

# COUNTY ARCHITECTS REPORT

**Proposed Social Housing Development consisting of 13 housing units on site located at Killinarden Heights, adjacent to Knockmore Avenue (adjoining St. Catherine's House) Tallaght, Dublin 24.**

**Consultation Process stage.**

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



Issue 31 May 2018

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**PART 8**

## COUNTY ARCHITECTS REPORT – Part 8 – display / consultation

**Project Title:**

Infill site at St. Catherine's on undeveloped lands on a site located at Killinarden Heights, adjacent to Knockmore Avenue (adjoining St Catherine's House), Tallaght, Dublin 24.

**County Architect:  
Senior Architect:  
Architects:**

Eddie Conroy FRIAI  
Patrick de Roe FRIAI  
Architectural Services Department, South Dublin County Council

**Public Notice:**

South Dublin County Council – Proposed Development

**Proposed Social Housing Development consisting of 7 housing units and 6 apartments units, 13 units in total, on undeveloped lands on a site located at Killinarden Heights, adjacent to Knockmore Avenue (adjoining St. Catherine's House), Tallaght, Dublin 24.**

**PLANNING & DEVELOPMENT ACT 2000-2015 PUBLIC CONSULTATION PROCEDURE UNDER PART 8 OF THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 2001 – 2015**

**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 consisting of 7 Housing units and 6 Apartments units, 13 units in total, on undeveloped lands on a site located at Killinarden Heights, adjacent to Knockmore Avenue (adjoining St. Catherine's House) Killinarden, Tallaght, Dublin 24.**

**In accordance with the requirements of the above, notice is hereby given that South Dublin County Council proposes:**

<b>No.</b>	<b>UNIT</b>	<b>ACCOMMODATION</b>	<b>TYPE</b>
<b>4</b>	<b>K5</b>	<b>3 Bedroom / 5 Person</b>	<b>2 Storey House</b>
<b>3</b>	<b>K4</b>	<b>3 Bedroom / 4 Person</b>	<b>2 Storey House</b>
<b>6</b>	<b>J3</b>	<b>2 Bedroom / 3 Person</b>	<b>3 Storey Apartment</b>
<b>13</b>	<b>TOTAL UNITS</b>		

The works include: New access off Killinarden Heights road, landscaping works to boundaries, ancillary landscaping works, and all necessary associated ancillary works on the site and adjacent areas. All units to be minimum A2 BER rated. The housing provision includes two / three storey units grouped in terraces.

Plans and particulars of the proposed scheme will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy for a period of **6 weeks** from **Thursday, May 31<sup>st</sup> 2018** during the public opening hours at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24 (between the hours of 9:00am – 5:00pm Monday to Thursday and 9.00am - 4.30pm on Friday).

**Submissions and Observations:**

A submission or observation 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, in writing, to the Senior Executive Officer, Housing Department, either

On-line <https://consult.sdublincoco.ie>  
up to **midnight on Friday, 27<sup>th</sup> July 2018,**

or

by a **written submission**  
no later than **4.30pm, Friday 27<sup>th</sup> July 2018.**

Please address your submission to:

**Senior Executive Officer,  
Housing Department,  
South Dublin County Council, County Hall,  
Tallaght,  
Dublin 24.**

**PLEASE NOTE:** Please ensure your submission is by one medium only. Only submissions received by **Friday 27<sup>th</sup> July 2018** and addressed as set out above will be considered. Submissions cannot be accepted in any other format or to any other postal address. Submissions and observations should state the name, address, and where relevant, details of any organisation, community group or company etc which you represent.

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

**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 - 2015. 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 the submissions / observations and names those to made them, along with a summary of the points made by them and the Local Authority's response.

Arising from consideration of the representations, the report sets out whether or not it is proposed to proceed as originally planned or to proceed with a modified proposal.

**Development by a Local Authority: 'Part 8'**

From time to time the Local Authority may carry out development within its administrative area, such as the construction of houses, roads, swimming pools, public toilets etc.

Development carried out by a Local Authority is often referred to as a 'Part 8':- this is reference to Part 8 of the Planning and Development Regulations 2001 which sets out the procedure for carrying out such developments.

