

## COUNTY ARCHITECTS REPORT

**Proposed Social Housing Development  
comprising of 27 units on lands off St.  
Columcille's Way, Knocklyon, Dublin 16.**

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

**Issue Thursday 2<sup>nd</sup> May 2019**

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**PART 8**

	<b>COUNTY ARCHITECTS REPORT – Part 8 – display / consultation</b>
<b>Project Title:</b>	<b>Proposed Social Housing Development comprising of 27 units on lands off St. Columcille's Way, Knocklyon, Dublin 16.</b>
<b>County Architect:</b> <b>Senior Architect:</b> <b>Architects:</b>	<b>Eddie Conroy FRIAI</b> <b>Patrick de Roe FRIAI</b> <b>Architectural Services Department, South Dublin County Council</b>
<b>Notification</b>	<p><b><u>South Dublin County Council - Proposed Development</u></b></p> <p><b><u>Proposed Social Housing Development comprising of 27 units on lands off St. Columcille's Way, Knocklyon, Dublin 16.</u></b></p> <p>PLANNING &amp; DEVELOPMENT ACT 2000 (AS AMENDED) PUBLIC CONSULTATION PROCEDURE UNDER PART 8 OF THE LOCAL GOVERNMENT (PLANNING &amp; 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 comprising of 27 units on lands off St. Columcille's Way, Knocklyon, Dublin 16.</p> <p>The proposed development shall consist of:</p> <ul style="list-style-type: none"> <li>• 20 No. 3 Bedroom houses, 4 person, 2 storey</li> <li>• 1 No. 3 Bedroom house, 5 person, 2 storey</li> <li>• 6 No. 2 Bedroom apartments, 3 person, 3 storey</li> </ul> <p>The works include: New access road off St. Colmcille's Way, landscaping works to boundaries, re-arrangement of existing playing pitches and new park/play area and all necessary associated ancillary works on the site and adjacent areas. All houses to be minimum A2 BER rated. The housing provision comprises 21 two storey houses and 2 three storey apartment blocks grouped in terraces.</p> <p>The proposed scheme has undergone an Appropriate Assessment Screening under the Habitats Directive (92/43/EEC). It has also undergone a preliminary examination for an Environmental Impact Assessment 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> <p><b>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 2nd May 2019 during the public opening hours at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24.</b></p>

	<p><b>Submissions:</b></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>Online at <a href="https://consult.sdublincoco.ie">https://consult.sdublincoco.ie</a> up to midnight <b>on Monday, 17<sup>th</sup> June 2019</b>.</p> <p>Or</p> <p>Written submissions not later than 5.00pm, Monday, 17<sup>th</sup> June 2019. Please address your submission to: Senior Executive Officer, Housing Department, South Dublin County Council, County Hall, Tallaght, Dublin 24.</p> <p><b>NOTE:</b> Please make your submission by one medium <u>only</u>.</p> <p>Only submissions received by <b>Monday, 17<sup>th</sup> June 2019</b> and addressed as set out above, will be considered.</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, where relevant, details of any organisation, community group or company etc. which you represent.</p> <p>It should be noted that the Freedom of Information Act applies to all records held by South Dublin County Council. South Dublin County Council's Personal Data Privacy Statements can be viewed at <a href="http://www.sdcc.ie">www.sdcc.ie</a> and all personal data will be retained in line with statutory requirements.</p> <p><b>It should be noted that the Freedom of Information Act applies to all records held by South Dublin County Council. South Dublin County Council's Personal Data Privacy Statements can be viewed at <a href="http://www.sdcc.ie">www.sdcc.ie</a> and all personal data will be retained in line with statutory requirements.</b></p>
<p><b>Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001</b></p>	<p><b>Part 8 (Public Consultation Schemes)</b></p> <p>Developments by a local authority are subject to a public consultation process as set out in the Planning &amp; Development Regulations, 2001 - 2012. This procedure requires that notice of the proposed development be given in the public press and that a site notice be erected. If any submissions or observations are received, a report is presented to the members of the Council. This report contains a list of the objector's names along with a summary of the points made by them and the Local Authority's response.</p> <p>Arising from consideration of the representations, the report sets out whether or not it is proposed to proceed as originally planned or to proceed with a modified proposal.</p> <p><b><u>Development by a Local Authority: 'Part 8'</u></b></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>

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, Drainage).

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

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

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

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

For a part 8 application the period for observations/submissions is 8 weeks.  
There are 5 weeks allowed for a normal planning application.

