

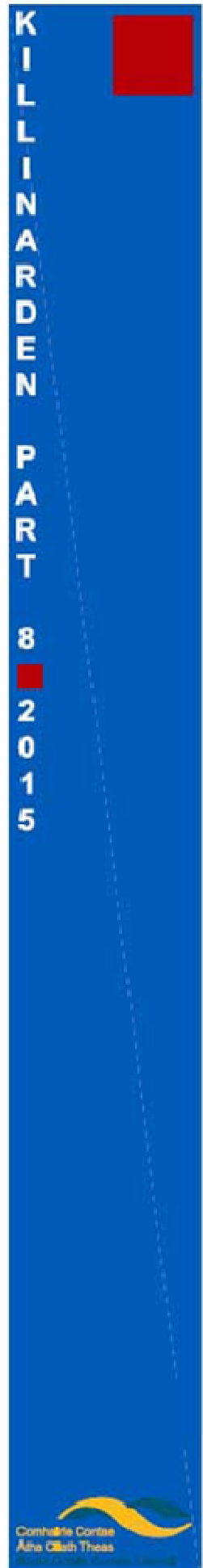
COUNTY ARCHITECTS REPORT

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

**Recommendation to Council to Approve Development
following display, and incorporating responses to
observations and consultation.**

KILLINARDEN INFILL 2015

Issued 5th November 2015



	COUNTY ARCHITECTS REPORT – Part 8 – display / consultation
Project Title:	Infill site at Killinarden, Killinarden Estate, Dublin 24
County Architect: Senior Architect: Architects:	Eddie Conroy FRIAI Patrick de Roe FRIAI Architectural Services Department, South Dublin County Council
Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001	<p>Part 8 (Public Consultation Schemes)</p> <p>Developments by a local authority are subject to a public consultation process as set out in the Planning & Development Regulations, 2001 - 2012. This procedure requires that notice of the proposed development be given in the public press and that a site notice be erected. If any submissions or observations are received, a report is presented to the members of the Council. This report contains a list of the observations along with a summary of the points submitted, and the response of the Local Authority.</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 in response to the consultation.</p> <p>Development by a Local Authority: 'Part 8'</p> <p>From time to time the Local Authority may carry out development within its administrative area, such as the construction of houses, roads, swimming pools, public toilets etc.</p> <p>Development carried out by a Local Authority is often referred to as a 'Part 8':- this is a reference to the Part 8 of the Planning and Development Regulations 2001 which sets out the procedure for carrying out such developments.</p> <p>Public consultation is an intrinsic part of the 'Part 8' process. This is achieved by public notices, public display of the proposal, observations by members of the public, reportage on observations received and a recommendation that considers all internal and public observations. The consultation may extend to advisory consultation meetings with local community and interest groups, and local councilors, dependent on the particular circumstances and impact of the proposal, though such meetings are not proscribed under the legislation. The primary purpose of the process is to notify the public of the proposal and incorporate any observations validly submitted into a report to inform the Council on its decision to recommend the proposal.</p> <p>Valid observations on the Proposed Development by a Local Authority can only be received in writing between certain dates. The public notices should be referred to in this regard to ascertain the final date of receipt for observations.</p> <p>Part 8 of the Planning and Development Act 2000 – 2007 refers to requirements in respect of specified development by, on behalf of, or in partnership with Local Authorities. Part 8 applications are generally lodged by the proposing department within the Council. Article 80 of the Planning and Development Regulations 2001 sets out a list of the types of development prescribed for the purposes of the act.</p>

The process is as follows:

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

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

There is no fee payable on a Part 8 application.

The application is referred to internal works Departments in the City Council – (Roads, Water, 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 lodgment. This date is specified in the public notices. There is no fee charged for observations/submissions on a Part 8.

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 Part consultation may be rejected, approved, or amended by resolution by the Council.

