

COUNTY ARCHITECT'S REPORT

Proposed Extensions and Alterations to two Day-Houses at Nos. 1 & 10 Belgard Park, Cookstown Road, Tallaght, Dublin 24

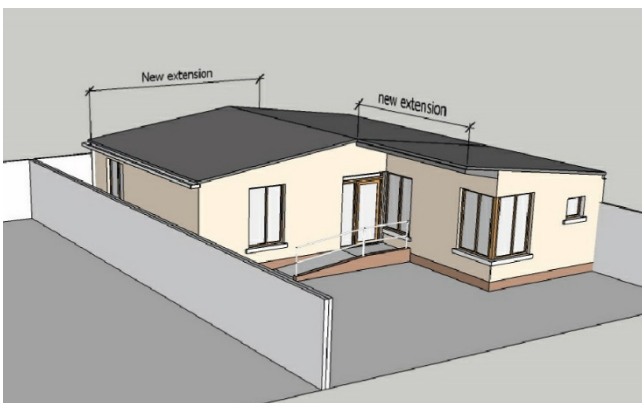
Part 8 Process, carried out under Part 8 of the Planning and Development Regulations 2001, Part 8.

Consultation Process stage.

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



An aerial view of Belgard Park and surrounding areas, as existing



A typical extension to the Day-Houses, as proposed

Issued October 2019

COUNTY ARCHITECT'S REPORT – Part 8 – display / consultation

Project Title: Proposed Extensions and Alterations to two Day-Houses at Nos. 1 & 10 Belgard Park, Cookstown Road, Tallaght, Dublin 24

County Architect: Eddie Conroy FRIAI
Senior Architect: Anne Lynch FRIAI
Architects: 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

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 contains a list of the objector's names 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 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

Proposed Extensions and Alterations to two Day-Houses at Nos. 1 & 10 Belgard Park, Cookstown Road, Tallaght, Dublin 24

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 Extensions and alterations at 2 Number Day-Houses at Nos. 1 & 10 Belgard Park, Cookstown Road, Tallaght, Dublin 24

In accordance with the requirements of the above, notice is hereby given that South Dublin County Council proposes an extension and alterations to be constructed at ground floor level to the existing Day-Houses at Nos. 1 & 10 Belgard Park, Cookstown Road, Tallaght, Dublin 24.

The works include: Extension and reconfiguration of the current buildings at Nos. 1 & 10 to create in each case: a 2-bedroom, 3-person, single-storey dwelling and all necessary associated ancillary works on the site of each dwelling. Works to the existing Day-Houses will include: reconfiguration of the kitchen & shower room areas to create a kitchen, utility area and W.C. The living / dining area will also be extended. The works include alterations to the front boundary wall and entrance gates, new hard landscaping works and all necessary associated ancillary works on the site and adjacent areas.

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, 3rd October 2019** during the public opening hours at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24, and at South Dublin County Council, Clondalkin Civic Centre, Ninth Lock Road, Dublin 22, D22 E9X5.

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: 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: Or</p>	<p>Online at https://consult.sdblincoco.ie up to midnight on Wednesday 20th November 2019</p>
<p>Written submissions not later than 5.00pm Wednesday 20th November 2019 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. Only submissions received by Wednesday 20th November 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, where relevant, details of any organisation, community group or company etc. which you represent.</p>	

Date site notice erected: **Wednesday 2nd October 2019**

Context:

The two sites are located in an existing residential caravan park. The sites are accessed off the Cookstown road. Each site is a Bay with Day-House on an existing Traveller Development.

Concept sketch/ design approach/ constraint

Numbers 1 & 10 Belgard Park are each a single-storey, detached building. Both are situated in a residential caravan park, just off the Cookstown road. Each site is within an existing Traveller Accommodation development and the completed works will not impact on the surrounding dwelling plots.

In construction detail and finishes, numbers 1 & 10 Belgard Park are similar to the nearby Day-Houses which share the same building line, wall finishes, window opening sizes and arrangements, decorative details and roof covering. Like the other Day-Houses, numbers 1 & 10 Belgard Park have a garden / yard – the ground surface is poured concrete.

In each site, the proposed development comprises an extension to the existing Day-House comprising 2 bedrooms, an accessible bathroom, and modifications and extension to the existing kitchen/living area (to comply with current D.O.E. standards) and ancillary works within the confines of each site. These have been designed in accordance with the recommendations of the consultant occupational therapist.

The proposed development will not affect the density of the estate.

The following areas apply to the site and building at No.1 Belgard Park, as existing:

- Site area: 275 sq.m. / 0.068 acres
- Existing internal floor plan area: 29.5 sq.m.

