

Proposed Social Housing Development consisting of two apartment units developed in an existing, vacant, unused building at 37 Greenfort Gardens, Clondalkin, Dublin 22

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

Consultation Process stage.

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



37 Greenfort Gardens, Clondalkin, as existing

Issued February 2019

COUNTY ARCHITECT'S REPORT – Part 8 – display / consultation	
Project Title:	Proposed Social Housing Development comprising of two apartment units developed in an existing, vacant, unused building at 37 Greenfort Gardens, Clondalkin, Dublin 22
County Architect: Senior Architect: Architects:	Eddie Conroy FRIAI Anne Lynch FRIAI Architectural Services Department, South Dublin County Council
Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001	<p>Part 8 (Public Consultation Schemes)</p> <p>Developments by a local authority are subject to a public consultation process as set out in the Planning & Development Regulations, 2001 - 2012. This procedure requires that notice of the proposed development be given in the public press and that a site notice be erected. If any submissions or observations are received, a report is presented to the members of the Council. This report contains a list of the objector's names along with a summary of the points made by them and the Local Authority' response.</p> <p>Arising from consideration of the representations, the report sets out whether or not it is proposed to proceed as originally planned or to proceed with a modified proposal.</p> <p><u>Development by a Local Authority: 'Part 8'</u></p> <p>From time to time the Local Authority may carry out development within its administrative area, such as the construction of houses, roads, swimming pools, public toilets etc.</p> <p>Development carried out by a Local Authority is often referred to as a 'Part 8':- this is reference to Part 8 of the Planning and Development Regulations 2001 which sets out the procedure for carrying out such developments.</p> <p>Public consultation is an intrinsic part of the 'Part 8' process. This is achieved by public notices, public display of the proposal, observations by members of the public, reportage on observations received and a recommendation that considers all internal and public observations. The consultation may extend to advisory consultation meetings with local community and interest groups dependant on the particular circumstances and impact of the proposal, though such meetings are not proscribed under the legislation. The primary purpose of the process is to notify the public of the proposal and incorporate any observations validly submitted into a report to inform the Council on its decision to recommend the proposal.</p> <p>Comments and observations on Proposed Developments by a Local Authority can only be received in writing between certain dates. The public notices should be referred to in this regard to ascertain the final date of receipt for observations.</p> <p>Part 8 of the Planning and Development Act 2000 – 2007 refers to requirements in respect of specified development by, on behalf of, or in partnership with Local Authorities. Part 8 applications are generally lodged by the proposing department within the Council. Article 80 of the Planning and Development Regulations 2001 sets out a list of the types of development prescribed for the purposes of the act.</p>

The process is as follows:

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

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

There is no fee payable on a Part 8 application.

The application is referred to internal works Departments in the City Council – (Roads, Water, 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 six 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 (as amended). For a part 8 application the period for observations/submissions is 6 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.

Public Notice:

Proposed New Works

Development of Proposed Social Housing comprising of two apartment units developed in an existing, vacant, unused building at 37 Greenfort Gardens, Clondalkin, Dublin 22

Planning and Development Act, 2000 (as Amended) Public Consultation Procedure under Part 8 of the Local Government Planning and Development Regulations 2001 (as Amended).

Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following scheme by South Dublin County Council:

Proposed Social Housing Development comprising of two apartment units developed in an existing, vacant, unused building at 37 Greenfort Gardens, Clondalkin, Dublin 22. In accordance with the requirements of the above, notice is hereby given that South Dublin County Council proposes:

- 1 no. 3 bedroom, 5-person apartment at ground floor level
- 1 no. 2 bedroom, 3-person apartment at first floor level

The works include: New boundary walls and fences, new landscaping works and all necessary associated ancillary works on the site and adjacent areas. A small, single-storey extension (5.2 sq.m.) would be constructed to the front of the building to provide a new entrance lobby to the proposed ground floor apartment.

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 four weeks from Thursday, 7th February 2019 during the public opening hours at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24.

The proposed Scheme has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC). The proposal has undergone a preliminary examination for Environmental Impact Assessment of the proposal and the Planning Authority has concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and therefore an Environmental Impact Assessment is not required. Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.

