

**ARCHITECTS REPORT**

Proposed Social Housing Development comprising of 93 units on undeveloped lands at the junction of New Nangor Road and Fonthill Road South to the east, Old Nangor Road to the south and Cherrywood Crescent to the west, in Clondalkin, Dublin 22.

Part 8 Process, carried out in accordance with **PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED) PUBLIC CONSULTATION PROCEDURE UNDER PART 8 OF THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 2001 (AS AMENDED)**.

Consultation Process stage.

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



Issued July 2019

**PART 8**



	<b>ARCHITECTS REPORT – Part 8 Display/Consultation</b>
<b>Project Title</b>	<p>DEVELOPMENT AT 'THE EIRCOM SITE' NEW NANGOR ROAD DUBLIN 22, FOR SOUTH DUBLIN CO. CO.</p> <p>Social Housing Development on undeveloped lands at the junction of New Nangor Road and Fonthill Road South to the east, Old Nangor Road to the south and Cherrywood Crescent to the west, in Clondalkin, Dublin 22.</p>
<b>Architect County Architect</b>	<p>Walsh Associates Architects &amp; Project Managers Eddie Conroy MSc Arch FRIAI</p>
<b>Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001 (as amended)</b>	<p><i>Part 8 (Public Consultation Schemes)</i></p> <p><i>Developments by a local authority are subject to a public consultation process as set out in the Planning &amp; Development Regulations, 2001 (as amended). 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.</i></p> <p><i>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.</i></p> <p><u><i>Development by a Local Authority: 'Part 8'</i></u></p> <p><i>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.</i></p> <p><i>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 (as amended) which sets out the procedure for carrying out such developments.</i></p> <p><i>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</i></p>

***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 Regulations 2001 (as amended) 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 (as amended) 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 (as amended) 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 Council – (Roads, Water, and Drainage).***

***In the case of protected structures the application is referred to the Conservation Section, An Taisce, DHPLG 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**

**South Dublin County Council - Proposed Development**

**Proposed Social Housing Development comprising of 93 units on undeveloped lands at the junction of New Nangor Road and Fonthill Road South to the east, Old Nangor Road to the south and Cherrywood Crescent to the west, in Clondalkin, Dublin 22.**

PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED) PUBLIC CONSULTATION PROCEDURE UNDER PART 8 OF THE LOCAL GOVERNMENT (PLANNING & 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 93 units and all associated landscaping and site development works on undeveloped lands at the junction of New Nangor Road and Fonthill Road South to the east, Old Nangor Road to the south and Cherrywood Crescent to the west, in Clondalkin, Dublin 22.

The proposed development shall consist of:

- 15 no. 3-bedroom houses, 5-person, 2-storey
- 18 no. own-door duplex units comprising 9 no. 2-bed, 3-person ground floor units and 9 no. 3-bed, 4-person, 2-storey upper units
- 60 no. apartments in 2 x 30-unit blocks, each block comprising;
  - 6 no. 1-bedroom units
  - 10 no. 2-bedroom units
  - 4 no. 3-bedroom units
  - 10 no. 3-bedroom units

All units will be provided with private open space in compliance with the current South Dublin County Council Development Plan. Car-parking will be provided as required by Development Plan standards comprising 135 no. car-parking spaces in total. The development will also include 2 no. single-storey utility buildings including bin stores, sub-stations and a total of 16

no. internal long stay bicycle parking spaces and 8 no. external short stay bicycle spaces.

The works include: New access to the east of the site off Old Nangor Road, new access to the west of the site off Cherrywood Crescent, landscaping works to boundaries, new park/play areas, ancillary works to landscape housing areas, and all necessary associated ancillary works on the site and adjacent areas.

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.

**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 11<sup>th</sup> July 2019 during the public opening hours at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24, and Civic Offices, Clondalkin, Dublin 22.**

**Submissions:**

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:  
Online at <https://consult.sdublincoco.ie> up to midnight **on Friday, 23<sup>rd</sup> August 2019.**

Or

Written submissions not later than **4.30pm, Friday, 23<sup>rd</sup> August 2019.**

Please address your submission to:  
Senior Executive Officer,  
Housing Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24.