The following areas apply to the site and building at No.1 Belgard Park, as proposed:

- Site area: 275 sq.m. / 0.068 acres (remains the same)
- Proposed ground-floor day-house and extension, internal area: 88.0 sq.m.

The following areas apply to the site and building at No.10 Belgard Park, as existing:

- Site area: 265 sq.m. / 0.065 acres
- Existing internal floor plan area: 29.5 sq.m.

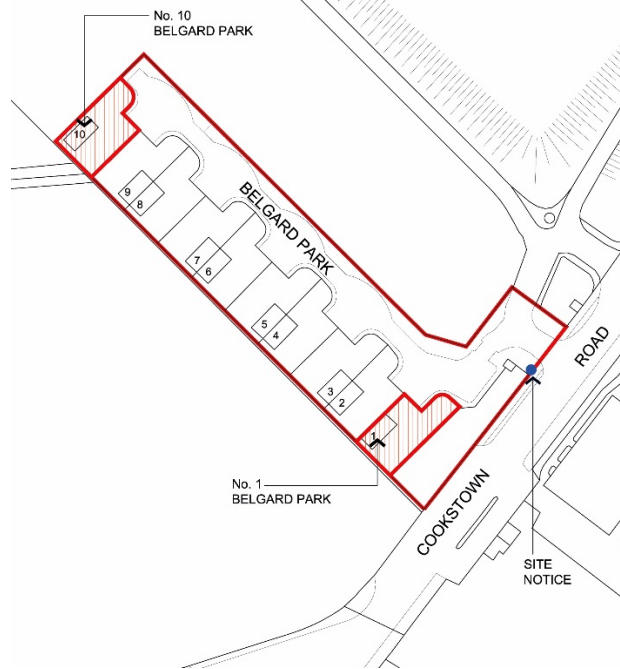
The following areas apply to the site and building at No.10 Belgard Park, as proposed:

- Site area: 265 sq.m. / 0.065 acres (remains the same)
- Proposed ground-floor day-house and extension, internal area: 84.5 sq.m.

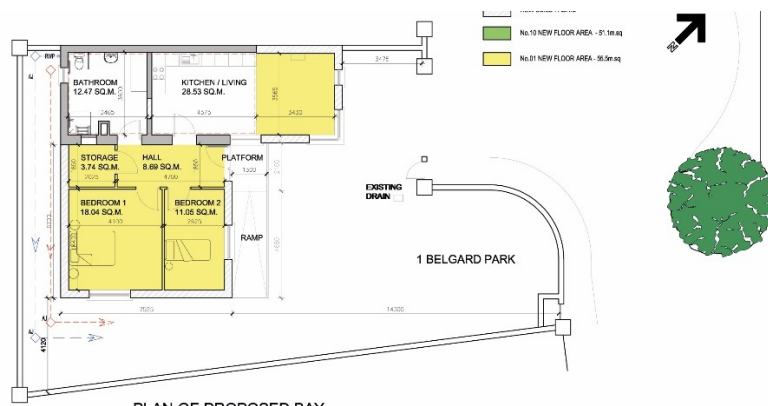
Following the end of the consultation process, and following the final presentation to the Council Chamber, the layout will be adjusted to reflect the outcomes of the public consultation.

The overall Project Budget is subject to approval by the Department of Housing, Planning and Local Government.

The proposed works have been approved in principal at the Tallaght Local Area Committee Meeting T/550/18 H17/1118 Item ID:60393