The plans and particulars can be viewed on South Dublin County Council's website – www.sdcc.ie and the Public Consultation Portal <http://consult.sdblincoco.ie>

<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> <p>Or</p>	<p>Online at</p> <p>https://consult.sdblincoco.ie</p> <p>up to midnight on Friday 22nd March 2019.</p>
<p>Written submissions not later than 5.00pm Friday, 22nd March 2019.</p> <p>Please address your submission to:</p>	<p>Senior Executive Officer Housing Department South Dublin County Council County Hall, Tallaght, Dublin 24, D24 YNN5</p>
<p>NOTE: Please make your submission by one medium only.</p> <p>Only submissions received by Friday 22nd March 2019 and addressed as set out above, will be considered.</p>	<p>It should be noted that the Freedom of Information Act applies to all records held by South Dublin County Council.</p>
<p>Submissions cannot be accepted in any other format or to any other postal address. Submissions and observations should state the name, address, and,</p>	

	where relevant, details of any organisation, community group or company etc. which you represent.
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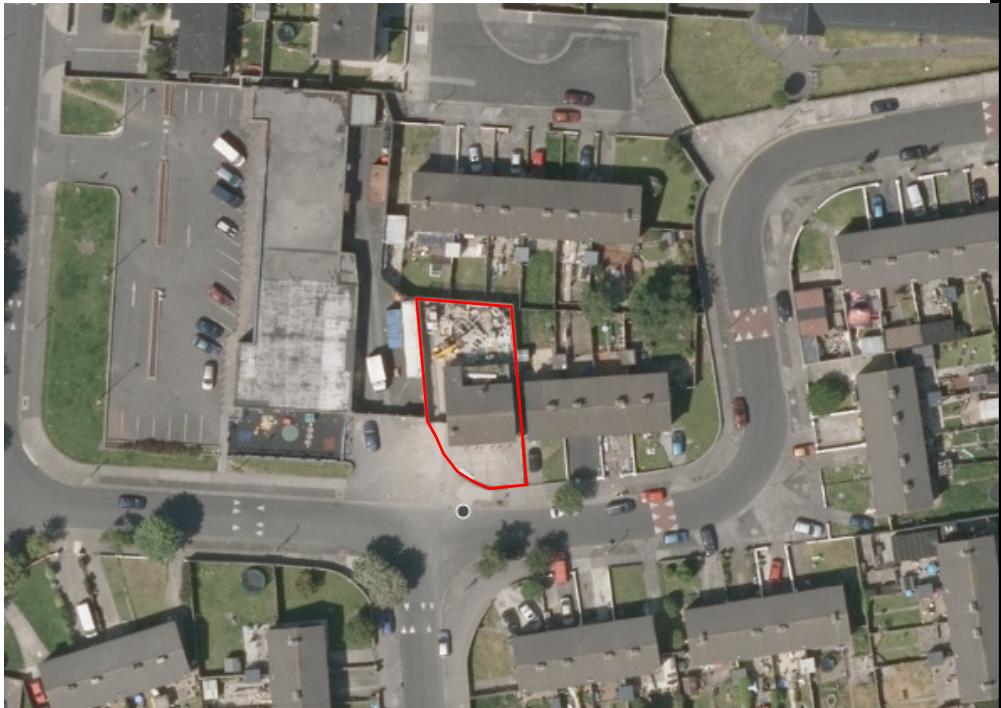
Date site notice erected: 7th February, 2019

Context:

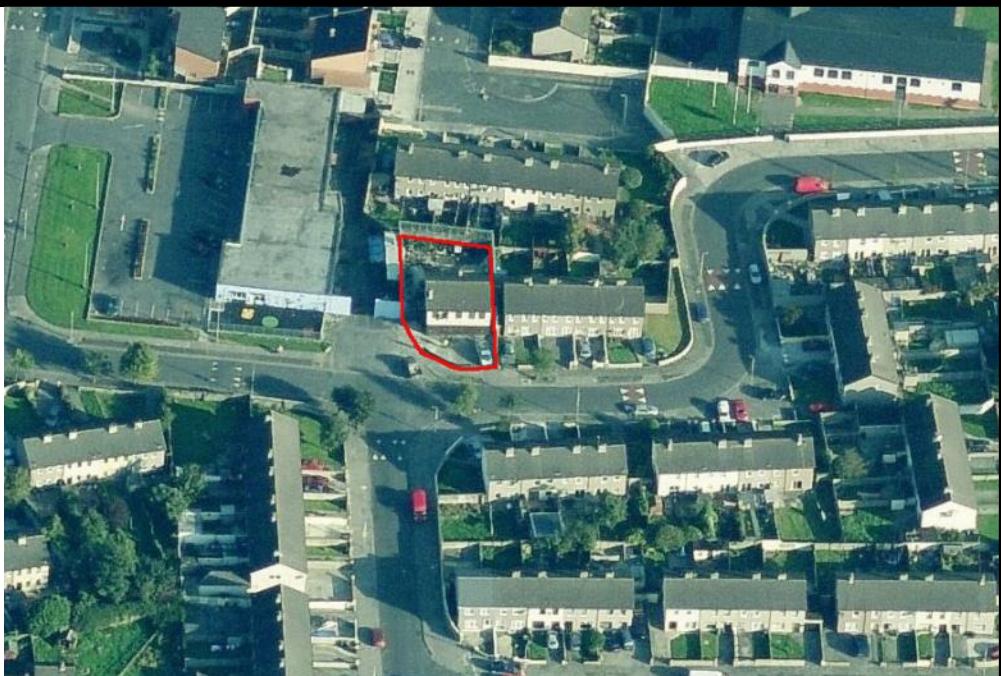
The site is located in a predominantly residential area. The site will be accessed from Greenfort Avenue, Greenfort Avenue and Coldcut Road. The site is served by public transport, schools, a community centre and the greater Dublin cycle network plan and local shopping facilities.