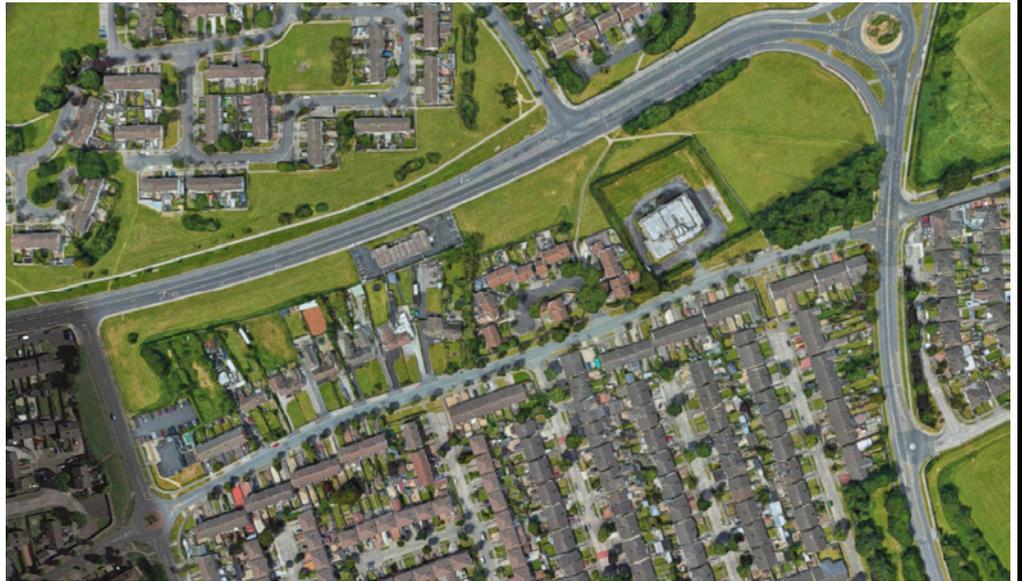
**NOTE:** Please make your submission by one medium **only**.

Only submissions received by **Friday, 23<sup>rd</sup> August 2019** and addressed as set out above, will be considered.

	<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>
<b>Context</b>	<p>The combined area of both parts of the site is approximately 2.16 hectares, or 5.33 acres, or 21,588 square metres. The East and West ends of the site are separated by an existing school.</p> <p>Both parts of the site share boundaries with New Nangor Road to the North.</p> <p>The East end of the site also has boundaries with Fonthill Road South, Old Nangor Road, the existing Eircom facility and the rear boundaries of the existing properties on Nangor Crescent.</p> <p>The West end of the site has a boundary to the West with the link road from New Nangor Road to Cherrywood Crescent to the South and with the existing Health Clinic and the rear gardens of Nangor Place and Bawnogue Cottages.</p> <p>The centre of the site lies approximately 1 kilometre to the west of Clondalkin Village and is close to the long term high capacity public transport route (RPA preferred route).</p> <p>The East end of the site fronts onto the roundabout at the junction of New Nangor Road and Fonthill Road South.</p> <p>This end of the site is characterised by the exposure of the site to the roundabout at the junction of New Nangor Road and Fonthill Road South, an existing large cluster of trees and the existing Eircom facility. It is proposed to form a pedestrian and vehicular access to the development from Old Nangor Road parallel to the East end of the Eircom facility.</p> <p>The West end of the site is bounded to the North by New Nangor Road, to the South by the existing Health Clinic and the rear gardens of Nangor Place, to the East by the rear gardens of Bawnogue Cottages and to the West by the link road leading from New Nangor Road to Cherrywood Crescent.</p>