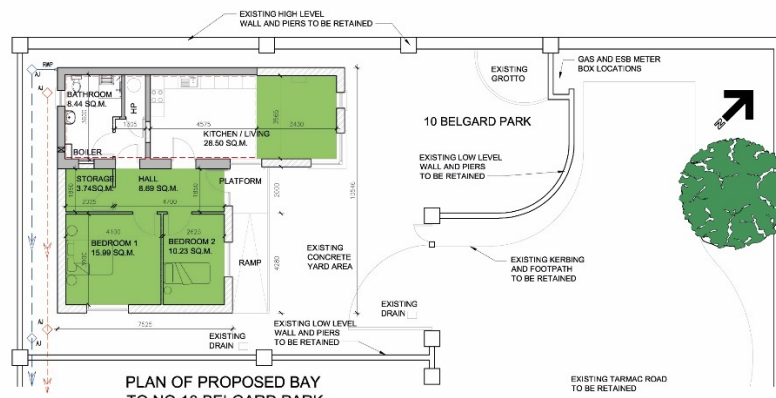


Site Plan



PLAN OF PROPOSED BAY TO NO. 1 BELGARD PARK

Plan of Proposal, Number 1 Belgard Park



PLAN OF PROPOSED BAY TO NO 10 BELGARD PARK

Plan of Proposal, Number 10 Belgard Park

Planning / Zoning for the site

Planning / Zoning

The lands are zoned – *South Dublin County Council Development Plan 2016-22*

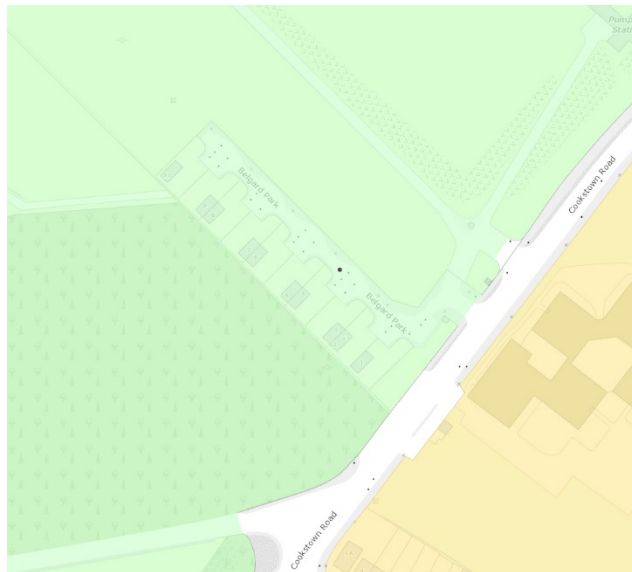
Objective RU

Zone: *Rural and Agriculture*

Abbreviation: *RU*

Objective: *“To protect and improve rural amenity and to provide for the development of agriculture”*

The zoning of the site, coloured pale green on the map below, supports an extension to each of the two Day-Houses and the criteria as applicable from the Development Plan supports the proposed density. The proposed development complies in principle with the relevant Development plan polices.



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

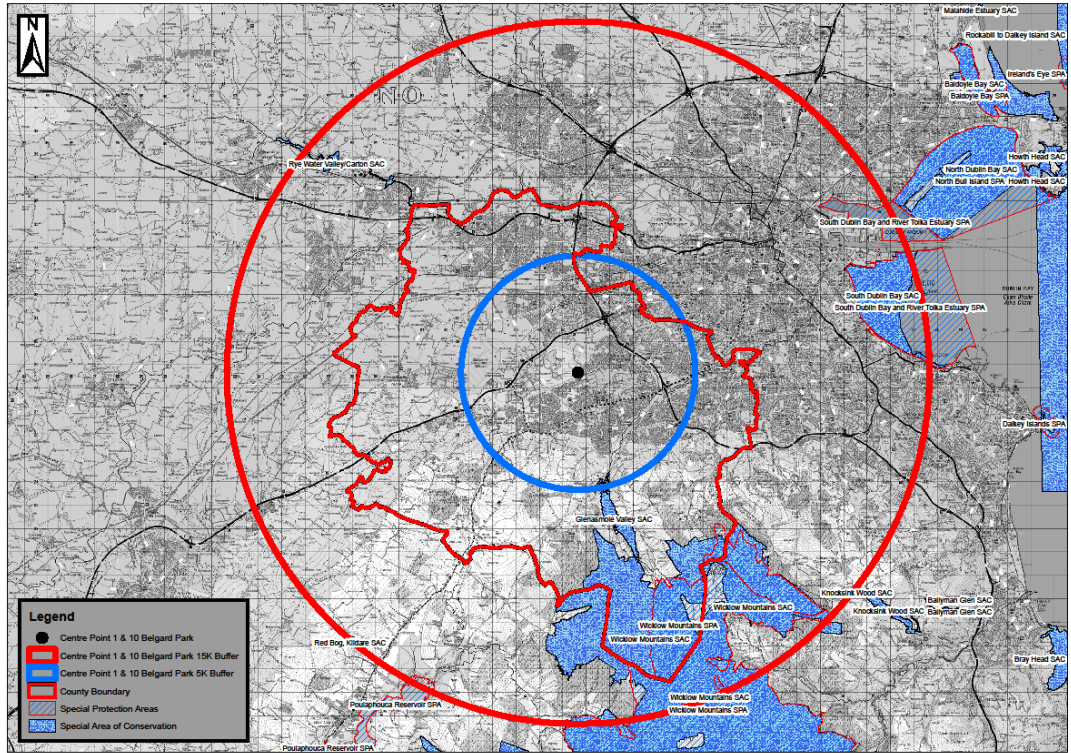
Table 11.16: Zoning Objective ‘RU’: ‘To protect and improve rural amenity and to provide for the development of agriculture’