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:

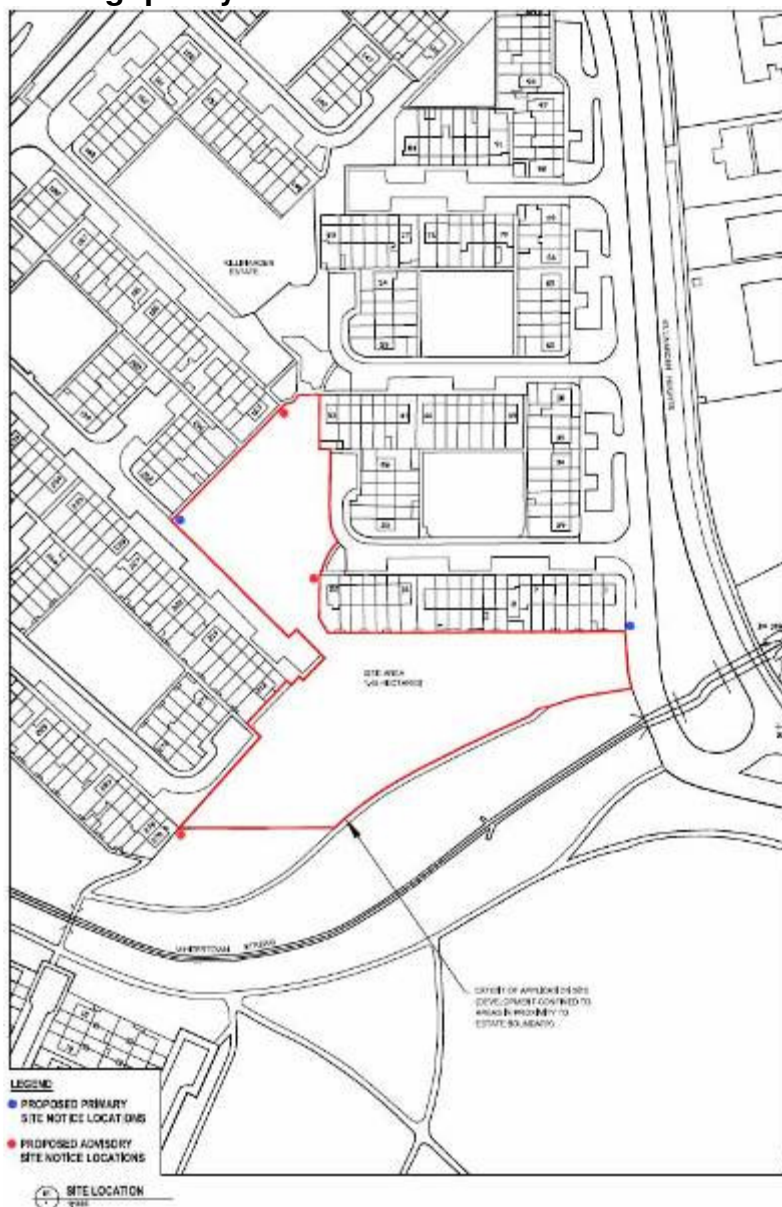
The site is accessed off Killinarden Heights and the primary road access to Killinarden Estate by the Whitestown Stream bridge. The access to the inner site is via 1-28 Killinarden Heights. The site is served by public transport, schools, and local facilities. The overall site has an older estate with many of the terraces facing each other but with the rear of the houses addressing the open space.

The main site is positioned on land sloping down to the Whitestown Stream and backing onto the rear exposed garden walls of 1-22 Killinarden Estate. The inner site backs onto the rear garden walls of 206-212 Killinarden Estate and faces across obliquely a clear grassed area.

The improvement of the quality of open space in the area is an objective together with the primary objective of providing an integrated housing infill.

Housing Need in the area:

There is an established and chronic housing need in the area. Sites for council development are not readily available, and the council does own mostly ribbon strips of land in the area. Land holdings must therefore be utilized effectively and add the existing quality of environment.