**Location**



**Aerial view of area (Google)**



**View form Old Nangor Rd (Google)**



**View from R113 (Google)**



**View from New Nangor Rd (Google)**



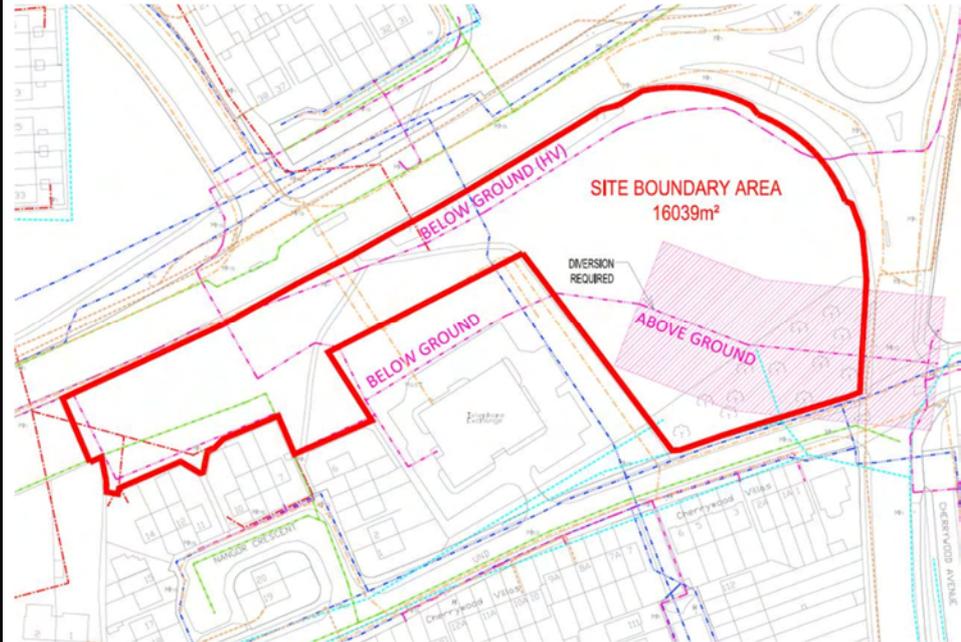
**View from Cherrywood Crescent (Google)**

**Housing Need in the area:**

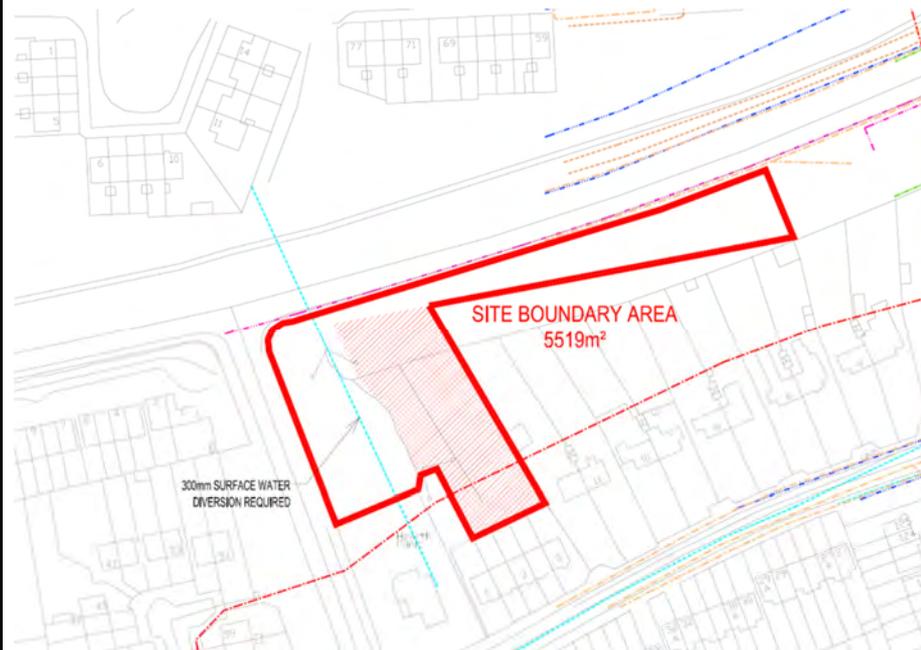
There is an established and chronic housing need in the area. Sites for development are not readily available. This land holding must therefore be utilized effectively.

**Site Location:**

The centre of the site lies approximately 1 kilometre to the west of Clondalkin Village and is close to the long term high capacity public transport route (RPA preferred route).



**The West end of site and existing services**



**The West end of site and existing services**

### Site Constraints

There are extensive existing services at both the East and West ends of the site.

At the East end of the site there is a 225mm diameter foul sewer, 110mm diameter watermain, ESB and gas services to be diverted.

A 300mm surface water pipe, a 150mm diameter foul pipe and an existing ESB service traverse the West end of the site. It is proposed that each of these services will be diverted to facilitate development of this site.

There are existing services on both sites which must be maintained. Both the services to be maintained and those to be diverted or altered are illustrated on the Engineering drawings and reports accompanying this Application.