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

- a In existing premises
- b In Villages to serve local needs
- c In accordance with Council policy for residential development in rural areas
- f In accordance with a Local Area Plan
- h For small-scale amenity or recreational purposes only

Table 11.14 (extract from page 97 of the County Development Plan 2016 – 2022)

	<p>The zoning of the site supports the proposed development. The proposed development complies in principle with the relevant Development plan policies.</p> <p>The development plan policies that affect the site directly are the following:</p> <p>2.3.4 INTERNAL RESIDENTIAL ACCOMMODATION H14 Objective 2: To support adaptable housing layouts that can accommodate the changing needs of occupants, through extension or remodelling.</p> <p>2.4.1 RESIDENTIAL EXTENSIONS Domestic extensions allow for the sustainable adaptation of the County’s existing housing stock. The South Dublin County Council House Extension Design Guide (2010) supplements the policies and guidance of the development plan.</p> <p>HOUSING (H) Policy 18 Residential Extensions It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.</p> <p>H18 Objective 1: To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).</p> <p>DENSITY</p> <p>Density will not be affected by the proposed works.</p> <p>Site Areas Total site area, No. 1 Belgard Park : 0.068 acres, 0.027 hectares, or 275m² Total site area, No. 10 Belgard Park : 0.065 acres, 0.026 hectares, or 265m²</p> <p>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 development on site.</p> <p>A screening assessment is required due the proximity of SAC and SPA site within 15km.</p>



Site in context of nearby Site covered by the Habitats Directive

Screening Assessment Conclusion

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.

This screening report has evaluated the proposed 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 site does not affect watercourses or developed park land.

Visual Inspection:

There are no trees present on the site that offer potential for roosting bats. The existing building is occupied and does not offer an appropriate habitat due to noise / human activity.

Conclusion:

A bat derogation licence is therefore not required for the proposed development as part of the Part 8 Approval.

Badger Survey:

There was no evidence of badgers using the site – The site is open and offers no cover and has invasive vehicular / pedestrian traffic to the exposed boundaries.

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.

	<p>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.</p> <p>5.2 Biodiversity Measures</p> <p>General recommendations for conserving and improving biodiversity within the site are presented below:</p> <ol style="list-style-type: none"> 1. Lighting No additional public lighting is proposed by this project. if any is required, 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 which could be 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: No additional planting is proposed by this project. If any is required, 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 – a small selection of one of these. 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.
<p>Project Description & Design</p>	<p>Development consisting of an Extensions and alterations to two Day-Houses at Nos. 1 & 10 Belgard Park, Cookstown Road, Tallaght, Dublin 24</p> <p>The proposed development shall consist of: An extension and alterations to be constructed at ground floor level to the existing Day-Houses at Nos. 1 & 10 Belgard Park, Cookstown Road, Tallaght, Dublin 24. Each extension will comprise 2-bedroom, 3-person and a bathroom.</p> <p>Works to the existing day-house will include: reconfiguration of the kitchen & shower room areas to create a kitchen, utility area and W.C. The living/dining area will also be extended.</p> <p>The works include: Extension and reconfiguration of the current building to create a 2 bedroom dwelling and all necessary associated ancillary works on the dwelling site.</p> <p>The works include: new landscaping works and all necessary associated ancillary works on the site and adjacent areas.</p> <p>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.</p>
<p>Landscaping</p>	<p>Restoration of the existing yard 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.</p>

Ancillary Works to Project:	Connection to existing local services (drainage, water, gas, electrical, telecoms) Alteration / Upgrading of existing landscaping and open space. Minor re-routing of existing services within the dwelling plot
Project Partners	Housing Construction Department of South Dublin County Council 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 - available to the existing day-house Needs to be fully scoped to ensure capacity of existing network. Attenuation provision and method to be agreed.
Foul drainage	Foul drainage - available to the existing day-house Needs 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	<p>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.</p> <p>The Screening Assessment conclusions are included above in compliance with the Directive. Other comments to be reviewed during consultation period.</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>
Irish Water	Application for Foul and Water services to be completed. No known diversions.
Parks	For Comment
Circulation to prescribed bodies	None required
October 2019	Anne Lynch FRIAI Senior Architect
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 during the consultation period.</p> <p>SPACE RESERVED FOR COMMENT following Consultation Process Review</p>

Unit Types	Dwelling Type	Comment	Number of Units according to type
DoHPLG Unit Types			
2 Bed / 3 Person [single-storey]	Day-House	Medium-sized family unit	2
Total number of units			2