

COUNTY ARCHITECTS REPORT

Proposed Social Housing Development for Independent Living for Older Persons, consisting of a two storey grouping of courtyard housing comprising 12 apartment units, on the Council owned carpark on a site located in Templeogue Village at Riverside Cottages, Templeogue, Dublin 6W.

Consultation Process stage.

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



Issue July 2018

	COUNTY ARCHITECTS REPORT Part 8 – display / consultation									
Project Title:	Infill housing project on South Dublin County Council car park on a site located at Riverside Cottages, Templeogue, Dublin 6W.									
County Architect: Senior Architect: Architects:	Eddie Conroy FRIAI Patrick de Roe FRIAI Architectural Services Department, South Dublin County Council									
Public Notice:	<p>South Dublin County Council - Proposed Development</p> <p>Proposed Social Housing Development for Independent Living for Older Persons, consisting of a two storey grouping of courtyard housing comprising 12 apartment units, on the Council owned carpark on a site located in Templeogue Village at Riverside Cottages, Templeogue, Dublin 6W.</p> <p>Planning and Development Act, 2000 (as Amended) Public Consultation Procedure under Part 8 of the Local Government Planning and Development Regulations 2001 (as Amended).</p> <p>Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following scheme by South Dublin County Council:</p> <p>Proposed Social Housing Development for Independent Living for Older Persons, consisting of a two storey grouping of courtyard housing comprising 12 apartment units, on the Council owned carpark on a site located in Templeogue Village at Riverside Cottages, Templeogue, Dublin 6W.</p> <p>The proposed development shall consist of:</p> <table><tr><td>No.</td><td>Accommodation</td><td>Description</td></tr><tr><td>10</td><td>1 bedroom</td><td>Apartment</td></tr><tr><td>2</td><td>2 bedroom</td><td>Apartment</td></tr></table> <p>The works include: New access off Riverside Cottages, landscaping works and all necessary associated ancillary works. All units to be minimum A2 BER rated. The housing provision includes two storey units grouped in terraces around a central courtyard.</p> <p>Plans and particulars of the proposed scheme will be available for inspection or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 6 weeks from Thursday 26th July 2018, during the public opening hours at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24.</p> <p>Submissions:</p> <p>Submissions or observations in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made as follows:</p>	No.	Accommodation	Description	10	1 bedroom	Apartment	2	2 bedroom	Apartment
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10	1 bedroom	Apartment								
2	2 bedroom	Apartment								

Online at <https://consult.sdublincoco.ie> up to midnight on Friday, 21st September 2018.

Or

Written submissions not later than 4.30pm, Friday 21st September 2018.

Please address your submission to:

Senior Executive Officer

Housing Department

South Dublin County Council

County Hall,

Tallaght,

Dublin 24.

NOTE: Please make your submission by one medium only. Only submissions received by Friday 21st September, 2018 and addressed as set out above, will be considered.

Submissions cannot be accepted in any other format or to any other postal address. Submissions and observations should state the name, address, and, where relevant, details of any organisation, community group or company etc. which you represent.

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

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**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 and the report from the Housing department, contains the submissions / observations and names those who submitted them, 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 dependant on the particular circumstances and impact of the proposal, though such meetings are not proscribed under the legislation. The primary purpose of the process is to notify the public of the proposal and incorporate any observations validly submitted into a report to inform the Council on its decision to recommend the proposal.

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 City Council – (Roads, Water, and 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.