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

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

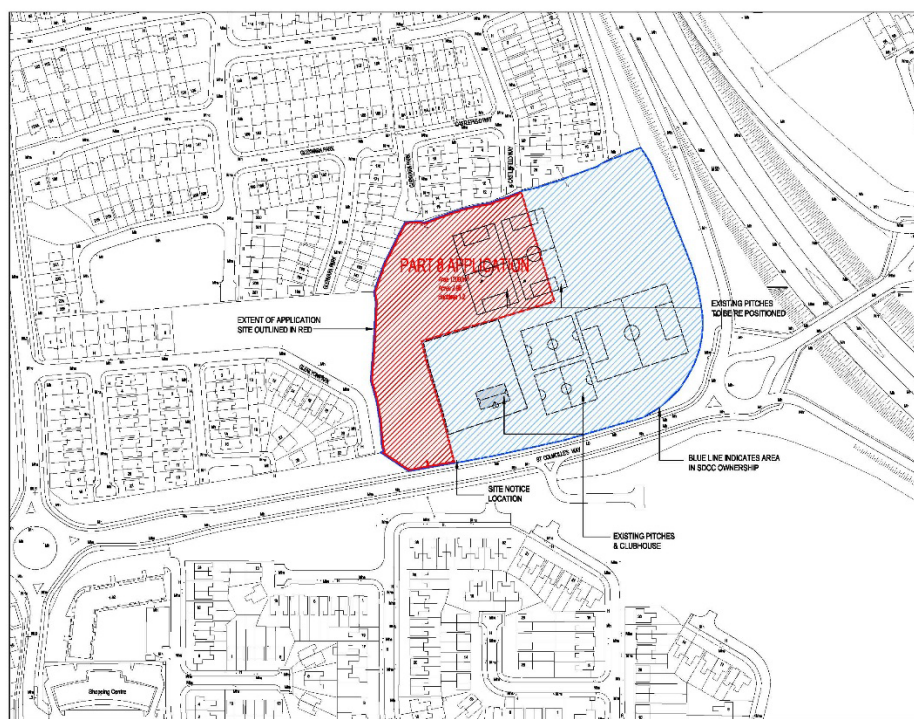
#### Context:

The site is accessed off St. Columcille's Way, and is bounded by the M50 to the east, existing playing pitches to the south and existing housing developments at Castlefield Way and Glenvara Park to the North and Glenlyon Park to the west.

The site is served by public transport, schools, and local facilities. The site is relatively free of onsite services, and it is undeveloped apart from 3 playing pitches. The existing playing pitch at high level is to be retained and the 2 existing training pitches at lower level are to be repositioned to facilitate the proposed development.

The site access road fronts onto and provides passive oversight to the existing and rearranged playing pitches. The proposed development forms a complete housing block served by a new access road. The boundary to the existing adjacent housing developments to the north and west will be upgraded with landscaping and planting

#### Location



Site location map



**Site layout**



**Aerial view**

### Site views



**View across playing fields to site**



**Entrance to site from St Colmcille's Way**

### Site Location and Extent

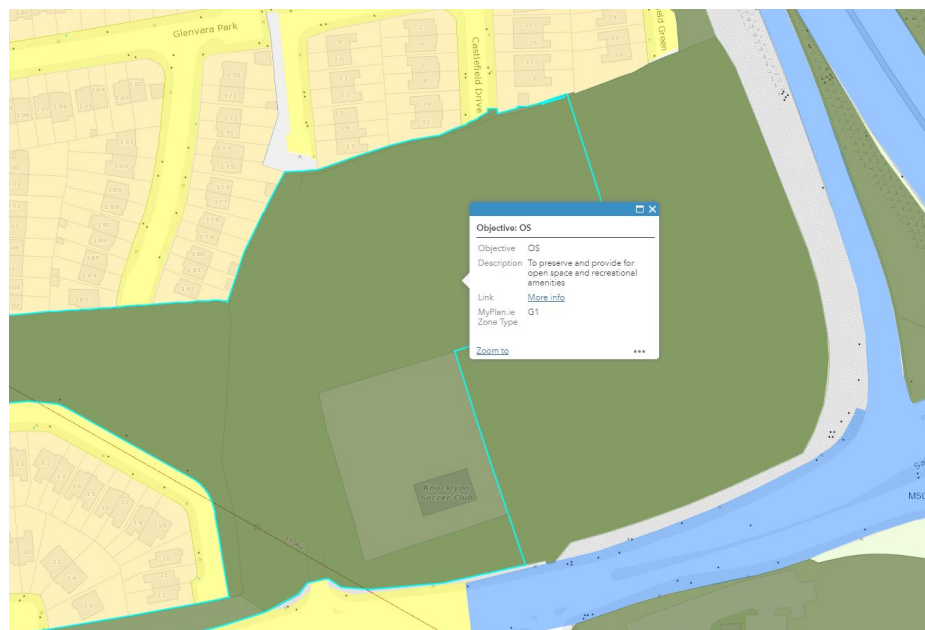
**The proposal for housing is supported by access to extensive parkland, sports facilities and shopping leisure facilities.**

