were provided at ED level, there was little other relevant data provided at this level. Accordingly, this report uses 2011 Census data for the most part, with 2016 Census data provided where relevant.

2.0 SITE LOCATION & CONTEXT

2.1 Site Location

Located on the western outskirts of Clondalkin village situated within a large area of undeveloped land, the site is currently divided into two fields. The field boundary coincides with the townland boundary between Kilcarbery and Corkagh Demesne. Presently devoid of road frontage, the site is situated circa 200m south of the Old Nangor Road. Significant stands of mature trees and hedgerows separate the subject site from established residential development to the east, namely Cherrywood Park. Significant public open space associated with Corkagh Demesne defines the southern site boundary with the Camac River flowing through this space. Pedestrian access is provided to the site at this point, at the south eastern corner boundary, via Cherrywood Crescent.



- Legend**
- Subject Site
 - Rural Amenity
 - Residential
 - New Residential
 - Strategic Development
 - Enterprise & Employment
 - Open Space
 - Town Centre
 - Improve Local Centre Facilities



Figure 1.0 Site in Context of Landuse Zoning Map – South Dublin County Development Plan 2016 - 2022

2.2 Site Description

The total site area is 4.14 hectares. The proposed residential development will be spread over a site with an approximate area of 3.13 hectares. The inclusion of the proposed access road will result in an overall site area of circa. 3.72 hectares, while the inclusion of additional lands for the proposed attenuation ponds results in an overall site area of circa 4.14 hectares. All development management standard calculations are based on the net developable site area, representing the area of the site available for residential development and comprising 3.13 hectares.

The subject site is primarily zoned for residential use, as RES-N, in the South Dublin County Development Plan 2016 – 2022 (CDP). All land being developed for residential use, including the access road (3.72 hectares), is appropriately zoned. However, the red line boundary does extend into land zoned as public open space comprising Corkagh Park. This land (0.42 hectares) is included within the red line boundary of the planning application, solely to accommodate surface water attenuation ponds. This land will not be used for the construction of housing units and will not be incorporated as part of the overall development. This land will remain outside the site perimeter and within Corkagh Park and the proposed development will not impact on the existing status quo, including pathways.

2.3 Context

Positioned west of the village centre and the Mill Shopping Centre, the site will be accessed via a proposed new internal distributor road off the Old Nangor Road. The Old Nangor Road feeds directly on to the regional road network including the R113 Fonthill Road to the east and the R134 New Nangor Road to the north. The Clondalkin / Fonthill Train Station is located approximately 2km north west of the site and a bus stop is positioned on the Old Nangor Road fronting the site. Grange Castle Golf Course dominates the landuse west of the site and is separated from the subject land and other undeveloped zoned residential land by the R136.

There are a number of schools in proximity to the site. Scoil Mochua, a Special Needs School for children with physical disabilities is located closest to the site on the Old Nangor Road. St. Ronan's National School in Deansrath north of the site and Deansrath Community College on Westbourne Rise are the closest mainstream schools. There are also a number of pre-schools and creches in proximity to the site including Deansrath Pre-School and the Rainbow Magic Pre-School on the Old Nangor Road. Other significant educational facilities are located closer to Clondalkin village centre some 2km east of the subject site.

Clondalkin is identified as a Metropolitan Consolidation Town in the settlement hierarchy defined in the South Dublin County Development Plan 2016 – 2022 (CDP). The CDP seeks to support the sustainable long term growth of Metropolitan Consolidation Towns through consolidation and urban expansion (CS Policy 2). A busy satellite village of Dublin, the population of Clondalkin increased by 3.6 per cent from 45,165 persons in 2011 to 46,813 persons in 2016. There are extensive retail facilities in the village with many of the national supermarket chains located on the Old Nangor Road and Fonthill Road. Other small businesses and services are also clustered in the village centre.

Overall, Clondalkin is a well serviced village with a growing residential and employment base. The CDP strategically plans for the future growth of the village in accordance with the proper planning and sustainable development of the area and considers that the village and area is well placed to accommodate increased residential supply.

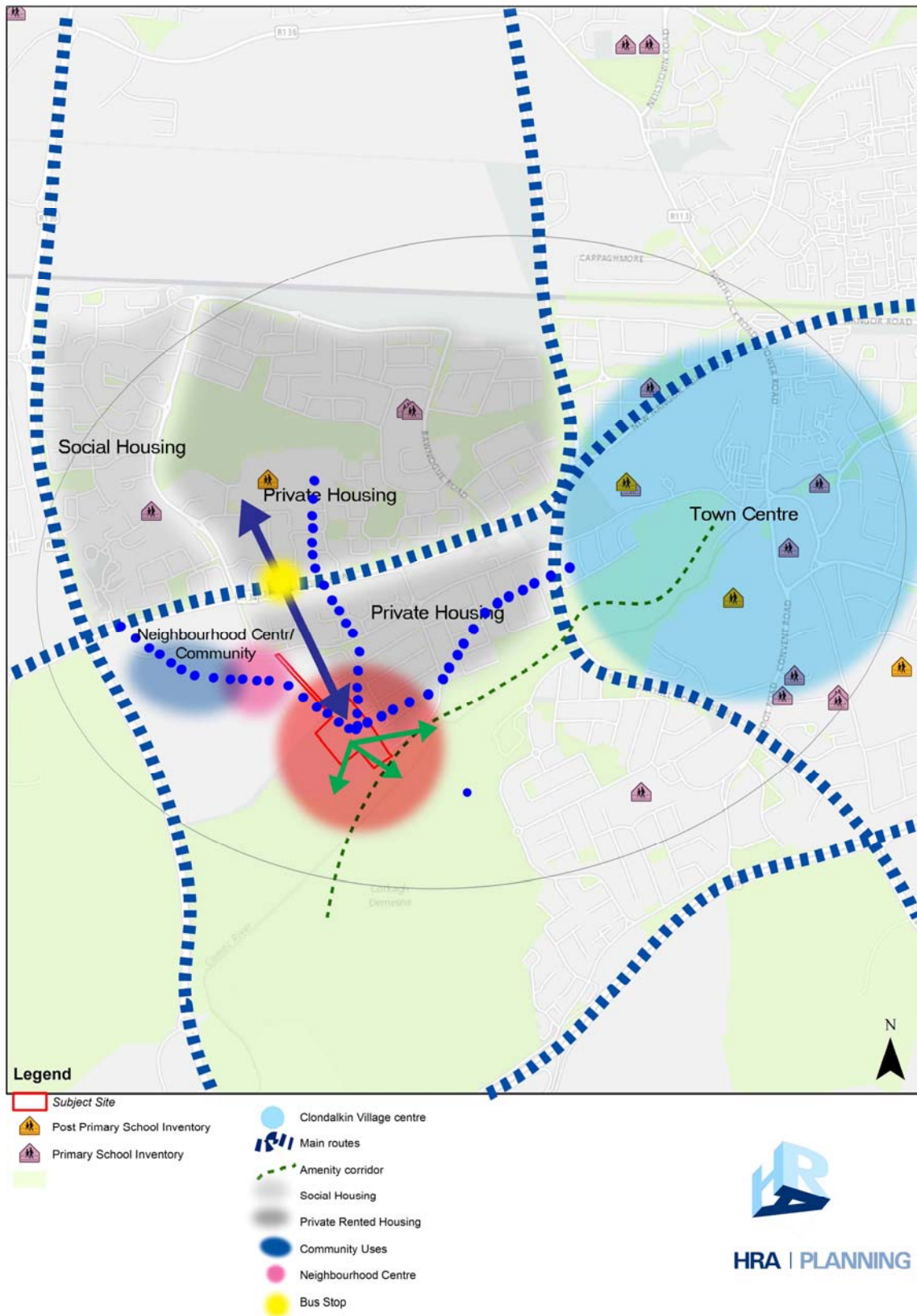


Figure 2.0 Site Context Analysis

3.0 PRELIMINARY MASTERPLAN FRAMEWORK

In accordance with the zoning objective of the site, *“to provide for new residential communities in accordance with approved area plans”*, South Dublin County Council County Council has prepared the Kilcarbery – Grange Preliminary Masterplan. This is a non-statutory Framework Plan. However, its purpose, function and content has been noted and acknowledged by Council, thereby ensuring Council wide support in its aim and implementation. The masterplan relates to an overall area of land in the ownership of South Dublin County Council comprising 35.36 hectares, inclusive of the subject site.