### 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 ‘RES’: ‘To protect and/or improve residential amenity’

Use Classes Related to Zoning Objective	
<b>Permitted in Principle</b>	Housing for Older People, Nursing Home, Open Space, Public Services, Residential, Residential Institution, Retirement Home, Shop-Local, Traveller Accommodation.

<b>Open for Consideration</b>	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.
<b>Not Permitted</b>	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.

**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)*.

	<p><i>Regional Planning Guidelines for the Greater Dublin Area 2010-2022</i>, Dublin Regional Authority &amp; Mid-East Regional Authority, (2010).</p> <p><i>Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities</i>, Department of the Environment, Heritage and Local Government, (2009).</p> <p><i>The Planning System and Flood Risk Management - Guidelines for Planning Authorities</i>, Department of the Environment, Heritage and Local Government &amp; OPW, (2009).</p> <p><i>Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice</i>, Building Research Establishment, (1991).</p> <p><i>Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020</i>, Department of Transport, (2009).</p> <p><i>National Cycle Manual – National Transport Authority (June 2011)</i>.</p>
<p><b>Project Description and Design</b></p>	<p>The proposal, which accords with the Development Plan policy and zoning objectives for the site, includes the construction of 93 no. dwellings and all associated landscaping and site development works, including;</p> <ul style="list-style-type: none"> <li>• 15 no. semi-detached and terraced 3-bed, 5-person, 2-storey houses (100 – 101.7m<sup>2</sup>)</li> <li>• 18 no. own-door duplex units comprising 9 no. 2-bed, 3-person ground floor units (69 m<sup>2</sup>) and 9 no. 3-bed, 4-person, 2-storey upper units (106.9 m<sup>2</sup>)</li> <li>• Total 60 no. apartments in 2 x 30-unit blocks, each block comprising; <ul style="list-style-type: none"> <li>○ 6 no. 1-bed, 2-person units (49.6m<sup>2</sup>)</li> <li>○ 10 no. 2-bed, 3-person units (71m<sup>2</sup>)</li> <li>○ 4 no. 3-bed, 4-person units (90.1m<sup>2</sup>)</li> <li>○ 10 no. 3-bed, 5-person units (97.5m<sup>2</sup> - 102.56 no. 1-bed, 2-person units (49.6 m<sup>2</sup>))</li> </ul> </li> </ul> <p>All dwellings will be provided with private open space in compliance with the current South Dublin County Council Development Plan.</p> <p>Car-parking will be provided as required by Development Plan standards comprising houses (31), duplex units (25) and apartments (79), i.e. 135 no. car-parking spaces in total.</p> <p>The development will also include 2 no. single-storey utility buildings including bin stores, sub-stations and a total of 16 no. internal long stay bicycle parking spaces and 8 no. external short stay bicycle spaces.</p>



## **Proposed site plan**

### **The Site**

The combined area of both parts of the site is approximately 2.16 hectares, or 5.33 acres, or 21,588 square metres. The East and West ends of the site are separated by an existing school. Both parts of the site share boundaries with New Nangor Road to the North.

The East end of the site also has boundaries with Fonthill Road South, Old Nangor Road, the existing Eircom facility and the rear boundaries of the existing properties on Nangor Crescent.

The West end of the site has a boundary to the West with the link road from New Nangor Road to Cherrywood Crescent to the South and with the existing Health Clinic and the rear gardens of Nangor Place and Bawnogue Cottages.

The centre of the site lies approximately 1 kilometre to the west of Clondalkin Village and is close to the long term high capacity public transport route (RPA preferred route).

The East end of the site fronts onto the roundabout at the junction of New Nangor Road and Fonthill Road South.

This end of the site is characterised by the exposure of the site to the roundabout at the junction of New Nangor Road and Fonthill Road South, an existing large cluster of trees and the existing Eircom facility. It is proposed to form a pedestrian and vehicular access to the development from Old Nangor Road parallel to the East end of the Eircom facility.

2 no. 5-storey blocks of apartments, each comprising 30 no. 1, 2 and 3-bed units, arranged around a South-facing communal open space are proposed for this the most easterly and extensive area of the site.

The remainder of this end of the site is located between the New Nangor Road to the North, and the existing Eircom facility and the rear of existing houses on Nangor Crescent to the South.

A largely linear arrangement of 15 no. 3-bed, 5-person, 2-storey houses is proposed for this area of the site.