The site had been developed as a commercial unit in the 1980's but has been vacant and unused for many years. The site has a number of onsite local services which should facilitate development.

The site is bounded by Greenfort Gardens and dwellings constructed on it to the south and east which is a local road serving local traffic. It is bounded to the west by Shancastle Avenue and the commercial shopping centre which provides local services. It is bounded to the north by Shancastle Lawns and dwellings constructed on it which is a local road serving local traffic.



Location (outlined with a red line)



An aerial view of 37 Greenfort Gardens, Clondalkin from the south. The site is outlined with a red line.



View 1 from Greenfort Gardens, the point of access to the site



View 2 from the rear yard to the north of the building



View 3 from the north-west from the existing commercial shopping centre

The site does not have severe contours and is generally level.
All services are available.

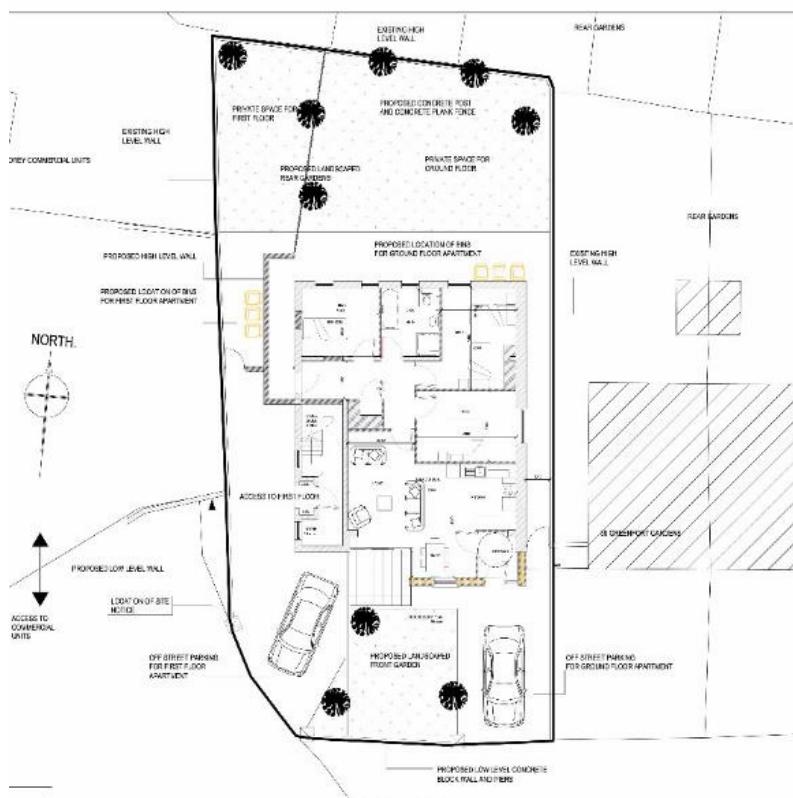


Site Location Map and local road network (site indicated with red colour)

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

Housing Need in the area:

There is an established and chronic housing need in the area. Sites for development are not readily available, and the council owns very little significant land holdings in the area. This land holding must therefore be utilised effectively.



Concept sketch/ design approach/ constraint

37 Greenfort Gardens is a two-storey, detached building. It is situated in a mainly residential area, approximately 2 kilometres due north of central Clondalkin village. Number 37 is vacant and unoccupied at present. It was used as a shop /offices previously – almost the entire building front at ground floor level is an aluminium shop window with roller shutters above. In construction detail and finishes, number 37 is similar to the nearby terraces of houses which share the same building line, wall finishes, window opening sizes and arrangements, decorative details and roof covering. Like the other houses, number 37 has a front and back garden / yard – the ground surface is poured concrete.