The Framework Plan has been subject to Strategic Environmental Assessment (SEA) Screening in accordance with the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 and Appropriate Assessment (AA) Screening in accordance with under Articles 6 (3) and 6 (4) of the Habitats Directive (92/43/EEC).

The objectives of the Framework Plan are to:

- Provide clear analysis of the lands in respect of local, constraints and opportunities
- Set out a clear vision for the development of the lands in the short to medium term(5-years)
- Provide a robust framework structure for the development
- Facilitate parcelled delivery of key infrastructure and development.

The vision for the Framework Plan is *“to realise a distinct high quality sustainable place with a local sense of character and community, which is closely connected to its own and its surrounding landscape and provides for a range of community needs, within an attractive, permeable and connected urban structure”*.

The Framework Plan provides for the spatial arrangement of key elements within the 35.36 hectare site, inclusive of the subject site. Reserved sites have been identified for neighbourhood, educational and community facilities and which are intended to serve the day-to-day needs of the future community and meet existing deficits in the area. The proposed neighbourhood centre, detailed in Figure 3.0 below, is located north west of the subject site fronting the Old Nangor Road, immediately west of the proposed new access road. The neighbourhood centre comprises 1.31 hectares and will include a supermarket, shops, offices and childcare provision. The provision of childcare facilities at this location is intended to comply with Policy C8 Objective 2 of the CDP, *“to require childcare infrastructure to be provided in new communities on a phased basis in tandem with the delivery of residential development, in accordance with the phasing requirements of Local Area Plans or approved Planning Schemes”*. Adjoining the proposed new neighbourhood centre is a 1.88 hectare educational site identified for the future provision of a 16-classroom primary school subject to future agreement with the Department of Education and Skills.

These planned facilities and sites are intended to enhance existing community and service provision in the area. The provision of such facilities within a short walking distance of the site, will contribute to the integrated and sustainable development of the site and wider area as detailed in Figure 3.0.

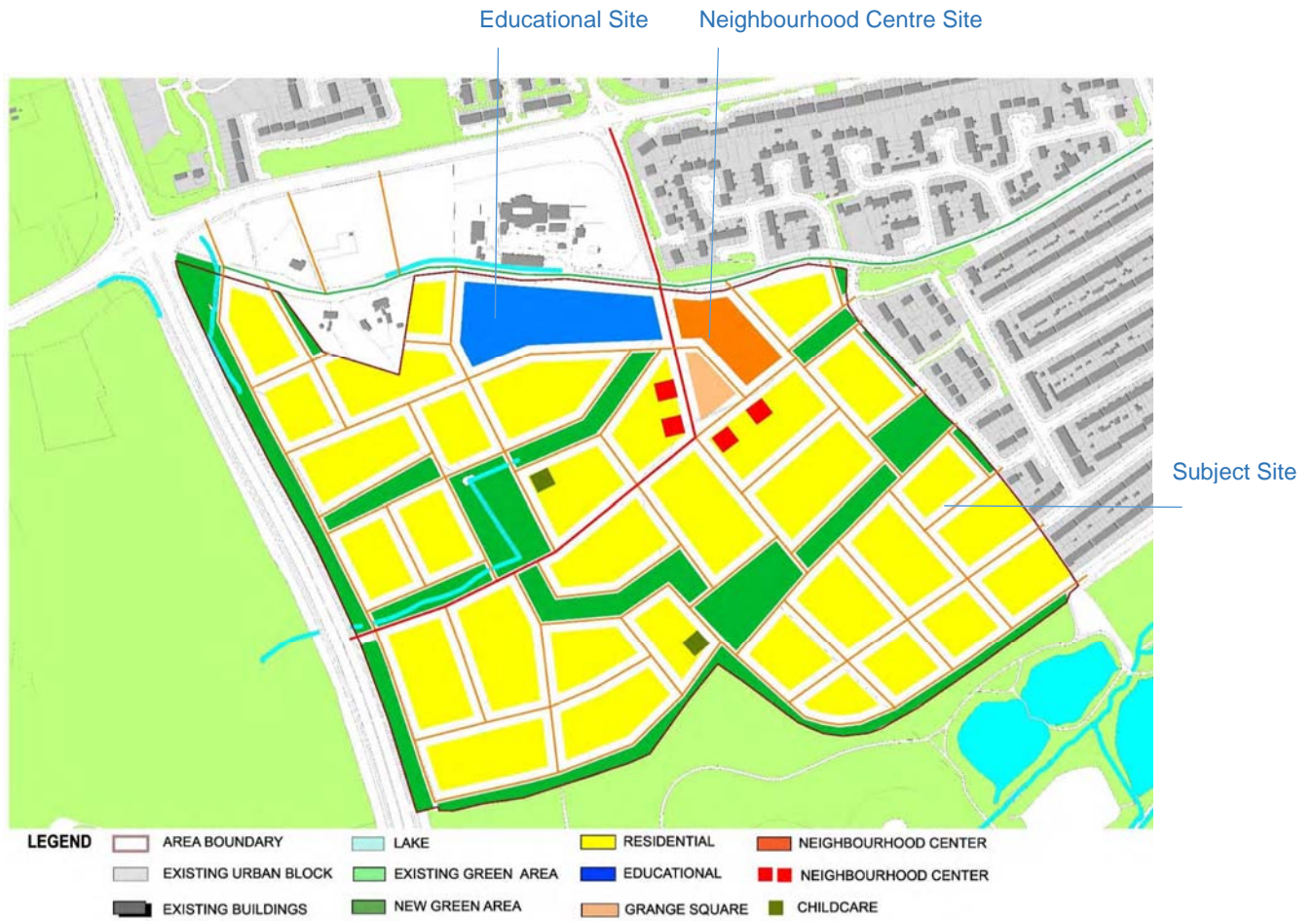


Figure 3.0 Proposed Location of Neighbourhood Centre and Educational Facility (extract from Kilcarbery – Grange Preliminary Framework Plan)

4.0 SITE SELECTION & CONSIDERATION OF ALTERNATIVES

4.1 Site Selection

The subject land is in the ownership of South Dublin County Council and therefore can be efficiently utilised to meet some of the demand for social housing arising in Clondalkin and the surrounding area. There remains limited undeveloped zoned residential land in proximity to the village centre and which can be comprehensively developed to provide for housing in conjunction with community and social infrastructure. Site selection was restricted to consideration of that land in the ownership of the Council and which could be adequately serviced and integrated to provide much needed social housing.

Site selection has taken a plan led approach to development having regard to the residential zoning provisions in the CDP. The subject land is zoned for residential use (RES-N) and has been identified as part of an overall area of residential growth where it is an objective of the plan "to provide for new residential communities in accordance with approved area plans". An approved Framework Plan, as previously discussed in Section 3.0 of this report, has been prepared to guide the overall development of this RES-N land. The proposed development of social housing units seeks to deliver part of the planned development on the RES-N land in accordance with the provisions of the Framework Plan thereby ensuring a mix of housing tenure and type in the area, west of the defined village centre.