**Local facilities within 5 minutes' walk include the new Educate together primary school to the west, Woodstown shopping centre to the south and local GAA and football pitches**

**Housing Need in the area:**

**There is an established and chronic housing need in the area. Sites for development are not readily available, and the council does not own any significant land holdings in the area. This land holding must therefore be utilized effectively.**

## Planning / Zoning for the site



### Zoning map for Area

#### Land Use Zoning

Under the “South Dublin County Council Development Plan 2016 – 2022”, the lands are zoned – Zoning Objective ‘Open Space’ (OS) with an objective ‘To preserve and provide for open space and recreational amenities’

**Table No. 11.15 Zoning Objective ‘OS’**

**‘To preserve and provide for open space and recreational amenities’**

#### **USE CLASSES RELATED TO ZONING OBJECTIVE**

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

The land use zoning table for OS indicates that the proposed residential land use is ‘open for consideration’ and therefore may be acceptable subject to detailed assessment.

## **Planning Policy Context**

The national, regional and development plan policies are the following :

### **National and Regional Policy**

***Project Ireland 2040 National Planning Framework***, Government of Ireland, 2018.

***Quality Housing for Sustainable Communities-Best Practice Guidelines***, Department of the Environment, Heritage and Local Government, 2007.

***Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities***, Department of Environment, Heritage and Local Government (December 2008).

***Urban Design Manual; A Best Practice Guide***, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).

***Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities***, Department of the Environment, Community and Local Government (2015).

***Design Manual for Urban Roads and Streets*** Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

***Regional Planning Guidelines for the Greater Dublin Area 2010-2022***, Dublin Regional Authority & Mid-East Regional Authority, (2010).

***Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities***, Department of the Environment, Heritage and Local Government, (2009).

***The Planning System and Flood Risk Management - Guidelines for Planning Authorities***, Department of the Environment, Heritage and Local Government & OPW, (2009).

***Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice***, Building Research Establishment, (1991).

***Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020***, Department of Transport, (2009).

***National Cycle Manual*** – National Transport Authority (June 2011).

### **Relevant Policy in South Dublin County Council Development Plan 2016 – 2022**

***Policy CS1 Consolidation Areas within the Gateway***

It is the policy of the Council to promote the consolidation and sustainable intensification of development to the east of the M50 and south of the River Dodder.

***CS1 Objective 1:***

To promote and support high quality infill development.

***Policy H6 Sustainable Communities***

It is the policy of the Council to support the development of sustainable communities and to ensure that new housing development is carried out in accordance with Government policy in relation to the development of housing and residential communities.

***Policy H7 Urban Design in Residential Developments***

It is the policy of the Council to ensure that all new residential development within the County is of high quality design and complies with Government guidance on the design of sustainable residential development and residential streets including that prepared by the Minister under Section 28 of the Planning & Development Act 2000 (as amended).

***Policy H8 Residential Densities***

It is the policy of the Council to promote higher residential densities at appropriate locations and to ensure that the density of new residential development is appropriate to its location and surrounding context.

***Policy H10 Mix of Dwelling Types***

It is the policy of the Council to ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the County in accordance with the provisions of the Interim South Dublin County Council Housing Strategy 2016-2022.

***Section 2.3.0 Quality of Residential Development***

***Policy H11 Residential Design and Layout***

It is the policy of the Council to promote a high quality of design and layout in new residential development and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.

**Policy H12 Public Open Space**

It is the policy of the Council to ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area.

**Policy H13 Private and Semi-Private Open Space**

It is the policy of the Council to ensure that all dwellings have access to high quality private open space (incl. semi-private open space for duplex and apartment units) and that private open space is carefully integrated into the design of new residential developments.

**Policy H14 Internal Residential Accommodation**

It is the policy of the Council to ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long term needs of a variety of household types and sizes.

**Policy H15 Privacy and Security**

It is the policy of the Council to promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

**Section 3.13.0 Open Space Management & Use****Policy C12 Open Space**

It is the policy of the Council that a hierarchical network of high quality open space is available to those who live, work and visit the County, providing for both passive and active recreation, and that the resource offered by public open spaces, parks and playing fields is maximised through effective management.

**Section 6.3.0 Walking and Cycling****Policy TM3 Walking and Cycling**

It is the policy of the Council to re-balance movement priorities towards more sustainable modes of transportation by prioritising

**Section 6.4.3 Road and Street Design****Policy H12**

It is the policy of Council to ensure that streets and roads within the County are designed to balance the needs of place and movement, to provide a safe traffic-calmed street environment, particularly in sensitive areas and where vulnerable users are present.