The following areas apply to the site and building, as existing:

- Site area: 403 sq.m. / 0.099 acres / 0.040 hectares
- Existing ground-floor plan area: 99.0 sq.m.
- Existing first-floor plan internal area: 77.1 sq.m.
- Existing first-floor external terrace area: 23.4 sq.m.

The following areas apply to the site and building, as proposed:

- Proposed ground-floor apartment, internal area: 97.3 sq.m. (including proposed extension of 5.2 sq.m.)
- Proposed first-floor apartment, internal area: 86.7 sq.m. (including ground-floor entrance hall of 9.6 sq.m.):

The project is designed to provide a mix of dwelling types in the area. The design of the proposed access points, on-site car-parking driveways and gardens to each apartment would consider the existing scale and pattern of development of the existing housing along Greenfort Gardens.

A small, single storey extension (5.2 sq.m.) would be constructed to the front of the building to provide a new entrance lobby to the proposed ground floor apartment. The existing steel shopfront would be removed and infilled. The first floor apartment would be accessed via the existing door on the side, or west facade of the building.

Each own-front-door apartment unit would have its own entrance and private external space – driveway, bin storage area and front and rear garden. The gardens will be enclosed with walls and planting to match those of the adjacent area. The proposed apartments would be serviced by the existing local drainage, local water supply and utilities (electrical, gas and telecoms).

Interface with Greenfort Gardens

The proposed development would address this street with own-door apartment units, each with its own entrance and private space. The proposed boundary walls and fences to the front and rear gardens will provide security and clearly delineate responsibility for maintenance and care. The proposed boundary walls and fences will match those existing in the adjacent dwellings and local area in terms of material, finish, scale and height.

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 coloured pale yellow on the map below, 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.

The site to the west of 37 Greenfort Gardens, coloured red on the map below, is a local crèche and is zoned “to protect and provide for and / or improve local centre facilities”. Number 37 Greenfort Gardens is within the area of the statutory Liffey Valley Local Area Plan.



Zoning map for Area (extract from the County Development Plan 2016 – 2022)

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

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.

11 IMPLEMENTATION

11.3.2 RESIDENTIAL CONSOLIDATION

Infill residential development can take many forms, including development on infill sites, corner or side garden sites, back land sites and institutional lands.

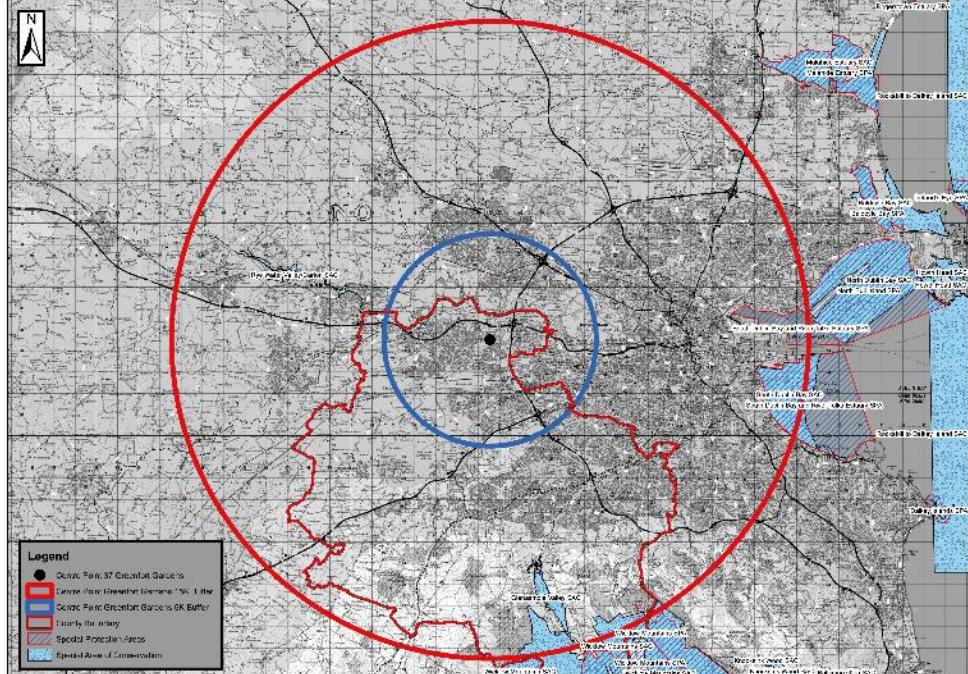
(i) Infill Sites

Development on infill sites should meet the following criteria:

- *Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual.*
- *A site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.*
- *Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street.*
- *Where the proposed height is greater than that of the surrounding area a transition should be provided (see Section 11.2.7 Building Height).*

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 account of the structure's contribution to the visual setting or built heritage of the area.*

	<p>DENSITY</p> <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 : 0.040 hectares [0.099 acres or 403m²]</p> <p>There are 2 Units proposed by the development which gives a density of 20 / acre. This would not affect the character of the adjoining developments, and is allowable under the County Development Plan. The density is well below that utilized on commercial densities and represents a measured and modest development of the site. The design seeks to reinforce the existing pattern of development with semi-private gardens or courtyards and passive surveillance provided to all areas. The proposals as submitted for Part 8 Public Consultation are in compliance with the County Development Plan Objectives.</p>
<p>Habitats Directive Assessment</p>	<p>Habitats Directive Assessment</p> <p>Ecological Survey and Screening of a proposed housing development on site.</p> <p>A screening assessment is required due the proximity of SAC and SPA site within 15km.</p> <p></p> <p>Site in context of nearby Site covered by the Habitats Directive</p> <p>Screening Assessment Conclusion</p> <p>The proposed Scheme has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC). The proposal has undergone a preliminary examination for Environmental Impact Assessment of the proposal and the Planning Authority has concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and therefore an Environmental Impact Assessment is not required. Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.</p>

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

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.

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.

Project Description & Design

Development consisting of two apartment units developed in an existing, vacant, unused building at 37 Greenfort Gardens, Clondalkin, Dublin 22. The proposed development shall consist of:

- 1 no. 3 bedroom, 5-person apartment at ground floor level
- 1 no. 2 bedroom, 3-person apartment at first floor level

A small, single-storey extension (5.2 sq.m.) would be constructed to the front of the building to provide a new entrance lobby to the proposed ground floor apartment.

The works include new boundary walls and fences, new landscaping works and all necessary associated ancillary works on the site and adjacent areas. All units to be minimum B3 BER rated (Building Energy Rating).

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 period. The Overall Project Budget is subject to Department of Housing, Planning and Local Government (DoHPLG) approval.

Landscaping	Restoration of lawns to the existing front and rear yards with supplementary planting to boundaries where existing properties abut with the proposed development site. Removal of undergrowth and weed plants on site. Landscaping of all open space areas and local upgrading of boundaries.
Ancillary Works to Project:	Connection to existing local services (drainage, water, gas, electrical, telecoms) Alteration / Upgrading of existing landscaping and open space.
Project Partners	Housing Construction Department Department of Housing, Planning and Local Government ESB Networks
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	Water Supply – water supply is adequate <ul style="list-style-type: none"> Will be reported at final stage of Part 8. Other comments to be reviewed during consultation period.
Flood	<ul style="list-style-type: none"> Ensure floor levels are above 100 year projected floor events.
Surface Water	Surface water - requires to be fully scoped to ensure capacity of existing network. Attenuation provision and method to be agreed.
Foul drainage	Foul drainage – requires to be fully scoped to ensure capacity of existing network. Irish Water application required.
Roads Roads Access	<ul style="list-style-type: none"> Roads access and capacity are within acceptable and safe limits. For Comment
Statutory	Ecological Survey and Screening of a proposed housing development on site, prior to any disturbance of the overall site, is required to fulfil legislative obligations under the EU Habitats Directive. The Screening Assessment conclusions are included above in compliance with the Directive. Other comments to be reviewed during consultation period. The proposed Scheme has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC). The proposal has undergone a preliminary examination for Environmental Impact Assessment of the proposal and the Planning Authority has concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and therefore an Environmental Impact Assessment is not required. Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.
Irish Water	Application for Foul and Water services to be completed. No known diversions.
Parks	For Comment
Circulation to prescribed bodies	None required
February 2019	Anne Lynch FRIAI Senior Architect

Part 8 Submissions & Commentary	All submissions will be recorded by the Housing Department and a commentary will be provided below on the main issues raised during the consultation period.
SPACE RESERVED FOR COMMENT following Consultation Process Review	

Unit Types	Dwelling Type	Comment	Number of Units according to type
DoHPLG Unit Types			
3 Bed / 5 Person [single-storey]	apartment	Medium-sized family unit	1
2 bed / 3 person- [single-storey]	apartment	Smaller-sized family unit	1
Total number of units			2