Planning / Zoning for the site

Planning / Zoning

The lands are zoned – **South Dublin County Council Development Plan Zoning Objective 'A'**

Land-Use Zoning

Zoning Objective 'F' "To Preserve and Provide for Open Space and Recreational Amenities"	
Use Classes Related to Zoning Objective	
Permitted in Principle	Community Centre, Cultural Use, Open Space, Recreational Facilities/Sports Club, Traveller Accommodation.
Open for Consideration	Agricultural buildings, Bed & Breakfast ^a , Boarding Kennels, Carpark, Caravan Park-Holiday, Cemetery, Childcare Facilities, Education, Garden Centre, Guest House ^a , Home Based Economic Activities, Hospital, Hotel/Motel, Industry-Extractive, Place of Worship, Public Services, Recreational-Commercial, Recycling Facility, Refuse Landfill/Tip, Residential, Restaurant.
Not Permitted	Abattoir, Advertisements and Advertising Structures, Aerodrome/Airfield, Betting Office, Caravan Park-Residential, Cash & Carry/Wholesale Outlet, Concrete/Asphalt Plant in or adjacent to a Quarry, Dance Hall/Discotheque, Doctor/ Dentist, Enterprise Centre, Funeral Home, Health Centre, Heavy Vehicle Park, Household Fuel Depot, Industry-General, Industry-Light, Industry-Special, Motor Sales Outlet, Nursing Home, Office-Based Industry, Offices less than 100m ² , Offices 100m ² -1,000m ² , Offices over 1,000m ² , Petrol Station, Off Licence, Primary Health Care Centre, Public House, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Rural Industry-Cottage, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Discount Food Store, Shop-Local, Shop-Major Sales Outlet, Shop-Neighbourhood, Transport Depot, Veterinary Surgery, Warehousing.

The zoning of the site supports a housing development, permitted in principle, and the criteria as applicable from the Development Plan supports the planning arrangement of the proposed. The proposed development complies in principle with the relevant Development plan polices.



Zoning map for Area

Planning / Zoning

Land-Use Zoning

The lands are zoned –

Zoning Objective ‘A’

“To Protect and Improve Residential Amenity”

Open for Consideration includes:

Agricultural buildings, Bed & Breakfast, Childcare Facilities, Education, Garden Centre, Home Based

Economic Activities, Place of Worship, Public Services, Recreational-Commercial, Residential.

The above requires a considered view of any development on the site to ensure that the ensuing development complies with the relevant Development plan policies.

Zoning for Area

The development plan policies that affect the site directly are the following :

1.2.14.v Policy H5: Inner suburban/ infill Densities

It is the policy of the Council to promote the provision of additional dwellings on appropriate sites within inner suburban areas, proximate to existing or due to be improved public transport corridors, particularly to eliminate where there is proven anti-social behaviour in the area, by facilitating infill residential development or sub-division of dwellings subject to safeguards outlined in Sustainable Neighbourhoods in Section 1.4 or being in accordance with Local Area Plans or Approved Plans.

1.2.14.vi Policy H6: Inner suburban/ infill Densities on Council Owned Land

It is the policy of the Council to identify sites for small-scale infill housing development on lands in Council ownership which are no longer considered appropriate for retention as open space and/or recreational areas (i.e. lands subject to zoning objective ‘F’).

These are areas of open space in some estates which are of little amenity value due to their size, location or configuration. Open spaces which are not overlooked by housing can also become the focus of anti-social behaviour. The Council will identify suitable sites for appropriate infill development, having regard to protection of the amenity of existing residents, and the availability of alternative usable space in close proximity. This policy will only be pursued where in-depth consultation takes place with the relevant communities concerned and when examining nearby alternative usable open space takes account all age groups. This policy will be pursued in accordance with the same standards as apply to private estates i.e.