The West end of the site is bounded to the North by New Nangor Road, to the South by the existing Health Clinic and the rear gardens of Nangor Place, to the East by the rear gardens of Bawnogue Cottages and to the West by the link road leading from New Nangor Road to Cherrywood Crescent.

2 no. 3-storey blocks of duplex units, comprising 6 no. and 12 no. units respectively, are proposed here defining the North West corner of the site.

Pedestrian and vehicular access is proposed from the West side of the site to a central car-park, with a linear communal open space and play area provided along the Eastern edge of the site.

All units will incorporate South or South-East facing balconies and/or terraces.

#### **Landscaping of Open Space & Residential Amenity**

The East end of the site affords generous communal open space including dedicated play areas by way of amenity for the residents of both the proposed apartments and houses.

The existing wooded area at the junction of New Fonthill Road and Old Nangor Road is proposed to be retained as public open space with a new pedestrian and vehicular entrance to the development being provided from Old Nangor Road. The wooded area is to be separated from the development by a low level fence for the protection of small children.

Any existing trees to be removed arising from the development will be replaced by new trees subject to the approval of South Dublin County Council Parks Department.

The West end of the site also affords generous open space including a dedicated children's play area.

The new development will provide for passive surveillance across the site, in turn providing for a safer and more usable amenity for new and existing residents.

#### **Roads & Footpaths**

New access roads will be designed to appropriate level, with cambers and falls and incorporating all necessary drainage and surfacing. Roads will be adequate for access for all users, including bin collection, emergency services (ambulance, fire brigade); and will be of taking-into-maintenance

standards by South Dublin County Council after completion. New footpaths, kerbs, road crossings will all be of taking-into-maintenance standards by South Dublin County Council.

Parking areas materials will be robust and car-parking will be of taking-into-maintenance standards by South Dublin County Council.

Gradients, widths and material finish of all footways and access for persons from parking bays and footways to dwellings will allow level access to dwellings and will fully comply with the requirements of Part M - Access and Use, of the Building Regulations 2010.

### **Dwelling Design**

All dwelling and room sizes and dimensions will comply with the requirements as set out in *Quality Housing for Sustainable Communities* and the South Dublin County Council Development Plan 2016-2022.

### Apartments/Duplex Units

Apartments and duplex units have been designed having regard for the provisions of Design Standards for New Apartments – Planning Guidelines March 2018 and South Dublin County Council Development Plan 2016-2022 with particular emphasis on;

- i. Apartment floor areas
- ii. Safeguarding higher standards
- iii. Dual aspect ratios
- iv. Floor to ceiling heights
- v. Lift and stair cores
- vi. Internal storage
- vii. Private amenity space
- viii. Security considerations
- ix. Car-parking

Consistent with the Design Standards for New Apartments. We can confirm that the following minimum apartment floor areas outlined below have been achieved or exceeded, i.e.

- 1 bedroom apartment (2 persons) - 45sqm
- 2 bedroom apartment (3 persons) - 63sqm
- 3 bedroom apartment (5 persons) - 90sqm

The majority of all apartments in the scheme shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3-bedroom unit types by a minimum of 10%.

Scheme design provides for a minimum 50% dual aspect apartments.

Ground floor floor to ceiling heights will be a minimum 2.7m with upper floors providing a minimum of 2.4m.

7 apartments per core per floor are provided generally, reducing to 5 apartments per core for third floor units and 4 apartments per core at proposed fourth floor.

The majority of apartments will benefit from South or South-West facing balconies.

Minimum storage requirements have been achieved or exceeded, i.e.

- 1 bedroom apartment (2 persons) - 3sqm
- 2 bedroom apartment (3 persons) - 5sqm
- 3 bedroom apartment (5 persons) - 9sqm

Minimum private amenity space has been achieved or exceeded, i.e.

- 1 bedroom apartment (2 persons) - 5sqm
- 2 bedroom apartment (3 persons) - 6sqm
- 3 bedroom apartment (5 persons) - 9sqm

Apartments overlook the public realm providing passive security. Entrance points will be clearly indicated, well-lit and overlooked by adjoining dwellings. Ground floor apartments will incorporate a privacy strip of approximately 1.5m in depth and will be augmented with appropriate landscape design and boundary treatments.

Surface car-parking is provided at either side of the access road which extends around the North side of the apartment blocks.