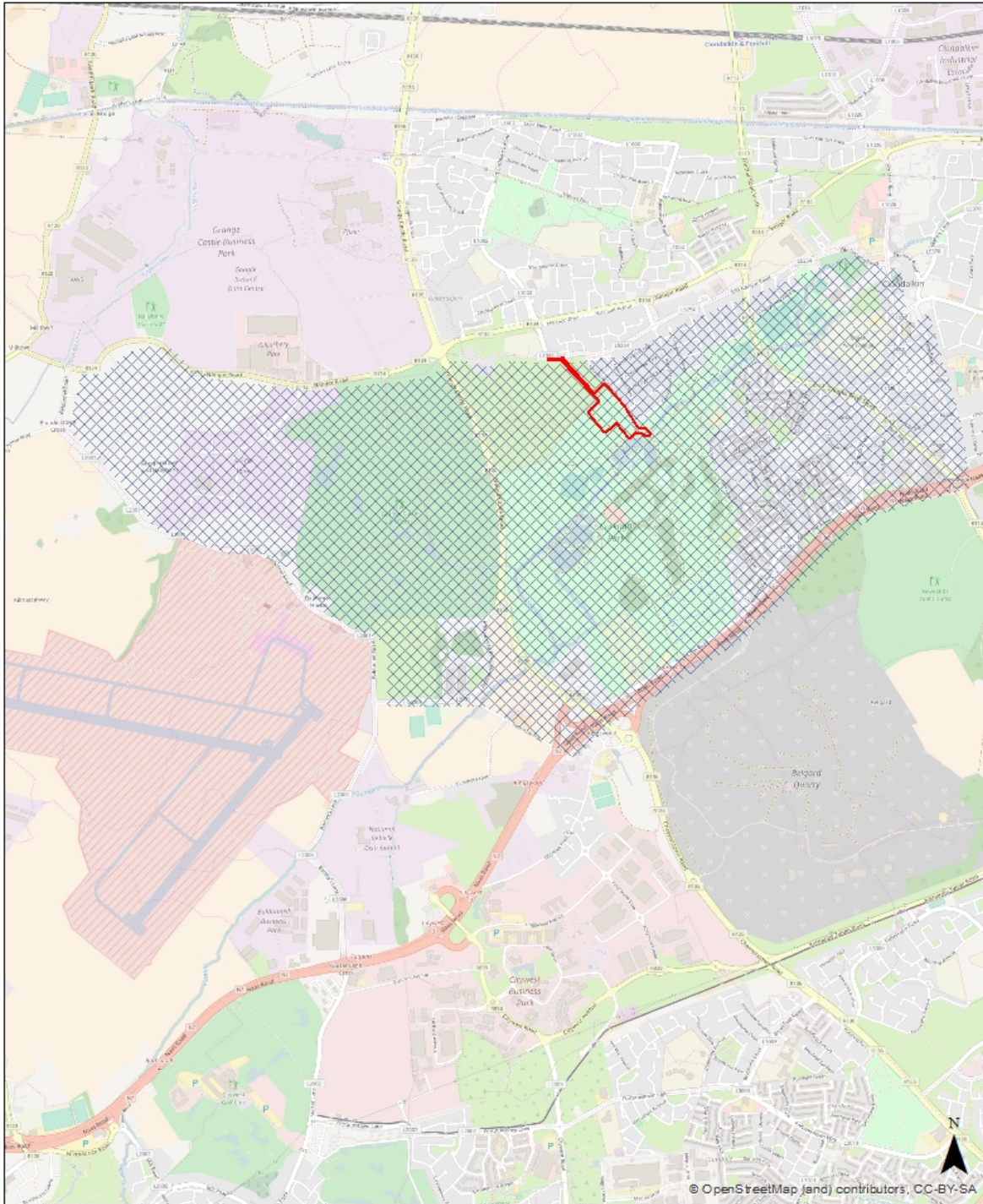
The position of the site in proximity to public transport including bus and rail provision significantly enhances accessibility to and from the site. The subject site is also well positioned adjoining extensive recreational and community facilities. Corkagh Park comprising 120 hectares of land significantly enhances the amenity of the site by providing a natural and attractive setting for existing and future residents. With facilities including a playground, pet farm, lakes & fishing, cycle tracks, allotments, and sports & playing pitches, Corkagh Park provides significant amenity and recreational facilities on the door step of this development. The qualitative features of the site, including its natural setting and mature landscape, results in a highly desirable site for residential development, particularly in contrast to more urban sites.

4.2 Consideration of Housing Tenure & Type

The provision of social housing units on this site, in contrast to other undeveloped zoned residential sites throughout the urban area, will facilitate diversity in tenure and generate housing mix in a location that is currently dominated by private housing to the south and east.


Across the administrative area of South Dublin County Council the population increased by 5.1 per cent between 2011 and 2016. Clondalkin Village ED, in which the subject site is located, experienced significant population growth of almost 8 per cent in the last inter-census period from a population of 8,492 persons in 2011 to 9,153 persons in 2016. The extent of the ED is shown in Figure 4.0.

The Census of Population 2011 confirms that 95 per cent of the total housing stock in Clondalkin Village ED (3,026 units) is privately owned or rented. Only 2.6 per cent comprises social housing, either rented from the local authority or a voluntary housing body. The proposed addition of 109 no. social housing units only increases the total provision of social housing in the Clondalkin Village ED to just over 6 per cent. This ratio of private to social housing mix is considered appropriate to the area and provides for balanced and integrated housing tenure in this area of the village. Furthermore, the proposed development complies with H1 Objective 4 of the CDP which seeks "to promote social integration and facilitate a diverse range of dwelling tenures within housing developments, including social housing in a balanced way in all Local Electoral Areas of the County".



Legend

 Site Boundary

 ED Area



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Figure 4.0 Clondalkin Village ED

4.3 Consideration of Alternatives

Much consideration has been given to the layout and design of the scheme with particular consideration given to existing adjoining residential development and associated boundary treatment. The presence of significant hedgerows and mature vegetation on the site has informed the overall design approach with the findings of a Tree Survey and Arborist Impact Assessment informing the overall treatment and retention of trees and hedgerows throughout the site.

Other influential elements on site include the Framework Plan and the need to adhere to the basic concepts and proposals detailed in the preliminary masterplan including the location of open spaces and the building block arrangement on site. The need for future connectivity between the subject site and the adjoining Kilcarberry and Cherrywood residential developments has also influenced the approach.

The client requirement and project brief was to accommodate 100 no. units on a much large site extending to the Old Nangor Road. The original brief sought to accommodate 12 no. 1 bed units; 21 no. 2 bed units; 62 no. 3 bed units; and 5 no. 4 bed units. Following consideration of the design approach and having regard to relevant standards and development policies in the CDP, the site was substantially reduced to 3.14 hectares to accommodate 109 no. units. The mix of units required to accommodate housing need in the area is generally as per the original client requirements, although a change in the unit size and number did occur concurrent with specific demand in the area. The much-reduced site area makes the most efficient use of zoned, urban land whilst also seeking to integrate with and consolidate existing and permitted development in the area. Furthermore, the site layout allows for the further development of the overall lands in accordance with the preliminary masterplan detailed in the Framework Plan.

5.0 NEED FOR DEVELOPMENT

Policy H1 Objective 1 of the CDP seeks *“to significantly increase the stock of social housing in the direct control of South Dublin County Council in order to meet the long-term housing needs of those households on the local authority housing list”*.

The Summary of Social Housing Assessments 2016 Report prepared by the Housing Agency counts the total number of households qualified for social housing support across the country on September 21st 2016. There was a 1.9 per cent increase in the total number of households qualifying for social housing support and whose social housing need is not being met between 2013 and 2016, with a total of 91,600 qualified households in 2016. Almost half (47%) of households have been qualified for social housing support for more than four years. One-fifth (21%) have been qualified for more than seven years. These national figures demonstrate the need for action and the supply of social housing right across the country.

Within the administrative area of South Dublin County Council, the number of households qualified for social housing support and whose social housing need is not being met, decreased by 10.5 per cent between 2013 and 2016 from 6,217 households to 5,562 households¹. This was the only real significant reduction amongst the four Dublin local authorities with Dun-Laoghaire Rathdown experiencing a much smaller reduction of -1.9 per cent. Of the qualified households in South Dublin County Council's administrative area, almost 30 per cent comprise single person households, 41 per cent comprise a single person with child / children and 27 per cent comprise a couple with/without children.