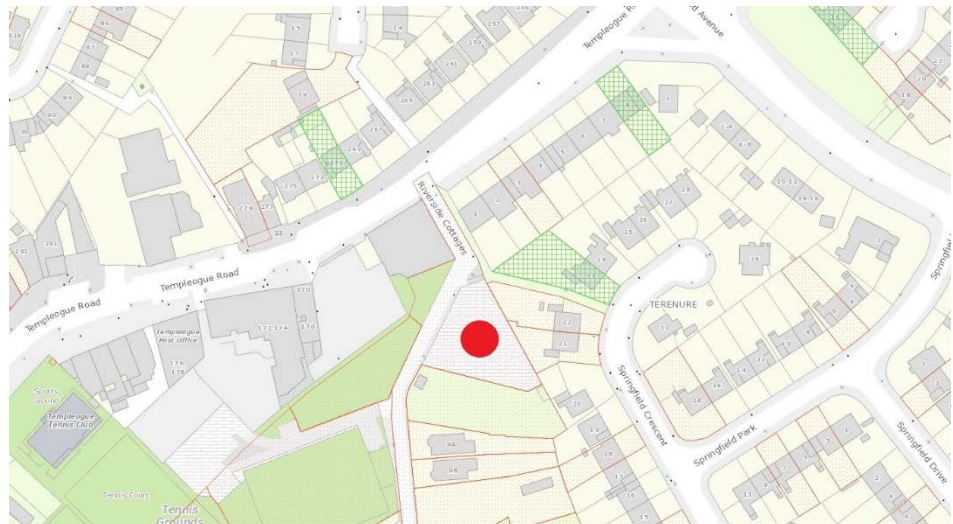
Context:

The site is located at Riverside Cottages, adjacent to Templeogue Village, Dublin 6W. The site is triangular in shape and the principle boundary addressing Riverside Cottages road.

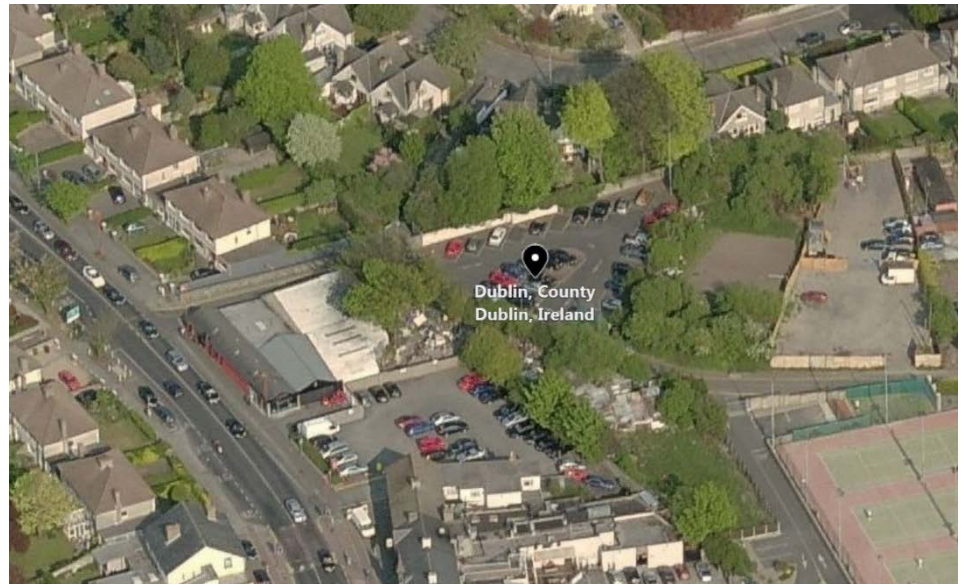
The site is close to Templeogue Village and served by public transport, schools and very available local facilities. The proposed site is currently a carpark and relatively free of onsite services constricting development of the site.

The site is bounded to the east by two existing residential houses of Springfield Crescent and to the south by a private allotment / green field. The boundaries consist of a high stone and blockwork walls to the east and a high blockwork walls to the south.

The existing car parking facilities will be accommodated on the site opposite which connects with a commercial car park and is off the main street.