A new stone boundary wall and railings and a landscaped buffer zone will separate the busy roundabout at the junction of New Nangor Road and Fonthill Road South from the development, which in turn is separated from the apartment blocks by a further landscaped area.

### Houses

The remainder of this end of the site is located between the New Nangor Road to the North, and the existing Eircom facility and the rear of existing houses on Nangor Crescent to the South.

A largely linear arrangement of 15 no. 3-bed, 5-person, 2-storey houses is proposed for this area of the site.

The houses are accessed via the same estate road serving the apartments, which is also separated from New Nangor Road by a boundary treatment comprising a new stone wall and railings.

The houses have been designed in accordance with the provisions of the Department of the Environment, Heritage and Local Government publication *Quality Housing for Sustainable Communities*, the South Dublin County Council Development Plan 2016-2022, and *Sustainable Residential Development in Urban Areas, Urban Design Manual* and *DMURS*.

The proposed houses will be 2-storey with pitched, concrete tiled roofs, triple-glazed doors and windows, and will be finished with a palette of facing brick and plaster to selected colours.

Boundary treatments will comprise a variety of matching brick walls and railing to the fronts of the houses with concrete post and panel fencing forming the boundaries of the rear gardens.

Car-parking will be out of curtilage and parking will be provided as required by Development Plan standards, i.e. 2 no. spaces per house with 1 no. visitor space per every 5 houses.

### **Sustainability & Energy Performance**

The houses will be constructed to NZEB (Near Zero Energy Building) standard combining high standards of insulation with sustainable energy efficient heating and ventilation systems.

The dwellings will achieve compliance with Part L (Conservation of Fuel and Energy – Dwellings – 2011) of the Building Regulations and a minimum A2 BER Rating. In addition to this standard, the units will be designed for low maintenance, with ease of maintenance as a key requirement.

### **External Finishes**

The external building finishes will be durable, and robust and selected to reflect South Dublin County Council requirements.

Material will be selected to reflect the overall quality of the development, design life and ease of maintenance. All external materials and finishes shall have the required fire resistance.

The external finishes will be resistant to vandalism including graffiti.

### **Screening for Habitats Directive**

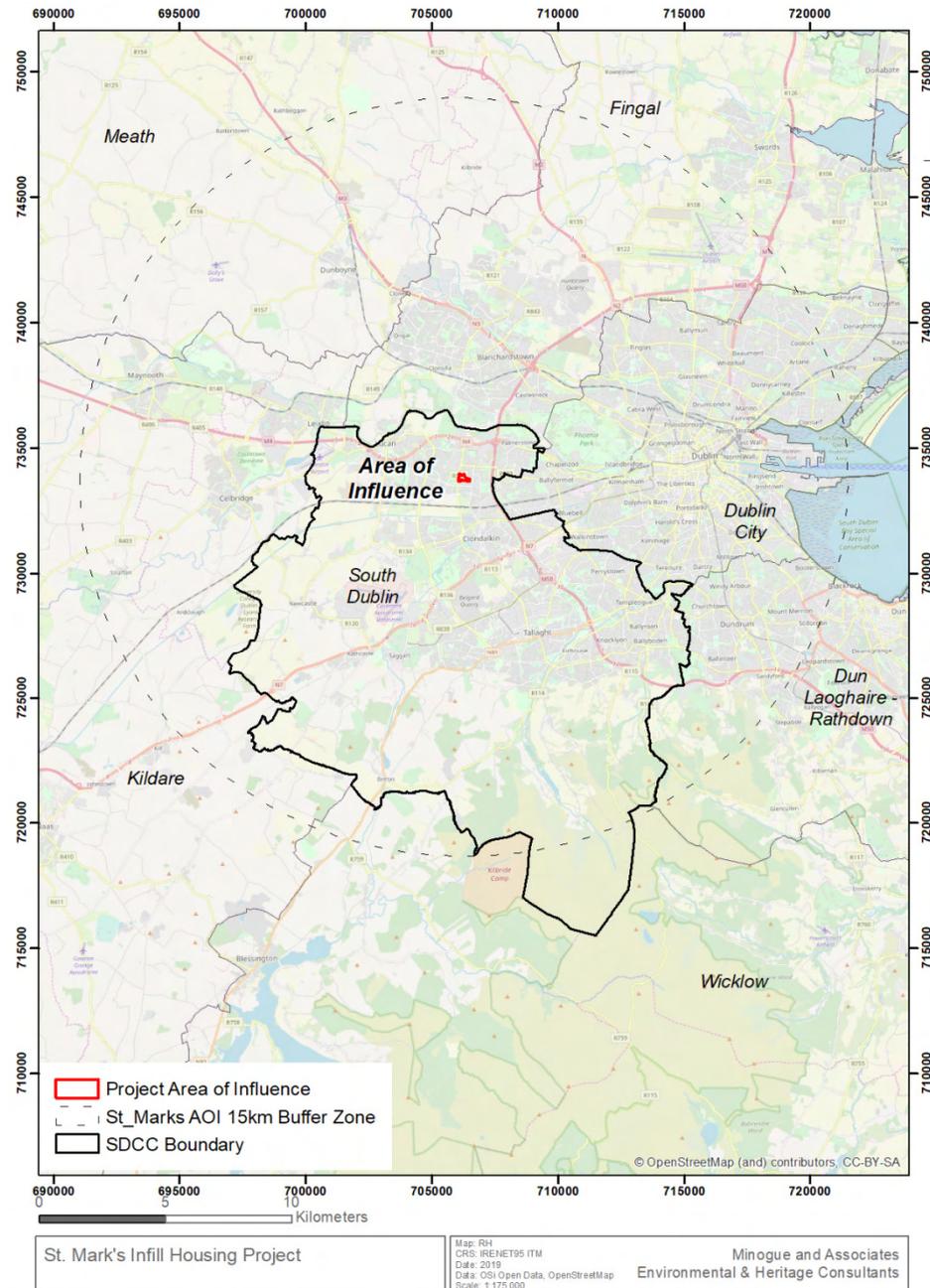
#### **Site in context of nearby Sites covered by the Habitats Directive**