¹ Summary of Social Housing Assessments 2016 Report, Housing Agency, December 2016

Notwithstanding the stated reduction in the number of households qualified for social housing support and whose social housing need is not being met, the situation still remains critical. There has been a significant increase in the number of applicants presenting as homeless and most noticeable during the last two years. In January 2015 there were 233 registered as homeless with South Dublin County Council. As of November 2016, this now stands at 430.² This is expected to increase further. Furthermore, South Dublin County Council suggests that the figures contained in the Social Housing Assessment 2016 report are an underestimate of realities on the ground, as applicants fail to respond to the statutory deadline. South Dublin County Council contend that the number of households qualified for social housing is in fact 7,310 households as of November 2016, in contrast to the 5,562 households stated in the report. This would suggest a 17.5 per cent increase in households on the housing waiting list since 2013 and that on the ground, the housing need situation is as critical as ever.

South Dublin County Council currently has a housing stock of 9,200 units with 70 per cent comprising 3 bed units. However, the demand for house type and size has changed over time with only 25 per cent of the households on the waiting list seeking a 3 bed home. Some 32 per cent of all households on the waiting list are seeking a 1 bed unit, whilst 41 per cent seek a 2 bed unit. The demand for 3 bed units has reduced to 25 per cent with the demand for 4 bed units at 2 per cent.

Based on the waiting list numbers provided by South Dublin County Council as of November 2016, the proposed development will only accommodate 1.4 per cent of households that have a housing need in South Dublin. Given the critical housing situation nationwide and within the Dublin Authorities, the proposed development is urgently required to address what is only a small proportion of the social housing need in the area.

6.0 PRE PLANNING CONSULTATION

The proposed scheme has been designed in consultation with South Dublin County Council and the provisions of the Kilcarbery – Grange Preliminary Masterplan. Extensive communication has been undertaken with various internal departments including planning, water services, roads & transportation and the housing sections, to deliver a sustainable and integrated social housing scheme for the area.

7.0 DEVELOPMENT PROPOSAL

The public notices state that the proposed development seeks to provide for:

(i) 109 no. residential units comprising: (a) 8 no. 4 bed units, (b) 71 no. 3 bed units, (c) 15 no. 1 bed apartments; and (d) 15 no. 2 bed apartments; (ii) renewable energy design measures for each housing unit; (iii) internal distributor road and temporary fencing providing access to the site from the Old Nangor Road; (iv) relocation of the existing bus stop on the Old Nangor Road; (v) ESB substation; (vi) surface water measures including the provision of attenuation ponds adjoining the Camac River; (vii) temporary construction signage; (viii) estate signage; (ix) temporary fencing around northern and western site perimeter until such a time as development is constructed and occupied on the adjoining land; and (x) all associated site works.

7.1 Residential Units

The development proposes 79 no. houses and 30 no. apartments. The nature and extent of development has been influenced by the type and size of households on the waiting list for social

² Contextual Information for European Investment Bank, South Dublin County Council, December 2016

housing units and the overall demand arising in the area as advised by South Dublin County Council. Some 13.7 per cent of the overall number of units has been provided in the form of 1 bed units. Section 11.3.1(i) of the CDP requires justification on unit size where more than 10 per cent of the scheme is devoted to one bed units. In this instance, the provision of 1 bed units is intended to satisfy some of the demand on the social housing waiting list as 32 per cent of all households on the waiting list are seeking a 1 bed units and 41 per cent seek a 2 bed unit.

House size and provision of private open space has been designed in accordance with the minimum standards set out in Table 11.2 of the CDP. The one and two bed apartment units have been designed in accordance with minimum standards set out in Sustainable Urban Housing: Design Standards for New Apartments (2015), as required in Policy H14 Objective 1. A Housing Mix Statement providing a schedule and breakdown of each room within the residential units is included within the Architectural Design Statement prepared by Séan Harrington Architects. The design statement has been prepared in compliance with Section 11.2.1 of the CDP which requires the submission of design statements for residential developments in excess of ten units.

The plans accompanying the development proposal detail the provision of solar panels at roof level on every residential unit, capable of achieving a Building Energy Rating in accordance with the provisions S.I.No. 666 of 2006 European Communities (Energy Performance of Buildings) Regulations 2006. The solar panels have been provided in accordance with best practice and to satisfy the objective of the CDP is relation to Energy Performance of Buildings. Although the solar panels are identified on the plans, it may be a case that the form and type of sustainable energy technology provided on site may change during construction, such that any alternative is at a minimum equal to the Building Energy Rating achieved by the solar panels and the proposal would not adversely impact or materially alter the external appearance of the buildings. This flexibility is necessary to facilitate construction of the development by a PPP Company and which could bring added value to the project by providing for better rated and more innovative energy technologies.

In accordance with Section 11.7.2 of the CDP, an Energy Efficiency and Climate Change Adaptation Design Statement has been prepared by SempleMckillop Consulting Engineers. This statement is included within a Compliance Report on Part L & HC 12 Building Energy Rating Assignment and Compliance with TGD Part L of the Building Regulations. The report concludes that the development has the opportunity to deliver a low-cost solution for home owners through a number of energy efficient, low emission sustainable solutions.

7.2 Open Space Provision

Open space has been provided in accordance with the detailed provisions of the Kilcarbery – Grange Preliminary Masterplan and specifically in accordance with the preliminary masterplan illustrated in Figure 3.0 of this report. As stated in the Preliminary Masterplan, *“the landscaping concept is based around the retention remodelling and reinforcement of the existing natural landscape. Through careful intervention key open spaces on the site will be linked by biodiversity and surface water management routes”*.

In accordance with Section 11.3.1 of the CDP, formal provision for children’s play on the public open space has been provided. Although not specifically detailed at this time, to allow for added value during the PPP Tender process, at a minimum, the children’s play area will provide for a Young Children’s Area for Play (YCAP), or a Local Equipped Area for Play (LEAP) or a Natural Play Area.

Regard is also had to the location of Corkagh Park, immediately adjoining the site to the south and with immediate direct access for all future residents. With an area of 120 hectares and significant

recreational facilities this parkland provides an extensive amenity facility for future residents of the development and complements the more local open space provision on site.

Of significance, and unique to this development proposal, is the ongoing maintenance requirement demanded of the PPP Company for the next twenty five years. This maintenance approach will ensure that residents continue to enjoy a high quality and maintained public realm for a substantial period of time, whilst also ensuring that the grounds of the development mature and evolve appropriately in accordance with the submitted plans and particulars, including the Landscaping Plan. The proposed development seeks to initiate the first of the landscape elements on the overall site through the provision of a substantial area of open space immediately north of the housing units

7.3 Boundary Treatment

It is proposed that the northern and western boundaries of the site will be defined with a temporary 1.2m high timber fence, installed to protect the development, until the wider masterplan projects have been completed. This type of temporary fencing will also extend on both sides of the proposed internal distributor from the Old Nangor Road to the site.

Along the eastern boundary a new concrete post and panel fence will be provided on the west side of the boundary as close as possible to the existing palisade fence, whilst ensuring the protection of existing tree stands. Along the southern boundary extensive landscape treatment will be provided to facilitate transition to Corkagh Park whilst ensuring that existing access from adjacent development is maintained.

Internally within the development site, residential plots will be defined in accordance with Policy H15 Objective 3 of the CDP to ensure that private open spaces are enclosed within perimeter blocks behind the building line and that they are subdivided by suitably robust boundary treatments of a sufficient height and composition to provide adequate privacy and security.

7.4 Access & Car Parking

It is proposed to access the development site via the construction of a new internal distributor road as per the requirements of the Kilcarbery - Grange Preliminary Masterplan. The provision of a new access onto the Old Nangor Road will necessitate the relocation of the existing bus-stop to a location further to the west.