	<p><i>building heights, building lines etc. An Approved Plan will be drawn up and adopted to control any such proposed infill development, where the area of land considered for development is greater than 2 hectares.</i></p> <p>The proposals are in compliance with the above requirements.</p> <p>DENSITY</p> <p>The zoning for the area allows a medium density, dependant on a number of factors stipulated by the development plan. This would produce an intensive for of development and the current density of the existing Killinarden Estate has been taken as a model for the development proposed.</p> <p>The density is well below that utilized on commercial densities and represents a measured and modest development of the site. The proposals as submitted for Part 8 Public Consultation are in compliance with the Development Plan Objectives.</p>
<p>Project Description & Design</p>	<p>Development of a 26 unit infill housing project on lands between the Whitestown Stream and in Killinarden Estate, located to the rear of 1-22 Killinarden Estate, to the rear of 169, 206-212 Killinarden Estate, and to the side of 213 Killinarden Estate, all at Killinarden Estate, Tallaght, Dublin 24, comprising:</p> <p>11 no. 3 bedroom/ 4 person units / 2 storey 7 no. 3 bedroom/ 5 person units / 2 storey 1 no. 3 bedroom/ 6 person units / 2 storey + attic 4 no. 3 bedroom / 5 person / 2 storey / semi-adaptable 3 no. 3 bedroom / 5 person / 1-2 storey adaptable unit.</p> <p>The proposal consists of:</p> <p>Landscaping works to boundaries and existing park, play areas, ancillary works to landscape existing housing areas, and all necessary associated ancillary works on the site and adjacent areas. The housing provision includes two storey houses primarily grouped in terraces, or semidetached, backing onto existing boundaries / rear lanes.</p> <p>The houses are orientated to overlook the new green spaces formed or the road access to the new housing, with a backdrop of new or existing planting.</p> <p>The existing open space area facing the houses, and the space facing existing houses in the inner site will be landscaped, existing trees supplemented, with existing mature healthy trees to the open spaces retained where feasible.</p> <p>The housing is grouped to address the public space –</p> <ul style="list-style-type: none"> • Provide a landscaped pedestrian link between the different estate areas that is safe and supervised by dwellings. • The new housing is oriented to provide smaller intimate open spaces areas from the existing green. • The rear boundaries, currently exposed, will be protected.

- The scale has been retained at the current mix for the area of two storey, with the small percentage at one-two storey. The mix of semi-detached or terrace form represents a retention of the average current density of development in the area.
- The new houses have been designed to maximise solar gain and the enjoyment of natural light.

The density of the development is significantly lower than the developments in the last 15 years as it is an infill to an existing estate, rather than a stand-alone development. It is important that issues regarding providing passive surveillance to open spaces override any considerations on achieving contemporary density levels – see comment on density in the planning section.

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. There will be consultation with all Residents Associations registered with the council.

The Overall Project Budget is subject to department of environment approval and compliance with the principles set out in the guidelines 'Sustainable Communities' published by the Department of Environment and Local Government.

Site Details

See contour map
And illustration below-



Aerial view of site

Note that while the site area defined is large to include landscaped areas, the proportion of area covered by housing is restricted to defined boundary wall conditions.

The concept is illustrated below.



Plan of Proposal



Boundary wall area with infill proposed. Access to be subject to consultation with existing residents.