Location

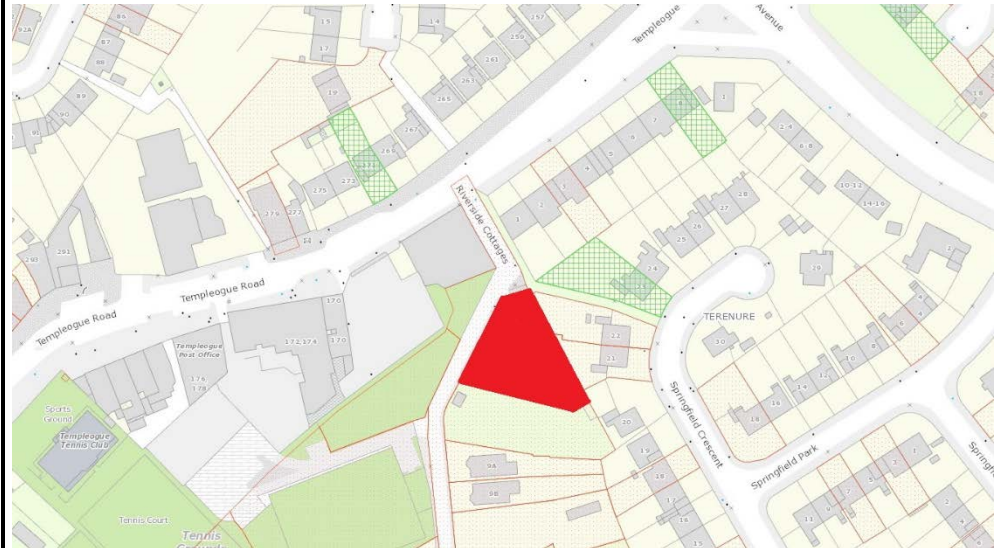
Aerial view



View from Riverside Cottages road



View from site out to Riverside Cottages road



Site Location and Extent:

Local facilities are within 5 to 10 minutes' walk. The proposal for housing is supported by access to extensive parkland, riverside walks, shopping leisure facilities, schools and sports 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 owns very little significant land holdings in the area. This land holding must therefore be utilized effectively.



Early concept model & village, courtyard design approach

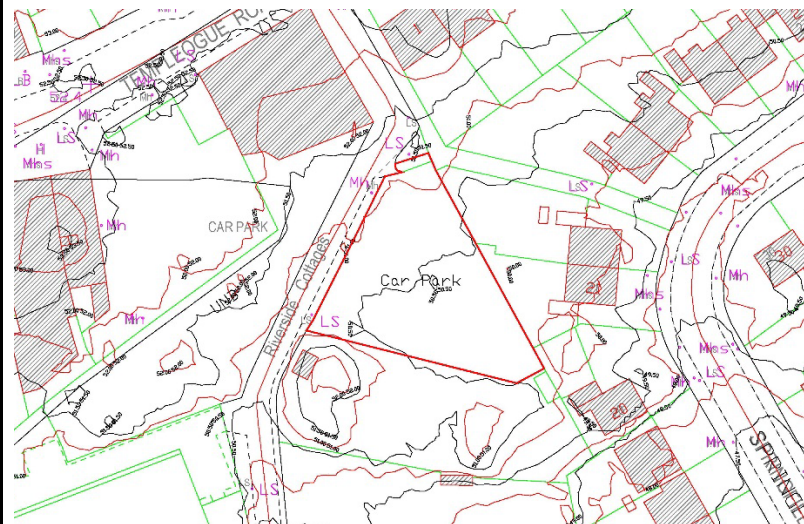




Design development of massing on site



Interface with Riverside Cottages



Contours on Site

Planning / Zoning for the site

Planning / Zoning

The lands are zoned – *South Dublin County Council Development Plan*
Zoning Objective 'RES': 'To Protect and/or Improve residential amenity'

Table 11.2: Zoning Objective 'RES': 'To protect and/or improve residential amenity'

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

The zoning of the site supports a housing development and the criteria as applicable from the Development Plan supports the design proposed. The proposed development complies with the relevant Development plan polices.