Public consultation is an intrinsic part of the 'Part 8' process. This is achieved by public notices, public display of the proposal, observations by members of the public, reportage on observations received and a recommendation that considers all internal and public observations. The consultation may extend to advisory consultation meetings with local community and interest groups dependant on the particular circumstances and impact of the proposal, though such meetings are not proscribed under the legislation. The primary purpose of the process is to notify the public of the proposal and incorporate any observations validly submitted into a report to inform the Council on its decision to recommend the proposal.

Comments and observations on Proposed Developments by a Local Authority can only be received in writing between certain dates. The public notices should be referred to in this regard to ascertain the final date of receipt for observations.

Part 8 of the Planning and Development Act 2000 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 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.*

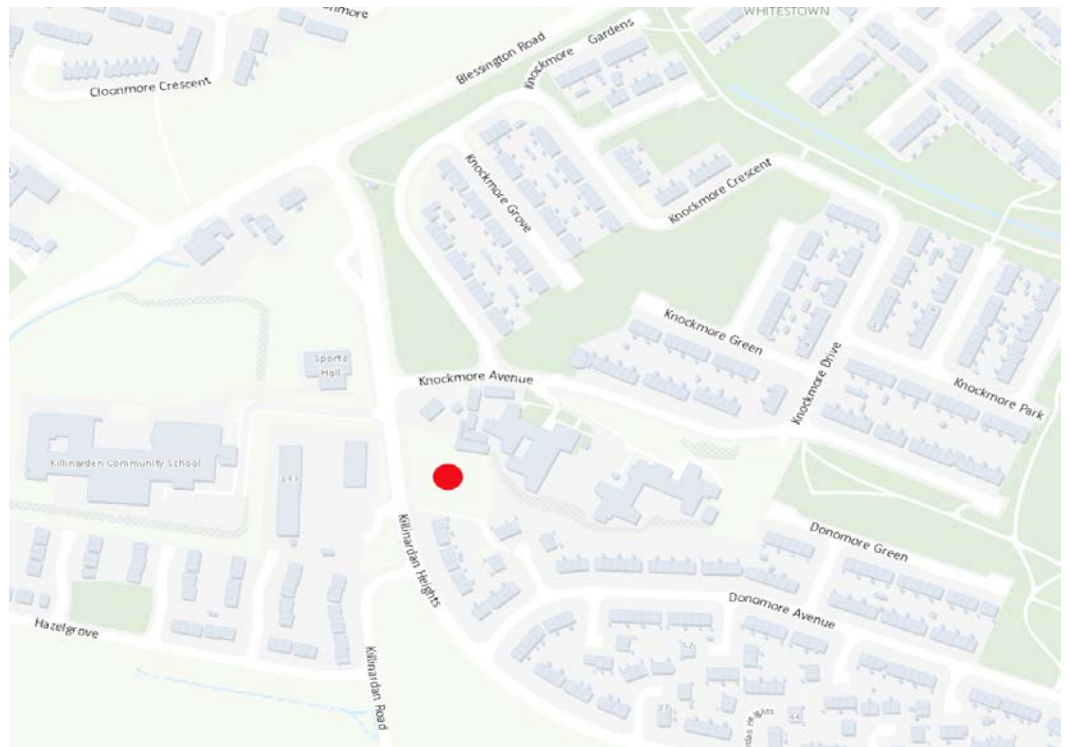
**Context:**

The site is accessed off Killinarden Heights, and is bounded by the Blessington Road/N81. The site is semi-rectangular in shape with the broad end focused on the busy road junction of Killinarden Heights and Knockmore Avenue.

The site has been in Council ownership for some time. The site is on undeveloped land and is relatively free of onsite services constricting development. The site is served by public transport, schools, and local facilities.

The site is bounded on one side by the busy residential road Killinarden Heights. The three other site boundaries met existing established housing of Knockmore and Donmore estates and the grounds of a school and Presbytery.

The existing north boundary consist of a high blockwork wall top by a 2.5 metres high railing. The east and west boundaries consist of a 2 meter high steel railing and to the south a 2 meter high block wall.