#### **Screening Assessment Conclusion**

The proposed Scheme has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) including a description of the proposed development, an outline of its environmental setting, details of Natura 2000 sites within the potential zone of impact, and an assessment of potential impacts. Based on this information, it has been concluded that there will be no risk of direct or indirect impacts on any Natura 2000 sites, therefore Appropriate 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.

# Screening for Environmental Impact Assessment



## Project Area of Influence

### EIA Screening Conclusion:

The proposed development does not trigger the threshold for mandatory EIA/EIAR as set in EU Directive 85/337/EEC (as amended by Directive 97/11/EC, Directive 2014/52/EU and S.I. 454 of 2011; S.I. 464 of 2011; S.I. 456 of 2011 and S.I. No 296 of 2018).

In terms of scale, the proposed housing development falls significantly below the threshold set out in Class10(b)(i) in Part 2 of Schedule 5 of the Regulations.

An EIA Screening exercise was carried out to determine the potential for the proposed development to have significant environmental effects or not. This exercise was informed by a desk study of the site based on the best available information.

	No significant negative effects on the environment have been identified during the construction operational phase of the proposed development and the overall conclusion and recommendation of this screening exercise was therefore that there is no requirement for Environmental Impact Assessment of the proposed project.
<b>Landscape</b>	Existing landscape is mainly grassland open space. There is a wooded area to the south east of the site, which will be retained. An arborist report has been completed. The open space will be upgraded and supplementary planting will be provided to boundaries and within the project. Comments from Public Realm will be addressed in the detail design stage.
<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 and Local Government Environment Department
<b>Site/Services Constraints</b>	All major existing services runs have been identified for the design. Site investigations have been carried out to establish precise underground service locations.
<b>Internal Comments</b>	Have been received prior to display. Will be reported at final stage of Part 8.
<b>Flood</b>	Flood risk Report has been completed. Floor levels are above 100 year projected flood events.
<b>Surface Water</b>	Proposals have been circulated prior to display, comments received.
<b>Foul drainage</b>	Pre application has been sent to Irish Water.
<b>Roads Roads Access</b>	Proposals have been circulated prior to display. Roads access and capacity are within acceptable and safe limits. Roads will be to 'taking in charge' standards [TIC] and DMURS criteria, internal comments received.
<b>Irish Water</b>	Pre application for water connection has been sent to Irish Water
<b>Submissions during Part 8 display</b>	Submissions received will be reported and response issued at end of display period.