Zoning map for Area

The development plan policies that affect the site directly - proposed residential use Zoning Objective 'RES' - are the following :

HOUSING (H) Policy 1 Housing Strategy

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It is the policy of the Council to implement the Interim South Dublin County Council Housing Strategy 2016-2022 (and any superseding Housing Strategy agreed by the Council) and to carry out a review of the Housing Strategy as part of the mandatory Two Year Development Plan review.

H1 Objective 1:

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.

H1 Objective 4:

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.

HOUSING (H) Policy 17 Residential Consolidation

HOUSING (H) Policy 17 Residential Consolidation

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1:

To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

H17 Objective 2:

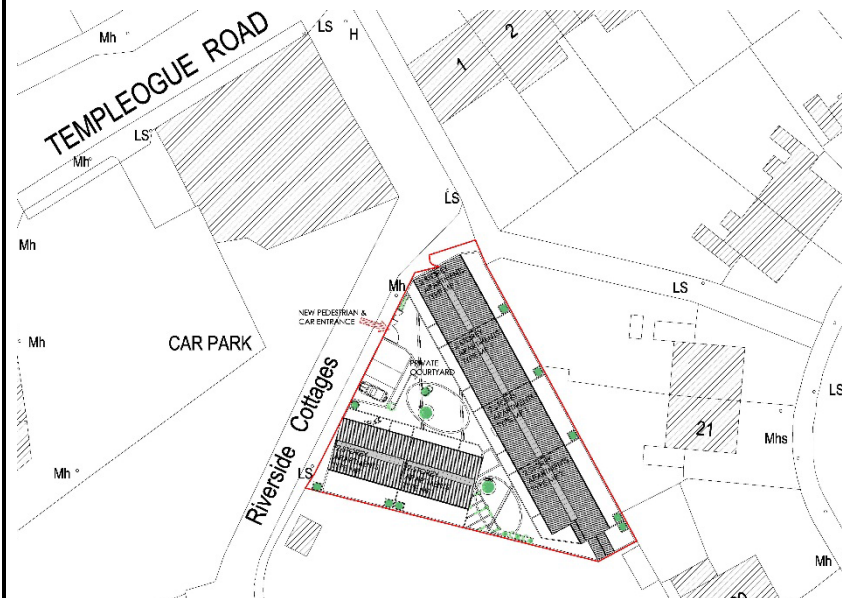
To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.

IMPLEMENTATION

- *Subject to appropriate safeguards to protect residential amenity, reduced open space and car parking standards may be considered for infill development, dwelling sub-division, or where the development is intended for a specific group such as older people or students. Public open space provision will be examined in the context of the quality and quantum of private open space and the proximity of a public park. Courtyard type development for independent living in relation to housing for older people is promoted at appropriate locations. Car parking will be examined in the context of public transport provision and the proximity of services and facilities, such as shops.*
- *Proposals to demolish a dwelling(s) to facilitate infill development will be considered subject to the preservation of the character of the area and taking*