**Location**



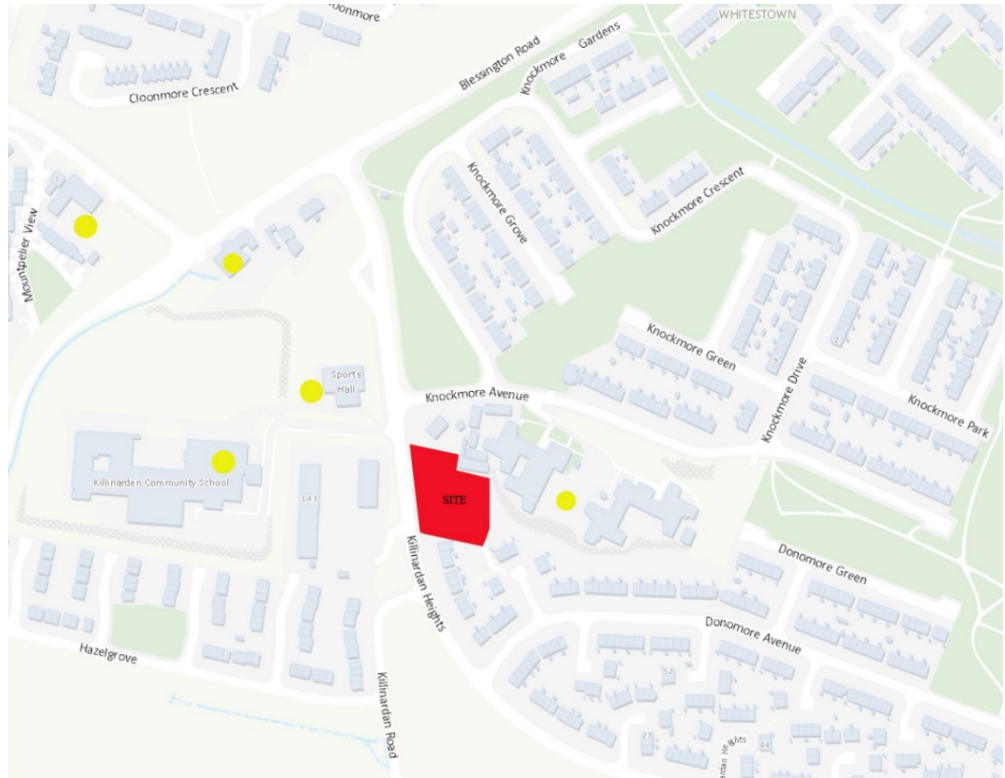
**Aerial view**



**View from entrance to Knockmore estate**



**View from Killinarden Heights**



### **Site Location and Extent**

Local facilities within a 5 minute walk are marked by a yellow circle  
The proposal for housing is supported by access to extensive parkland, sports facilities, schools, 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 insignificant land holdings in the general area. Hence this land holding must therefore be utilized effectively to assist in meeting the housing need.



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"**

<b>Table No. 3.2 Zoning Objective 'RES'</b>	
<b>"TO PROTECT AND/OR IMPROVE RESIDENTIAL AMENITY"</b>	
<b>USE CLASSES RELATED TO ZONING OBJECTIVE</b>	
<b>PERMITTED IN PRINCIPLE</b>	Halting Sites/Group Housing, Open Space, Public Services, Residential, Retirement Home
<b>OPEN FOR CONSIDERATION</b>	Bed & Breakfast, Betting Office, Carpark, Caravan Park-Residential, Cemetery, Church, Community Facility, Crèche /Nursery School, Cultural use, Doctor/Dentist etc. Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Household Fuel Depot, Industry-Light, Office-Based Industry, Offices less than 100 sq. m, Petrol Station, Public House, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Refuse Transfer Station, Residential Institution, Restaurant, Science and Technology Based Enterprise, Service Garage, Shop-Local, Shop-Neighbourhood, Veterinary Surgery.
<b>NOT PERMITTED</b>	Abattoir, Advertisements and Advertising Structures, Aerodrome/Airfield, Agricultural Buildings, Boarding Kennels, Caravan Park-Holiday, Cash & Carry / Wholesale Outlet, Concrete / Asphalt (etc.) Plant in or adjacent to a Quarry, Dance hall / Discotheque, Heavy Vehicle Park, Hospital, Hotel / Motel, Industry-Extractive, Industry-General, Industry-Special, Motor Sales Outlet, Offices 100 sq. m - 1,000 sq. m, Offices over 1,000 sq. m, Refuse Landfill / Tip, Retail Warehouse, Rural Industry-Cottage, Rural Industry-Food, Scrap Yard, Shops-Major Sales Outlet, Transport Depot, Warehousing.