**Section 6.4.4 Car Parking****Policy TM7 Car Parking****Section 7.1.0 Water Supply & Wastewater****Policy IE1 Water & Wastewater**

It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County

**Section 7.2.0 Surface Water & Groundwater****Policy IE2 Surface Water & Groundwater**

It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

**Section 7.3.0 Flood Risk Management****Policy IE3 Flood Risk**

It is the policy of the Council to continue to incorporate Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive.

**Section 8.0 Green Infrastructure****Policy G1 Overarching****Policy G1 Green Infrastructure Network****Policy G3 Watercourses Network****Policy G4 Public Open Space and Landscape Setting****Policy G5 Sustainable Urban Drainage Systems****Policy G6 New Development in Urban Areas****Section 9.3.1 Natura 2000 Sites****Policy HCL12 Natura 2000 Sites****Section 10.0 Energy****Policy E4 Energy Performance in New Buildings**

**Assessment**

The subject proposal provides for an infill scheme of 27 no. residential units on lands that currently form part of a substantial area of public open space. The proposal includes for the relocation of 2no.pitches on public open space within the total site area.

The proposed development meets the requirements of the County Development Plan and the Departmental guidelines in respect of private amenity space, internal room sizes etc

Overall, having regard to the land use zoning, the residential policies of the county Development Plan and the pattern of development in the area, it is considered that the principle of a residential development is in accordance with the Development Plan and the proper planning and sustainable development of the area. In relation to the density, having regard to Appendix A: Measuring Residential Density of the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009) the use of a net site density is considered the most appropriate means of estimating density in this case. This is based upon the site-specific circumstances and the fact that the proposal would consist of access roads, private garden space, car parking, and incidental open space and landscaping. In this instance, the local distributor access road and the substantial elements of open space that will serve the wider area are excluded from the density calculations. For density purposes, the relevant area is circa 0.8ha. The development of 27 Units in the proposed development would give rise to a net density of 34 units per hectare. Policy H8 Residential Densities of the Development Plan outlines that it is the policy of the Council to promote higher residential densities at appropriate locations and to ensure that the density of new residential development is appropriate to its location and surrounding context. Having regard to the existing pattern of development in the area, the open space nature of the lands and the surrounding context, it is considered that the provision of the subject density is an efficient use of land in this instance.

## Project Description & Design

Proposed Social Housing Development comprising of 27 units on lands off St. Columcille's Way, Knocklyon, Dublin 16.

The proposed development shall consist of:

- 20 No. 3 Bedroom houses, 4 person, 2 storey
- 1 No. 3 Bedroom house, 5 person, 2 storey
- 6 No. 2 Bedroom apartments, 3 person, 3 storey

The works include: New access road off St. Colmcille's Way aligned with the existing access to the pitches, landscaping works to boundaries, re-arrangement of existing playing pitches and new park/play area and all necessary associated ancillary works on the site and adjacent areas. All houses to be minimum A2 BER rated. The housing provision comprises 21 two storey houses and 2 three storey apartment blocks grouped in terraces.

The proposal consists of:

A series of terraces arranged in a closed block with surrounding road frontage providing passive oversight to the existing housing and playing pitches. A backdrop of planting will be provided along the boundary wall with the existing housing.



### 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 DHPCLG approval.

<b>Site Details</b>	Retention of existing healthy mature trees and supplementary planting to boundaries where existing properties abut with the development. Removal of undergrowth and weed plants to long boundary area on site.		
<b>Ancillary Works to Project:</b>	Re-routing of existing services Alteration / Upgrading of existing landscaping and open space. Ensuring that all development is above flood line.		
<b>Project Partners</b>	Housing Construction Department Department of Housing, Planning, Community and local Government Environment Department		
<b>Site / Services Constraints:</b>	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.		
<b>Internal Comments</b>	TBA		
<b>Part 8 Submissions &amp; Commentary</b>	<p>All submissions will be recorded by the Housing Department and a commentary will be provided below on the main issues raised.</p> <p><b>SPACE RESERVED FOR COMMENT following Consultation Process Review</b></p>		
<b>Unit Types DoE Unit Types</b>	<b>Dwelling Type</b>	<b>Comment</b>	<b>Number of Units according to type</b>
3 Bed / 4 Person [2 storey ]	N4	Smaller family unit	20
3 Bed / 5 Person [2 storey ]	C5	Medium family unit	1
2 bed / 3 person [apartment]	J3	Small family unit	6
<b>Total number of units</b>			<b>27</b>