DENSITY

	<p>The zoning for the area allows medium density, dependant on a number of factors stipulated by the development plan.</p> <p>Site Area – Total site area : 0.107 hectares [1070 m²]</p> <p>There are 12 Units in the development which gives an urban density car parking is minimal due to the proposed replacement car park. .</p> <p>The density is based on the appropriate ‘city-village’ density. While the design seeks to reinforce a village model with a central courtyard, providing passive surveillance of the proposed scheme. The proposal addresses the south and east site boundaries via private ground floor apartment rear gardens, hence ensuring the security for existing neighbouring housing.</p> <p>The proposal is submitted for Part 8 Public Consultation and is in compliance with the Development Plan Objectives.</p>									
Project Description & Design	<p>Proposed Social Housing Development for Independent Living for Older Persons, consisting of a two storey grouping of courtyard housing comprising 12 apartment units, on the Council owned carpark on a site located in Templeogue Village at Riverside Cottages, Templeogue, Dublin 6W.</p> <p>Planning and Development Act, 2000 (as Amended) Public Consultation Procedure under Part 8 of the Local Government Planning and Development Regulations 2001 (as Amended).</p> <p>Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following scheme by South Dublin County Council:</p> <p>Proposed Social Housing Development for Independent Living for Older Persons, consisting of a two storey grouping of courtyard housing comprising 12 apartment units, on the Council owned carpark on a site located in Templeogue Village at Riverside Cottages, Templeogue, Dublin 6W.</p> <p>The proposed development shall consist of:</p> <table><tr><td>No.</td><td>Accommodation</td><td>Description</td></tr><tr><td>10</td><td>1 bedroom</td><td>Apartment</td></tr><tr><td>2</td><td>2 bedroom</td><td>Apartment</td></tr></table> <p>The works include: New access off Riverside Cottages, landscaping works and all necessary associated ancillary works. All units to be minimum A2 BER rated. The housing provision includes two storey units grouped in terraces around a central courtyard.</p> <p>Plans and particulars of the proposed scheme will be available for inspection or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 6 weeks from Thursday 26th July 2018, during the public opening hours at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24.</p> <p>The proposal consists of:</p> <p>Two terraces buildings bordering a central courtyard on the site to form a ‘village’ group. Access is provided along Riverside Cottages road to the proposed apartments. The apartments are orientated to overlook the newly created central courtyard space, which is designed as a communal social space.</p>	No.	Accommodation	Description	10	1 bedroom	Apartment	2	2 bedroom	Apartment
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Plan of Proposal

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.

The Overall Project Budget is subject to DoHPLG approval.

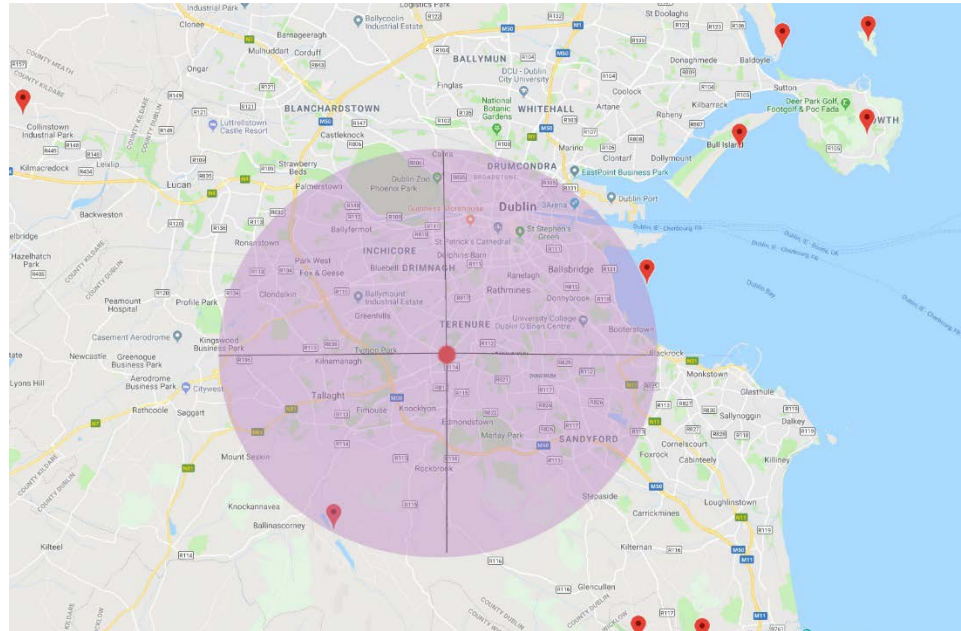
W3e	Supplementary planting to boundaries were existing properties abut with the development. Removal of undergrowth and weed plants to boundary area on site. Supplementary planting to boundaries.
Ancillary Works to Project:	Re-routing of existing services Alteration / Upgrading of existing landscaping and open space. Ensuring that all development is above flood line.
Project Partners	Housing Construction Department Department of Environment and Local Government Environment Department
Site / Services Constraints:	All major existing services runs have been identified for the design. Local alterations to layout are likely when on site investigations establish precise underground service locations.
Internal Comments	<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.