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

The site is in the area of Tallaght, which is zoned Metropolitan Consolidation Towns.

**Table 1.1: South Dublin Settlement Hierarchy under the Regional Planning Guidelines**

HIERARCHY	DESCRIPTION	LOCATIONS	SOUTH DUBLIN
<b>GATEWAY CORE</b>	International business core and high density population, retail & cultural activities.	Dublin City Centre & Immediate Suburbs.	None identified in South Dublin County.
<b>CONSOLIDATION AREAS WITHIN THE GATEWAY</b>	Not defined by the RPGs. Considered necessary to address the established inner suburbs that are adjacent to the Gateway Core. Opportunities to strengthen and consolidate through infill and brownfield redevelopment.	Not defined by RPGs. Refers to the established suburban areas between the 'Gateway Core' and the 'Metropolitan Consolidation Towns'.	Palmerstown, Naas Road, Templeogue, Ballyroan, Ballyboden, Knocklyon, Firhouse, Ballycullen and parts of Greenhills, Terenure and Rathfarnham.
<b>METROPOLITAN CONSOLIDATION TOWNS</b>	Strong active urban places within the Metropolitan Area with strong transport links. These towns should be developed at a relatively large scale as part of the consolidation of the Metropolitan Area and to ensure that they support key public transport corridors connecting them to the City, to each other and to Large Growth Towns in the Hinterland. Long term growth could see them expanding to a population of up to 100,000 people in a planned and phased manner.	Swords, Blanchardstown, Lucan (inc. Adamstown), Clondalkin (inc. Clonburris), Tallaght, Dundrum, Dun Laoghaire, Bray.	Tallaght, Lucan (inc. Adamstown) and Clondalkin (inc. Clonburris).
<b>LARGE GROWTH TOWNS I</b>	Located in the Hinterland Area only. Key destinations, economically active towns supporting surrounding areas, located on multi-modal corridors. A population of up to 50,000 persons is envisaged.	Navan, Naas, Wicklow, Drogheda.	None identified in South Dublin County.

#### **CORE STRATEGY (CS) Policy 2 Metropolitan Consolidation Towns**

**It is the policy of the Council to support the sustainable long term growth of Metropolitan Consolidation Towns through consolidation and urban expansion.**

##### **CS2 Objective 1:**

To promote and facilitate urban expansion on designated Strategic Development Zone sites at Adamstown and Clonburris, in tandem with the delivery of high capacity public transport services and subject to an approved Planning Scheme.

##### **CS2 Objective 2:**

To provide sufficient zoned lands to accommodate future population growth in Metropolitan Consolidation Towns.

##### **CS2 Objective 3:**

To provide sufficient zoned land to accommodate services, facilities, retail and economic activity in Metropolitan Consolidation Towns.

##### **CS2 Objective 4:**

To promote and support the regeneration of underutilised industrial areas within areas designated with Zoning Objective Regeneration 'REGEN' (to facilitate enterprise and/or residential led regeneration).

##### **CS2 Objective 5:**

To promote and support high quality infill development in existing built-up areas.

##### **CS2 Objective 6:**

To promote higher residential densities at appropriate locations, adjacent to town centres or high capacity public transport nodes (Luas/Rail).



Zoning map for Area

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

#### HOUSING (H) Policy 1 Housing Strategy

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

##### H1 Objective 1:

To significantly increase the stock of social housing in the direct control of South Dublin County Council in order to meet the long term housing needs of those households on the local authority housing list.

##### H1 Objective 4:

To promote social integration and facilitate a diverse range of dwelling tenures within housing developments, including social housing in a balanced way in all Local Electoral Areas of the County.