Main infill area above Whitestown stream



View to Whitestown Stream and open space to be upgraded

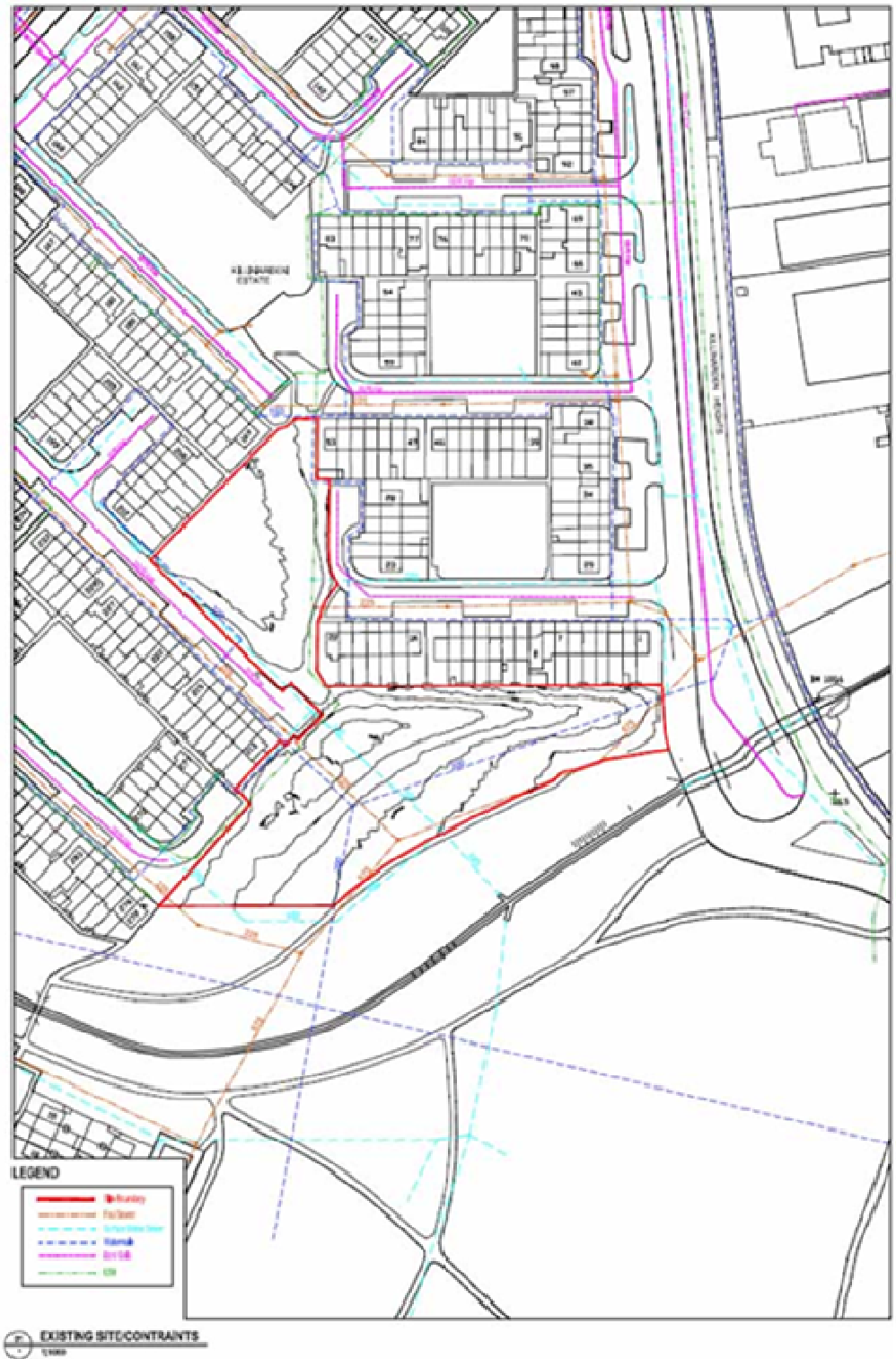


Local upgrade with ‘pocket park’ to be created



Main infill area – area from path to right to be landscaped back to infill

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 Environment and Local Government Environment Department Local Community and residents
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 on Services and statutory compliances	<ul style="list-style-type: none"> • Foul drainage – requires to be fully scoped to ensure capacity of existing network • Surface water - requires to be fully scoped to ensure capacity of existing network. Attenuation provision and method to be agreed. • Ensure floor levels are above 100 year projected floor events. • A survey, prior to any disturbance of the overall site, may be required to fulfil legislative obligations under the EU Habitats Directive. • Roads access and capacity are within acceptable and safe limits. • Other comments to be reviewed during consultation period. • Water Supply – water supply is adequate but investigations required to locate and if necessary divert mains. <p>This report will be updated at final report state to Council.</p>



Part 8 Submissions
& Commentary

All submissions will be recorded by the Housing Department and a commentary will be provided in the final report on the observations relating to the design of the project.

Unit Types	Dwelling Type	Comment	Number of Units according to type
DoE Unit Types			
3 Bed / 4 Person [2 story]	K4	Smaller family unit	11
3 Bed / 5 Person [2 story]	K5	medium family unit	7
3 Bed / 6 Person [2 story + attic]	K6	Medium+ family unit	1
3 bed / 5 person- 2 storey	L5	medium family unit -No overlooking to rear. Limited GF adaptability	4
3 Bed / 5 Person [1.5 / 2 story]	C5	Corner unit / medium family/ adaptable	3
Total number of units			26

Public Notice Description

PLANNING & DEVELOPMENT ACT 2000-2011 PUBLIC CONSULTATION PROCEDURE UNDER PART 8 OF THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 2001 – 2013