In the future, the internal distributor road will provide access to other urban blocks within the wider masterplan area. However, until such a time as the distributor road is integrated into the design proposals for the remainder of the masterplan site and naturally traffic calmed with appropriate design measures, temporary traffic calming measures are proposed along the route of the distributor road. The road will also accommodate a temporary palisade security type fence as previously detailed in Section 7.3 of this report. A Traffic & Transportation Assessment has been prepared by Malone O' Regan Engineers and forms part of the plans and particulars supporting the proposed development.

Internally within the development site, the access strategy has been influenced and designed in accordance with the requirements of the Design Manual for Urban Roads and Streets (DMURS). The adjoining road pattern serving Kilcarbery and Cherrywood has influenced the overall design approach and has been strategically designed to accommodate future potential residential development on lands to the east. All junctions have been designed to accommodate the adequate and safe manoeuvring of vehicles including waste collection vehicles. In terms of pedestrian connectivity provision has been made for future pedestrian access to lands to east and to Corkagh Park to the south.

In accordance with the requirements of Table 11.24 of the CDP, the proposed development provides for a total of 192 no. car parking spaces. The 3 bed residential units absorb 158 no. spaces at a rate of 2 no. spaces per unit, whilst the apartments absorb 34 no. spaces at a rate of 1 no. space per 1 bed apartment and 1.25 spaces per 2 bed apartment.

7.5 Water Infrastructure

The surface water drainage has been designed in accordance with the “Greater Dublin Regional Code of Practice for Drainage Works” (Draft Version 6.0) and the “Greater Dublin Strategic Drainage Study 2005” (GDSDS). Surface water runoff from roofs and paved surfaces will be channelled to defined areas north and south of the development. The surface water discharged to the north will be attenuated on site via a Stormtech Cell system prior to discharge to the adjoining surface water drainage system within the adjoining residential development of Kilcarbery. The surface water system to the south will comprise of integrated attenuation ponds which will naturally attenuate surface water on site prior to passing through an interceptor and discharging into the Camac River.

Foul water will be discharged to a local authority foul sewer near the southern boundary of the site.

A water supply is to be secured from a connection point on the Old Nangor Road.

7.6 Construction Management Strategy

It is envisaged that the development of the lands will occur over a three year period. A Construction Management Plan (CTMP) will be prepared by the Contractor and agreed with the planning authority prior to commencement of development. The underlying objective of the CTMP will be to inform contractors about the overall programme of works and the obligatory minimum standards of behaviour to ensure a safe workplace, to ensure that work practices are tailored to a shared site campus, and to ensure that construction activities are planned and executed to maximum effectiveness and efficiencies.

It is envisaged that development will commence on site in Q2/Q3 2018 and that the development will take up to 28 months to complete. Units will be made available for letting by the local authority immediately upon completion.

8.0 DEVELOPMENT STRATEGY

The overriding design intention has been to create an inclusive and coherent new community based on best practice urban planning principles, giving residents a sense of place, ownership and identity. Extensive reference has been made to the best practice criteria and guidelines contained in the Urban Design Manual – Sustainable Residential Development in Urban Areas published by the Department of Environment Community & Local Government and to the Design Manual for Urban Roads and Streets (DMURS).

The Urban Design Manual is based around 12 criteria that have been drawn up to encapsulate the range of design considerations for residential development based on a distillation of current policy and guidance and tried and tested principles of design. A response to each of these indicators is proposed to demonstrate the proper planning and sustainable development considerations adopted within the development and to highlight the development of a socially integrated scheme within Clondalkin village.

8.1 Context: How does the development respond to its surroundings?

Development on the subject site follows a plan led approach and is proposed on land that is appropriately zoned for residential use and the development of a new community in accordance with zoning objective RES-N. The site layout presents a solution for building design, orientation and scale of development that has regard to the location of and proximity to adjoining services and facilities, including the proposed neighbourhood centre and new educational facility site, provided in the Kilcarberry – Grange Preliminary Masterplan. Situated adjoining Corkagh Park, the site is positioned to benefit from surrounding natural and recreational amenity facilities. The site is also proximate to the village centre, easily accessed on foot via a network of existing streets serving adjoining residential development.

8.2 Connections: How well is the new development / site / neighbourhood connected?

From a transport perspective, the site is well connected to existing and surrounding neighbourhoods. The site will be accessed via a proposed new internal distributor road off the Old Nangor Road. The Old Nangor Road feeds directly on to the regional road network including the R113 Fonthill Road to the east and the R134 New Nangor Road to the north. The Clondalkin / Fonthill Train Station is located approximately 2km north west of the site and a bus stop is positioned on the Old Nangor Road fronting the site.

8.3 Inclusivity: How easily can people use and access the development?

The proposed development comprises a mix of house types and sizes including 4 no. different unit types thereby facilitating a variety of families and persons within the development. The development has also been designed in compliance with the requirements of Part M of the Building Regulations – Access for People with Disabilities. Presently, the site has one main access route serving the proposed development from the Old Nangor Road. However, this development will link to future development on lands to the north and west thereby enhancing connectivity. A pedestrian right of way exists at the southern boundary of the site providing direct access to Corkagh Park from Cherrywood. This access will be maintained and enhanced thereby further accommodating pedestrian movement throughout and within the development and adjoining lands.

8.4 Variety: How does the development promote a good mix of activities?

The subject land is zoned for residential purposes with an objective to provide for new residential communities. The proposed development must be considered in the context of the overall Preliminary Masterplan and the future intended use on adjoining lands to the north and west. The Masterplan provides for interlinked greenways and open spaces, whilst respecting its location adjoining Corkagh Park. The Masterplan also provides for integrated services in the form of a future neighbourhood park and educational facility site. Rather than providing ad hoc facilities and services on a piecemeal basis as individual plots of land are developed, the approved Preliminary Masterplan provides a planned and coordinated approach to the development of services and facilities in the area. It is intended that a new childcare facility is provided within either the educational site or the neighbourhood centre thereby providing childcare facilities to the proposed development. In the interim and pending the delivery of the crèche facility there are other facilities capable of accommodating the childcare demand arising from the proposed development including for example Deansrath Pre-School, Little Bambi Pre-School and the Limetree Community Childcare Centre

8.5 Efficiency: How does the development make appropriate use of resources, including land?

The subject site is located on a greenfield site zoned RES-N. Policy H8 Objective 6 of the CDP seeks a density range of 35-50 units per hectare, on greenfield sites that are zoned residential (RES or RES-

N). The density of the proposed development at 35 units per hectare takes into account the overall site constraints which include the existing boundaries, retention of mature trees and hedgerows and service infrastructure requirements.

8.6 Distinctiveness: How do the proposals create a sense of place?

The Site Layout Plan has been devised to provide a legible, permeable layout with a range of dwelling types which, together with a varied use of materials and finishes engender a definitive sense of place in a new residential community. Retention of trees and hedgerows on site along with additional landscaping proposals ensures that the landscape integrates with the design of the new residential site and forms a strong and positive identity for the area.

8.7 Layout: How does the proposal create people-friendly streets and spaces?

The proposed development provides for a permeable interconnected series of routes that are easy and logical to navigate around, active street frontages with front doors directly serving the street, traffic speeds controlled by design and careful location of public and communal open spaces.

The internal layout has been designed with traffic safety a key priority. Reduction of vehicle speed is a fundamental principle behind the layout. In general, all roads are designed for maximum vehicle speeds of 30km/h or 20mph. Traffic calming features have also been designed into the development – all in accordance with best practice and DMURS.

8.8 Public realm: How safe, secure and enjoyable are the public areas?

The internal public open space within the development proposal is positioned in accordance with the requirements of the Preliminary Masterplan prepared by South Dublin County Council. The housing closest to this space has been orientated to overlook the green area thereby ensuring natural, passive surveillance is facilitated. The open space has been adequately sized to accommodate both active and passive recreational uses and the retention of natural features within the site, including trees and hedgerows, ensures that the open space is enjoyable and attractive to users. Externally Corkagh Grange provides a significant area of recreational space and again the houses are positioned to address the parkland, providing overlooking and natural surveillance.