#### HOUSING (H) Policy 17 Residential Consolidation

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

##### H17 Objective 1:

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

##### H17 Objective 2:

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

	<p><b>DENSITY</b></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 : 0.35 hectares [ 3509m<sup>2</sup> ]</p> <p>There are 13 Units in the development which gives a density of 37 / hectare.</p> <p>The density is well below that utilized on commercial densities and represents a measured and modest development of the site. The density is based on the appropriate ‘village’ density and the proposed design seeks to reinforce a village model with semi-private courtyards and passive surveillance provided to all areas.</p> <p>The proposals as submitted for Part 8 Public Consultation are in compliance with the Development Plan Objectives.</p>
<p><b>Project Description &amp; Design</b></p>	<p>Proposed Social Housing Development consisting of 7 Housing units and 6 Apartments units, 13 units in total, on undeveloped lands on a site located at Killinarden Heights, adjacent to Knockmore Avenue (ajoining St. Catherine’s House) Killinarden, Tallaght, Dublin 24.</p> <p>The 13 housing units comprise of:</p> <ul style="list-style-type: none"> <li>• 3 no. 3 bedroom/4 person units - 2 storey</li> <li>• 4 no. 3 bedroom/5 person units - 2 storey</li> <li>• 6 no. 2 bedroom/3 person units - 3 storey apartment block</li> </ul> <p>The works include:  A new access road off Killinarden Heights, landscaping works to boundaries and new park/play area, ancillary works to landscape housing areas, and all necessary associated ancillary works on the site and adjacent areas. All units are to be a minimum A2 BER rated.  The housing provision includes two / three storey units grouped in terraces.</p> <p>The proposal consists of:  A series of terraces arranged on the semi rectangular to form a ‘village’ group. Comprising a short entry road that gives way to individual semi private courtyard groupings. The two apartment blocks and two of the houses are orientated to front onto Killinarden Heights tying in with the existing housing context. The remaining houses are orientated to overlook the new courtyard and play area space formed with a backdrop of new and existing planting.</p>



**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 DoHPC&GL approval.

**W3e**

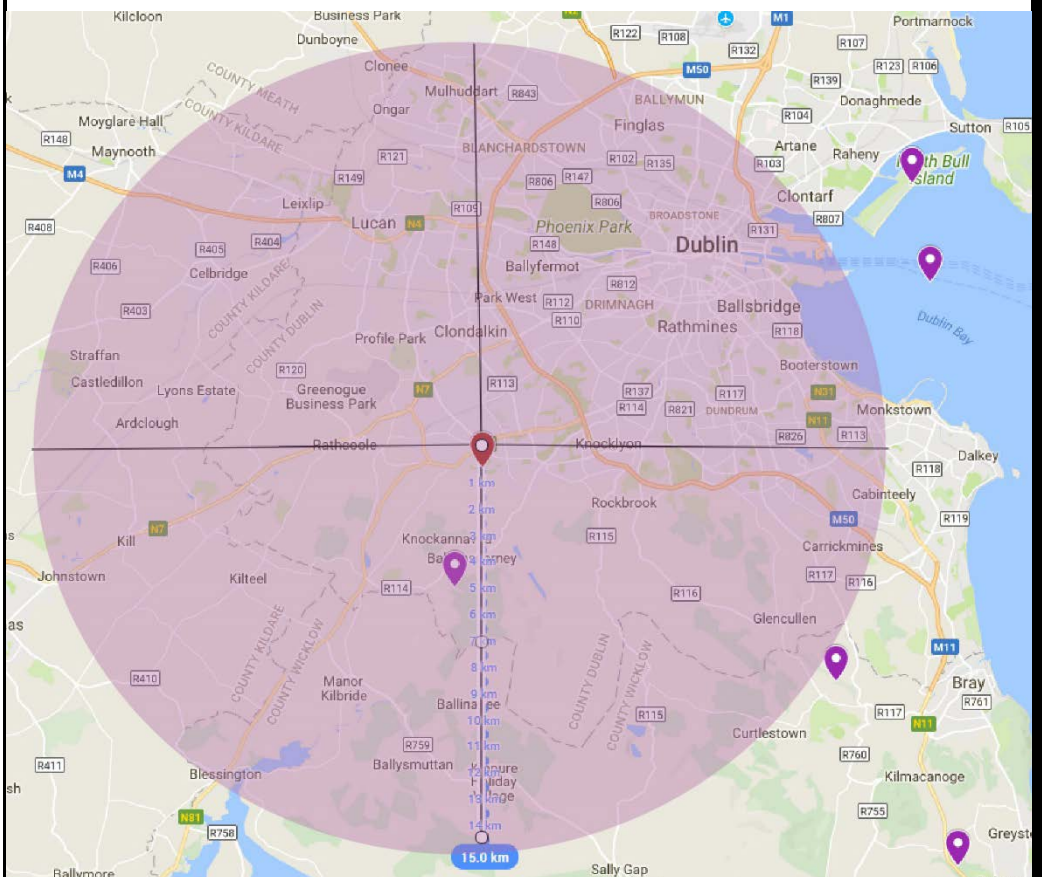
Retention of existing healthy mature trees and supplementary planting in accordance with the proposed development landscaping scheme. Removal of undergrowth and weed plants on site.