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

Development of a 26 unit infill housing project on lands between the Whitestown Stream and in Killinarden Estate, located to the rear of 1-22 Killinarden Estate, to the rear of 169, 206-212 Killinarden Estate, and to the side of 213 Killinarden Estate, all at Killinarden Estate, Tallaght, Dublin 24, comprising:

- 11 no. 3 bedroom/ 4 person units / 2 storey
- 7 no. 3 bedroom/ 5 person units / 2 storey
- 1 no. 3 bedroom/ 6 person units / 2 storey + attic
- 4 no. 3 bedroom / 5 person / 2 storey / semi-adaptable
- 3 no. 3 bedroom / 5 person / 1-2 storey adaptable unit.

The proposal consists of:

Landscaping works to boundaries and existing park, play areas, ancillary works to landscape existing housing areas, and all necessary associated ancillary works on the site and adjacent areas. The housing provision includes two storey houses primarily grouped in terraces, or semidetached, backing onto existing boundaries / rear lanes.

Plans and particulars of the proposed schemes will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from Thursday 30th July 2015 to 10th September 2015 at the following location:

South Dublin County Council, County Hall, Tallaght, Dublin 24 and (between the hours of 9:00am – 5:00pm Monday to Thursday and 9.00am - 4.30pm on Friday).

The plans and particulars can be viewed on South Dublin County Council's website – www.sdcc.ie

Written submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the developments would be situated, may be made in writing to arrive no later than 4.00pm on Thursday the 24th September 2015 to:

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

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

All advertised information, maps and drawings in relation to South Dublin County Council is available on our website 24 hours a day seven day a week

REPORT AND DISPLAY STAGE

THIS SECTION TO BE FOLLOWED BY A REPORT ON
CONSULTATION WITH THE PUBLIC UNDER PART 8 of the
PLANNING ACTS

	CONSULTATION and RECOMMENDATION STAGE	
Summary of Consultation process	<p>A large number of observations have been received on the Part 8 application and the observations are responded to in the report from the client department, the Housing Department.</p> <p>The project was reviewed at the Tallaght Local Area Committee earlier in the year with all councillors circulated with the proposal. The project, at consultation stage, was notified through public notices with observations invited on the proposals. A meeting was held with the residents of Killinarden to brief them on the proposals, with Local Councillors in attendance. A further consultation meeting was arranged and both residents groups and councillors were invited to contribute.</p> <p>The observations are summarised as follows:</p>	
	Observation	Comment
Summary of generic Observations submitted and responses	<p>1. The site is unsuitable for housing.</p> <p>2. The proposed development will affect the light and views enjoyed to the rear of the existing terrace facing the mountains.</p> <p>3. Negative impact on the residents of Killinarden during construction. Impact / Security concerns & traffic issues raised</p>	<p>1. The site is on unused ground which does not form a part of the park and is not landscaped as a park. In respond it is proposed to formalise the relationship between the proposed housing and the park by creating a residential park to interface with the park proper.</p> <p>2. The Part 8 Consultation has been redesigned and modified to re-orientate the project so that both light and views are greatly enhanced compared with the original proposal. The terraces proposed are now orientated at right angles to the existing terrace, allowing views to the mountains to be retained and also allowing a significantly greater proportion of south light to be enjoyed by the existing terrace. This observation was the most significant and repeated objection to the project and has been addressed in the revised design. The revision also includes the addition of a full adaptable house to meet needs in the area.</p> <p>3. The construction stage will include a full health & Safety assessment of construction and provisions for post occupancy. Immediate action to be taken on any incursion or trespass to the existing properties. The integrity of the boundaries and property to be maintained at all times. Restrictions on working hours, and any stipulated for traffic, to be enforced. The development is within the proper planning criteria applicable. Prior to commencement of</p>