8.9 Adaptability: How will the buildings cope with change?

The proposed development incorporates renewable energy design measures thereby ensuring energy efficient homes. An Energy Efficiency and Climate Change Adaptation Design Statement accommodates this submission and highlights the key elements of the development necessary to ensure the units are adaptable to the challenges anticipated from a changing climate.

The mix of unit sizes provided on site ensures that the overall development can adapt to changing household needs and sizes through the rehousing of families within the development as their needs change over time.

8.10 Privacy / amenity: How do the buildings provide a high quality amenity?

The houses have been designed in accordance with the specific requirements of Table 11.20 of the CDP in relation to unit size and storage requirements thereby ensuring a high quality residential unit. Each unit has private amenity open space to the rear of the property thereby providing ownership of recreational space and facilitating individual use. The apartments have been designed in accordance with the specific requirements of Sustainable Urban Housing: Design Standards for New Apartments (2015) and policy H14 Objective 1 of the CDP.

8.11 Parking: How will the parking be secure and attractive?

In accordance with the requirements of Table 11.24 of the CDP, the proposed development provides for a total of 192 no. car parking spaces. Car parking for each residential unit is provided on street and within easy reach of front doors, with natural passive surveillance facilitated by the orientation of houses facing onto the public streets.

8.12 Detailed design: How well thought through is the building and landscape design?

The Architectural Design Statement prepared by Sean Harrington Architects responds to this criterion and highlights the overall design approach and rationale to the proposed development. It is recognised that the finished quality of a scheme can have a significant effect on a development's character, sense of place and legibility and that the quality is in the detail of the architecture and landscaped design. It should also be noted that the PPP Co. will maintain the development for a period of 25 years thereby ensuring a continued quality scheme into the future, particularly with regard to the maintenance of public open space.

9.0 ENVIRONMENTAL CONSIDERATIONS

The development strategy and design approach has been influenced by a number of environmental variables and considerations on the site.

9.1 Landscape Character

The subject site is situated in a suburban setting on the edge of Dublin city. The CDP confirms that the site is located within an urban area with no identified landscape character. Accordingly, it is assumed that the area has the capacity to generally accommodate a wide range of uses without significant adverse effects on the appearance or character of the area. The site adjoins open public parkland and this setting has been respected within the overall design proposed thereby ensuring that the development can satisfactorily assimilate into the surrounding landscape.

9.2 Flooding

A Site-Specific Stage 2 Initial Flood Risk Assessment was undertaken by Malone O'Regan to inform the overall design approach to the site. The report considers the risk of flooding on the subject site using available primary sources of flooding information. This assessment demonstrates that the entirety of the site is not at risk from flooding from either a 1 in 100yr or a 1 in 1000yr storm event.

9.3 Ecology

A comprehensive Ecological Assessment was undertaken for the site by NM Ecology Ltd. in compliance with Section 11.5.5(i) of the CDP that seeks to ensure that areas of biodiversity value are adequately protected by requiring an Ecological Assessment for development proposals that have the potential to impact on environmentally sensitive sites.

The main habitats within the proposed development site are dry meadows, blackthorn / bramble scrub and hedgerows. No protected plants or problematic invasive species (e.g. Japanese knotweed) were recorded. The site supports some threatened bird species and may be used by protected mammals such as stoats, hedgehogs, hares and pygmy shrews; on a precautionary basis, it is considered to be of local ecological importance for these taxa. No field signs of other protected fauna were recorded, and the site is considered to have a low suitability for bats. Impacts on birds and mammals will be avoided by scheduling site clearance works for the non-breeding season (October – February) and subject to these mitigation measures the ecological assessment concluded that the proposed development will

not cause any significant negative impacts on designated sites, habitats, legally protected species, or any other features of ecological importance.

9.4 Biodiversity

It is noted that Policy NH13 of the CDP seeks to promote the protection and preservation of existing hedgerows where appropriate and encourage planting of native hedgerow species. In response to this policy, a comprehensive tree survey was undertaken on site by The Tree File Consultant Arborists and is included in the plans and particulars submitted with the application. An Arboricultural Implication Assessment was also undertaken which has reviewed the proposed development and provides an assessment of the potential for tree retention within the new context. The objective has been to retain all healthy trees and hedgerows on site and which are considered to be of local value and contributing to the landscape setting.

9.5 Archaeology

Given the location of the site in close proximity to Newcastle Archaeological area, an Archaeological Impact Assessment has been undertaken on the site by John Purcell Archaeological Consultancy and is included with the plans and particulars accompanying this application. No archaeological monuments were recorded on the site and no archaeological finds or features were uncovered as a result of field walking.

The general area is considered to be rich in archaeological remains and contains a townland boundary. It is noted that Policy G2 Objective 6 in the CDP seeks to *“protect and enhance the County’s hedgerow network, in particular hedgerows that form townland, parish and barony boundaries”*. Only the eastern extremity of the townland hedgerow is included within the application site, located within the area of open space at the northern extremity of the subject site. It is proposed to retain this hedgerow within the overall development in line with Policy G2 Objective 6 and the provisions of the Framework Masterplan.

In order to identify any sub surface remains during the development archaeological monitoring has been recommended.

9.6 Noise

Located in proximity to Casement Aerodrome and located within a noise significant boundary as identified in the CDP landuse zoning map, an Acoustic Survey has been undertaken in support of the proposed development. The Acoustic Survey includes an appropriate noise assessment and mitigation measures in accordance with the requirements of Section 11.6.6 of the CDP and in order to protect residential amenity.

The report recommends that the building envelope for residential units at this site is designed to appropriately attenuate external noise so that the 30dB LAeq limit value for bedrooms is achieved and this must include means of ventilation. Such mitigation will be implemented during construction through the use of appropriate materials and construction methods and a comprehensive noise impact assessment will be undertaken by the PPP Company at detailed design stage.

9.7 AA Screening

An Appropriate Assessment Screening Report has been prepared and is included with the plans and particulars accompanying this application. The report confirms that there are no designated sites within 1km of the proposed development. The Grand Canal NHA is located approx. 1.1km to the north, but there is no potential pathway for indirect impacts, as the canal is a self-contained hydrological unit that

is isolated from surrounding surface water and ground water. There is a distant hydrological connection to some designated sites in Dublin Bay via the River Camac, but as there is approx. 20km of intervening watercourse the risk of significant impacts is considered to be negligible.

9.8 EIS Screening

An Environmental Impact Statement (EIS) is required to accompany a planning application for development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2016 which exceeds a limit, quantity or threshold set for that class of development. In the case of residential development an EIS is required for the construction of more than 500 units. An EIS will also be required by the planning authority in respect of sub-threshold development where the authority considers that the development would be likely to have significant effects on the environment (Article 103).

The proposed development does not exceed the quantity of residential units requiring the submission of an EIS as set out in Schedule 5 of the Planning and Development Regulations 2001-2011. Accordingly, the preparation of an EIS is not warranted in this instance.

10.0 PLANNING POLICY APPRAISAL

Of critical importance in consideration of the proposed development is compliance with relevant statutory policy and national guidance and in particular compliance with the relevant development plan for the area, namely the South Dublin County Development Plan 2016 – 2022 (CDP).

10.1 National & Regional Planning Context

Both National and Regional Planning Guidance seek the location of new residential development in designated towns within the hierarchy of settlements contained in the National Spatial Strategy (NSS) and the Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022 (RPG's).

The NSS favours the physical consolidation of Dublin's Metropolitan Area as an essential requirement for a competitive Dublin. It seeks to sustain Dublin's role as the engine of the national economy, while strengthening the drawing power of other areas, bringing people, employment and services closer together. The NSS is currently implemented at a regional level through the RPG's.