**Ancillary Works to Project:**

Re-routing of existing services  
Alteration / Upgrading of existing landscaping and open space.  
Ensuring that all development is above flood line.

**Project Partners**

Housing Construction Department  
Department of Housing, Planning, Community & Local Government

<p><b>Site / Services Constraints:</b></p>	<p>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.</p>
<p><b>Internal Comments</b></p>	<p>Water Supply – water supply is adequate</p> <ul style="list-style-type: none"> <li>• Foul drainage – requires to be fully scoped to ensure capacity of existing network</li> <li>• Surface water - requires to be fully scoped to ensure capacity of existing network. Attenuation provision and method to be agreed.</li> <li>• Ensure floor levels are above 100 year projected floor events.</li> <li>• A survey, prior to any disturbance of the overall site, is required to fulfil legislative obligations under the EU Habitats Directive.</li> <li>• Roads access and capacity are within acceptable and safe limits.</li> <li>• Other comments to be reviewed during consultation period.</li> </ul>
<p><b>Habitats Directive Assessment</b></p>	<p><b>Habitats Directive Assessment</b></p> <p><b>Ecological Survey and Screening of a proposed housing development on site.</b></p> <p>A screening assessment is required due the proximity of SAC and SPA site within 15km.</p>  <p><b>Site in context of nearby Site covered by the Habitats Directive</b></p>

### **Screening Assessment Conclusion:**

This screening report has evaluated the proposed development of a housing development by South Dublin County Council at the site, to determine whether or not significant negative impacts on Natura 2000 sites are likely to arise by virtue of its construction and use.

The report finds that the project will not, either individually or in combination with other plans and projects, give rise to significant effects on the integrity of any Natura 2000 site.

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

### **5.2 Biodiversity Measures**

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

1. Lighting should be designed and installed with controlled targeting a priority:

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

2. Planting of native species:

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

Climbers such as honeysuckle (*Lonicera periclymenum*) are beneficial to moths and other nocturnal insects while shrubs such as Hebe and Buddleja are beneficial to daytime and some night insects.

Landscaping proposals should consider providing nectar rich flowers for insects across the season. Suitable spring flowers include: bluebell, bugle, crab apple, daffodil, flowering cherry and currant, forget-me-not (*Myosotis*), hellebore (*Helleborus corsicus*, *H. foetidus*), Pulmonaria, rhododendron, rosemary, Viburnum, thrift (*Armeria maritima*). Early-summer flowers include; Aquilegia, Astilbe, Campanula, comfrey, everlasting sweet pea (*Lathyrus latifolius*), fennel, foxglove, Geranium, Potentilla, snapdragon, Stachys, teasel, thyme, Viper's bugloss (*Echium vulgare*), Verbascum. Late-summer flowers include; Angelica, Aster, cardoon, Cornflower (*Centaurea*), dahlia (single-flowered), Delphinium, Eryngium, Fuchsia, globe thistle (*Echinops*), heather, ivy, lavender, penstemon, scabious, sedum, Verbena bonariensis.

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.

**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.**

**SPACE RESERVED FOR COMMENT following Consultation Process Review**



Unit Types DoHPC&LG Unit Types	Dwelling Type	Comment	Number of Units according to type
3 Bed / 4 Person [2 storey ]	<b>K4</b>	Smaller family unit	<b>3</b>
3 Bed / 5 Person [2 storey ]	<b>K5</b>	Medium family unit	<b>4</b>
2 bed / 3 person- [3 storey apartment block]	<b>J3</b>	Smaller family unit	<b>6</b>
<b>Total number of units</b>			<b>13</b>