Habitats Directive Assessment

Habitats Directive Assessment

Ecological Survey and Screening of a proposed housing development on site.

A screening assessment is required due the proximity of SAC and SPA site within 15km.



Templeogue site in context of nearby Special Areas of Conservation covered by the Habitats Directive

Screening Assessment Conclusion

This screening report has evaluated the proposed development of a housing development by South Dublin County Council at the site, to determine whether or not significant negative impacts on Natura 2000 sites are likely to arise by virtue of its construction and use. The report finds that the project will not, either individually or in combination with other plans and projects, give rise to significant effects on the integrity of any Natura 2000 site.

The Appropriate Assessment procedure for this proposed Plan is therefore concluded at this Screening Stage and a detailed (Stage 2) Appropriate Assessment is not required.

5.2 Biodiversity Measures

General recommendations for conserving and improving biodiversity within the site are presented below:

1. Lighting should be designed and installed with controlled targeting a priority: It is recommended that lighting should be directional to ensure that it can be restricted to the grounds of the housing development and not overspill onto any of trees and shrubs which form the boundaries of the site and are used by foraging bats. This can be achieved in a number of ways including low mounting position, cowls, low intensity, direction of light, etc.

2. Planting of native species:

The development will include new landscaping proposals including the planting of trees and shrubs. This should include the use of native and local plant species such as hawthorn, blackthorn, hazel, Wych elm, mountain ash, alder, willows, oak, ash, broom, elder and gorse. Species used should be native and of local origin.

	<p>Climbers such as honeysuckle (<i>Lonicera periclymenum</i>) are beneficial to moths and other nocturnal insects while shrubs such as Hebe and Buddleja are beneficial to daytime and some night insects.</p> <p>Landscaping proposals should consider providing nectar rich flowers for insects across the season. Suitable spring flowers include: bluebell, bugle, crab apple, daffodil, flowering cherry and currant, forget-me-not (<i>Myosotis</i>), hellebore (<i>Helleborus corsicus</i>, <i>H. foetidus</i>), Pulmonaria, rhododendron, rosemary, Viburnum, thrift (<i>Armeria maritima</i>). Early-summer flowers include; Aquilegia, Astilbe, Campanula, comfrey, everlasting sweet pea (<i>Lathyrus latifolius</i>), fennel, foxglove, Geranium, Potentilla, snapdragon, Stachys, teasel, thyme, Viper's bugloss (<i>Echium vulgare</i>), Verbascum. Late-summer flowers include; Angelica, Aster, cardoon, Cornflower (<i>Centaurea</i>), dahlia (single-flowered), Delphinium, Eryngium, Fuchsia, globe thistle (<i>Echinops</i>), heather, ivy, lavender, penstemon, scabious, sedum, Verbena bonariensis.</p> <p>3. Provision of roosting and nesting opportunities: Nesting and roosting opportunities should be provided for both bats and birds within the site. These can include nest boxes, bat boxes and the incorporation of specialised bricks/pre-constructed opportunities in walls. These should be specified by an ecologist at detailed design stage.</p>
Part 8 Submissions & Commentary	<p>All submissions will be recorded by the Housing Department and a commentary will be provided below on the main issues raised</p> <p>SPACE RESERVED FOR COMMENT following Consultation Process Review</p>

Unit Types DoE Unit Types	Dwelling Type	Comment	Number of Units according to type
1 Bed / 2 Person	MP 1	2 Person Apartment	10
2 Bed / 3 Person	MP 2	3 Person Apartment	2
Total number of units			12