The RPGs distinguish between the built up area of Dublin and its environs and the remaining areas by defining a Metropolitan Area and Hinterland Area. The Metropolitan Area is defined as Dublin City Centre, its immediate suburbs and the built-up areas outside of Dublin City Centre. Clondalkin is located within the Metropolitan Area of Dublin. Within the RPGs settlement typology and hierarchy, the policy for the Metropolitan Area and areas such as Clondalkin, is to gain maximum benefit from existing assets through consolidation and increasing densities within the existing built footprint.

Clondalkin is identified as a Metropolitan Consolidation Town according to the South Dublin Settlement Hierarchy under the RPG's. These towns are designated to be strong active urban places within the Metropolitan Area with strong transport links. It is intended that these towns are to be developed at a relatively large scale as part of the consolidation of the Metropolitan Area. Long term the RPG's envisage that these areas could grow to a population of up to 100,000 people in a planned and phased manner.

10.2 South Dublin County Development Plan 2016 – 2022 (CDP)

The CDP seeks to promote a more consolidated and compact urban form; to maintain and improve a sustainable economic base to create new employment opportunities; and to create sustainable and integrated communities together with the balancing of the natural environment with sustainable and appropriate development.

10.2.1 Core Strategy

The RPG population targets for South Dublin County seek an increase of 43,262 persons by 2022 and an increase of 40,650 housing units by the same period. DECLG Housing Completions data indicates that 1,001 housing units have been completed in South Dublin County between the period of Census 2011 and the end of 2014, leaving a remaining allocation of 39,649 units from January 2015 to the end of 2022 to meet the RPG target.

Clondalkin / Clonburris has been identified in the CDP as having capacity to accommodate 10,748 residential units on 315 hectares of zoned land up to 2022. The projected growth is significant and the proposed development of 109 no. residential units sits within the overall housing output target for the area. When considered cumulatively with other permitted development in the area, the proposed development sits comfortably within the growth targets identified in the Core Strategy of the CDP.

10.2.2 Zoning

The subject site is primarily zoned 'new residential' RES-N which seeks "*to provide for new residential communities in accordance with approved area plans*". Some of the site (0.42 hectares) does extend into land zoned as public open space comprising Corkagh Park, solely to accommodate surface water attenuation ponds. This land is not being used for the construction of housing units.

The Kilcarberry – Grange Preliminary Masterplan has been prepared to satisfy the zoning objective requirement for an approved area plan, to guide and coordinate development on RES-N lands.

The Preliminary Masterplan describes the indicative integrated urban and landscape structure for the lands and the overall approach to the layout and design of development. A permeable urban structure and network of spaces has been integrated with a strong landscape framework. A range of block sizes and shapes have been included to allow for a range of different building and typologies and uses.

The subject application provides the detailed approach to all aspects of the public and private domains within the overall concept of the Preliminary Framework and its general layout strategy.

10.2.3 Sustainable Neighbourhoods

Chapter 3.0 of the CDP seeks to foster sustainable communities and deliver successful places. It seeks to deliver community facilities in line with residential growth thereby ensuring viable and sustainable new development.

The proposed development must be considered in the context of existing surrounding and permitted development as highlighted in Figure 2.0 of this report and in the context of planned infrastructure intended to serve the wider RES-N zoned lands. Table 3.1 of the CDP provides an audit of existing facilities in the area and refers to the planned provision of additional services.

Of significance to the proposed development, in the context of the approved Preliminary Masterplan, is the intended delivery of a new primary school and childcare facilities within an educational zone, identified to the north west of the subject site adjoining the Old Nangor Road. The identification of this

educational site is in line with Policy C9 Objective 3 and Objective 4 of the CDP which seeks “to reserve sites for primary and post-primary school provision in developing areas through approved Local Area Plans and Planning Schemes, in consultation with the Department of Education and Skills”. Adjoining that site is an identified neighbourhood centre intended to provide local retail and commercial facilities. The Preliminary Masterplan has taken a holistic view of the development of the wider RES-N land and which the proposed development forms part of. The land has been identified to provide for future services and the important consideration is that the development of the subject land does not compromise the future delivery of these services and facilities. This approach is further in line with Policy C8 Objective 2 which requires childcare infrastructure to be provided in new communities on a phased basis in tandem with the delivery of residential development, in accordance with the phasing requirements of approved plans or local area plans.

10.2.4 Childcare Provision

The proposed development comprises 109 no. units with 15 no. of those units comprising of one bed only. Accordingly, 94 no. units are to be provided to accommodate families and must be considered in the context of generated requirements for an additional childcare facility. Utilising an average household size of 2.7 persons per unit, in accordance with standardised Census of Population data, 94 no. houses will yield a population of 254 persons. Through further analysis of 2011 Census Report³ data, it has been determined that the average family contains 1.38 children (persons aged 18 and under) of which 30 per cent are children aged between 0-4 years old. The proposed development would therefore, theoretically in accordance with current rates of population, yield 130 no. children of which 39 no. would be between the 0 and 4 years of age, that is within the crèche requirement age. Thus, the proposed development could potentially generate a requirement for 39 no. childcare spaces and which can be accommodated by a number of community and privately operated pre-school services and private crèche facilities.

Kildare County Council has advised that the requirement for the subject site, in line with the approved Preliminary Masterplan is to provide for one crèche facility within the identified educational / neighbourhood centre area to service the entire RES-N zoned lands. In this way the proposed crèche will secure critical mass and remain a viable entity rather than having a number of ad hoc crèche facilities dispersed throughout the development and operating smaller facilities. It is noted that the timescale for delivery of the Preliminary Masterplan is relatively short and that it is intended to complete the project overall within a maximum five year time frame from commencement thereby ensuring the delivery of community facilities in the short term

10.2.5 Design of Residential Areas

It is the policy of the CDP ((H7 Objective 1) to “ensure that residential development contributes to the creation of sustainable communities in accordance with the requirements of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) (or any superseding document) including the urban design criteria as illustrated under the companion Urban Design Manual – A Best Practice Guide, DEHLG (2009)”.

Section 11.2.6 of the CDP states that “applications for residential development will be assessed against the design criteria set out in Sustainable Residential Development in Urban Areas and the companion Urban Design Manual”. Section 8.0 of this report has already rationalised the design approach against the 12 design criteria set out in Sustainable Residential Development in Urban Areas and demonstrates the integrated and sustainable approach to development on the site and the wider RES-N zoned lands.

³ National Household Population Average

In further support of the design of sustainable residential communities, the key masterplanning principles as set out in the Kilcarberry – Grange Preliminary Masterplan are:

- To harness the existing positive aspects of character of the lands and the surrounding and larger landscape;
- To ensure a permeable and legible network of streets and spaces, with strong connections with surrounding areas and developments;
- To achieve an appropriate level of continuity and enclosure of streets and spaces;
- To develop a high quality network of green and urban spaces, which are connected to surround green spaces and features;
- To ensure the physical adaptability of the layout by providing a range of flexible and appropriately shaped and sized urban blocks;
- To ensure that opportunities for local business and services are accommodated in a new local centre;
- To provide for new educational uses in conjunction with existing and planned community and leisure facilities; and
- To require a high quality of design and finish in all commercial and residential buildings

The proposed development comprises the first development phase within the Preliminary Masterplan and has completely adhered to its key masterplanning principles.

10.2.6 Appraisal Conclusions

The development proposal has adopted a plan led approach to development and accordingly is considered to be in compliance with pertinent policies and objectives in the CDP, in accordance with the proper planning and sustainable development of Clondalkin village.

10.3 Relevant National Guidelines

In addition to statutory planning documents there are other guidance documents and guidelines which are intended to influence quality development and which have been complied with in advancing the development proposal for 109 no. residential units. These include:

- Design Manual for Urban Roads and Streets (DTTS and DECLG, 2012), which has influenced street design;
- Best Practice Urban Design Manual (2009), which has guided the overall design concept;
- Design Standards for New Apartments: Guidelines for Planning Authorities (2015), which has dictated the minimum size of the apartment units;
- Childcare Facilities Guidelines for Planning Authorities (2001), which set out minimum provisions and standards for childcare in new development; and
- The Greater Dublin Strategic Drainage Study (GDSDS)

The principle objectives and aims of these guidance documents have been incorporated into and will be delivered throughout the development.

11.0 COMPLIANCE WITH STANDARDS OF SOUTH DUBLIN COUNTY DEVELOPMENT PLAN

Whilst an innovative and bespoke design approach has been advanced for the site, the proposed development and housing units, have been carefully conceived in accordance with the quantitative standards set out in the South Dublin County Development Plan (CDP). Notwithstanding compliance with the development management standards set out in the CDP, the creation of a new residential area

with a sense of place has been a priority. The following sections detail where compliance has been achieved having regard to key assessment criteria.

11.1 Density

The subject site is located on a greenfield site zoned RES-N. Policy H8 Objective 6 of the CDP seeks a density range of 35-50 units per hectare, on greenfield sites that are zoned residential (RES or RES-N). The density of the proposed development at 35 units per hectare takes into account the overall site constraints which include the existing boundaries, retention of mature trees and hedgerows and service infrastructure requirements.

11.2 Building Height

Policy H9 Objective 3 of the CDP seeks *“to ensure that new residential developments immediately adjoining existing one and two storey housing incorporate a gradual change in building heights with no significant marked increase in building height in close proximity to existing housing”*. Policy H9 Objective 1 seeks *“to encourage varied building heights in new residential developments to support compact urban form, sense of place, urban legibility and visual diversity”*.

The proposed development is primarily of traditional form comprising 2 storey terraced residential units with 3 storey apartment units providing a book end to each of the row of terraces. All houses on the eastern boundary comprise of 2 storey unit, respectful of the existing built form in the adjoining residential estates of Kilcarberry and Cherrywood. The 3 storey intervention at key locations provides an opportunity to break the building form and enhance legibility within the scheme whilst also facilitating the achievement of appropriate density standards for the site.

11.3 Housing Mix & Size

A detailed schedule of house and apartment sizes is attached to the Architectural Design Statement. The house unit sizes have been designed in accordance with the minimum standards set out in Table 11.20 of the CDP whilst the apartments have been designed in accordance with the minimum standards set out in the Design Standards for New Apartments: Guidelines for Planning Authorities (2015). All units exceed the minimum requirements set out in the CDP and the Apartment Guidelines with the 3 bed 5 person units and 4 bed units particularly generous in comparison to the minimum standards. The size of the apartment units when considered in the context of all apartments within the development complies with the requirement for 50% of apartments to be 10% above the minimum requirement. The unit sizes are detailed in Table 10.2 below.

| Unit Type | Unit Area Requirement | Area of Proposed Unit |
|------------|-----------------------|-----------------------|
| 1 bed apt. | 45sqm | 49.11 – 59.81sqm |
| 2 bed apt. | 73sqm | 73.15 – 79.18sqm |
| 3 bed hse. | 92sqm | 92.9 – 103.2sqm |
| 4 bed hse. | 110sqm | 126.8sqm |

Table 11.1 Size of Proposed Units

11.4 Private Open Space Provision

A detailed schedule of private open space provision for the houses and apartments is attached to the Architectural Design Statement. H Policy 13 of the CDP seeks *“to ensure that all dwellings have access to high quality private open space) and that private open space is carefully integrated into the design of new residential developments”*. Although there is private open space to the front and rear of the housing units, only the area devoted to the private rear gardens has been calculated for the purpose of complying with standards. The provision of private open space within the development generally exceeds the minimum standards set out in Table 11.20 of the CDP and the Apartment Guidelines.

| Unit Type | OS Requirement | Range of OS Area Provided |
|------------|----------------|---------------------------|
| 1 bed apt. | 5sqm | 5.11 - 9.94sqm |
| 2 bed apt. | 7sqm | 7 - 7.9sqm |
| 3 bed hse. | 60sqm | 60 – 140sqm |
| 4 bed hse. | 70sqm | 103 – 210sqm |

Table 10.3 Private Open Space Requirement

11.5 Communal Open Space

For the apartment units there is also a requirement for dedicated communal open space. The 3 no. apartments in each individual building is provided with communal space immediately to the east or west of the building (depending on configuration.) These communal open spaces are substantially in excess of the minimum area requirements set out in the Guidelines (1bed requires 5sqm and 2 bed requires 7sqm), and all enjoy a southerly aspect. The 1 bed units benefit from between 15.6sqm – 16.3sqm of communal open space per unit, whilst the 2 bed units benefit from between 16.4sqm – 17.7sqm per unit.

11.6 Public Open Space Provision

Section 11.3 of the CDP requires that all new residential development on RES-N zoned land shall be required to incorporate a minimum of 14 per cent of the total site area as public open space. The proposed development, in isolation from consideration of the wider RES-N lands and the public open space strategy provided for in the Preliminary Masterplan, provides for 9 per cent of the overall site as open space. However, the proposed development and its open space provision cannot be considered in isolation and must be considered in the context of complying with the Kilcarbery – Grange Preliminary Masterplan.

The provision of open space is in strict accordance with the approved Preliminary Masterplan and also has regard to the significant amenity provision and public open space offered by Corkagh Regional Park and which sits on the doorstep of the proposed development, on its southern boundary. The Preliminary Masterplan and the open space strategy contained within, has reacted to the site specific requirements of this RES-N land and its location adjoining Corkagh Park.

11.7 Overlooking and Overshadowing

Section 11.3.1 of the CDP, Policy H15 Objective 4 seeks *“to ensure that opposing balconies and windows at above ground floor level have an adequate separation distance, design or positioning to safeguard privacy without compromising internal residential amenity”*.

The 3 storey bookends accommodate the 1 bed and 2 bed apartment units with balconies and the provision of private open space located to the. All of the units maintain a minimum separation distance of 22m between opposing first floor windows, both from proposed and existing houses. The balconies serving the apartment units are fronting the roadside thereby ensuring no overlooking of private rear garden space.

Given that the houses are generally standard two storey units with a low site coverage, on a greenfield site, the issue of overshadowing does not arise.

11.0 CONCLUSION

The proposed development, on zoned and serviced lands, proposed within the context of a sustainable and integrated approved Masterplan (Kilcarberry – Grange Preliminary Masterplan) is entirely consistent with the policies and objectives of the South Dublin Development Plan 2016 – 2022, with regional and national planning policy and the proper planning and sustainable development of the area.

The proposed development provides a suitable mix of housing, separation distance and car parking together with the quantitative requirements for private and public open space, all in accordance with the provisions of the approved Preliminary Masterplan and the statutory Development Plan. The overall building form and layout responds to its site and context and satisfactorily assimilates into the urban landscape. Further the density proposed is appropriate for a greenfield site having regard to the pattern of both permitted and adjoining development and the topography of the site.

There is adequate service infrastructure in the area to accommodate the development proposal including water and transport infrastructure. The proposed development seeks to address and meet some of the critical need for housing in the Clondalkin area, providing much needed accommodation for those on the Housing Waiting List.

The 'Do Nothing' scenario in this instance is not an option as the Government's priority is to deliver housing under the 'Rebuilding Ireland Action Plan for Housing and Homelessness. The land is in public ownership, is appropriately zoned for residential use, and social housing can be delivered using private finance which is separate and additional to Exchequer funding. The PPP format allows more social housing to be built in the context of constrained State resources and in a time of chronic need.

A plan led approach to development has been adopted on the site and the proposed development is deemed to be in accordance with the proper planning and sustainable development of the area. The proposed development comprises the sustainable use of zoned residential lands, situated close to the village centre and within a range of community, educational and commercial services including employment opportunities.