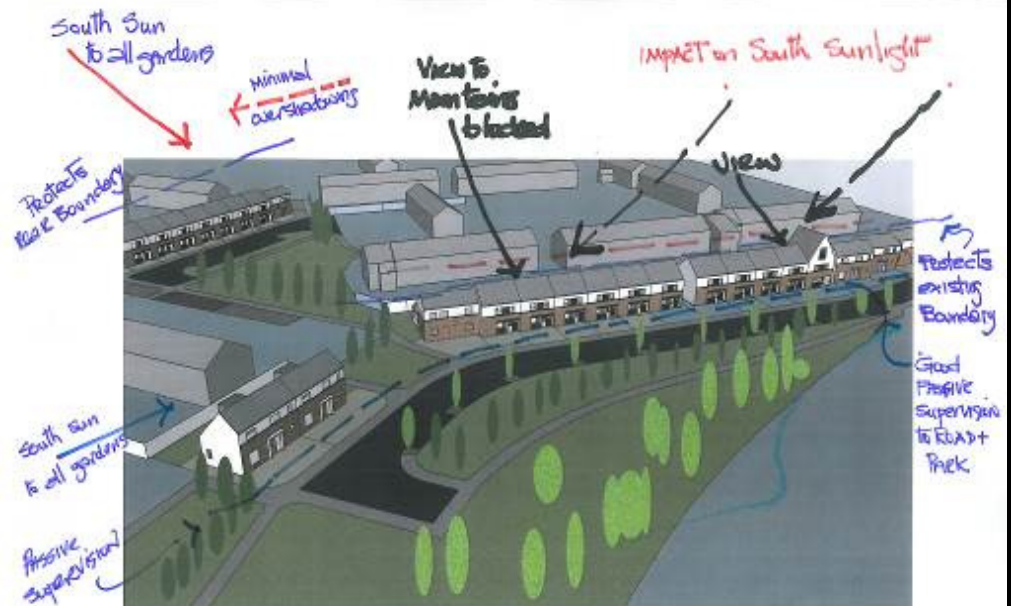
		<p>construction, measures on security issues, particularly to exposed boundaries, to be agreed prior to construction; continuous review through named contacts during construction with measures as appropriate; post contract evaluation and measures to prevent short cuts through property to be enforced. Immediate action to be taken on any incursion or trespass to be taken. The integrity of the boundaries and property to be maintained at all times.</p>
	<p>4. Status of laneways to the rear of the development – currently with low usage.</p>	<p>4. The development interfaces with two laneways serving the existing terraces. The overall impact of the development is minimal on the laneways and the area does not form part of the site to be built on. The laneways may therefore be incorporated into the existing properties and Housing maintenance / Estate officers will initiate a consultation process to establish that the existing residents require in terms of access and ownership.</p>
	<p>5. Assertion that property in the area will be devalued due to proposed development.</p>	<p>5. The development will not increase the proportion of social housing significantly. The site zoning allows housing development to be considered. Property valuation is not a planning criteria.</p>
	<p>6. Significant increase in social housing in an area that already has a high proportion of social housing.</p>	<p>6. Social housing forms a significant percentage of the overall household percentage in the area, with a further significant proportion in private ownership through the purchase scheme. The development will increase the proportion of social housing in area but it will have separate access to the largest group of housing reducing its impact overall. The Part 5 provision in the Planning Acts in any future proposed private developments will provide for a better balance if such developments arise. The development serves an immediate and urgent need. The mix within the overall council site provides for a wide range of tenancies: - standard family, small family, special needs, senior citizens / sheltered accommodation and special adapted.</p>
	<p>7. Impact on traffic / access.</p>	<p>7. The road access is established to the main estate and is more than sufficient to cater for the traffic generated by the proposed</p>

	<p>8. Foul and Surface drainage</p> <p>9. Impact on water supply network.</p> <p>10. Other utilities</p> <p>11. Alternative means of procuring social housing.</p> <p>12. EU Habitats Directive.</p> <p>13. Flood Risk</p>	<p>development. The smaller group of housing will served by the existing infrastructure of estate roads. The larger group of housing will have separate access from the main estate access road reducing its impact overall.</p> <p>8. The foul and surface water network is adequate to serve the development.</p> <p>9. The water supply network is adequate and has been supplemented.</p> <p>10. All other utilities are in the area and capable of serving the development.</p> <p>11. A number of observations suggested various other ways of procuring social housing. Those suggestions are welcome given the current housing need and will be followed through on other sites as the opportunities arise. It is hoped that this project will contribute in a small but significant way to the immediacy of the need.</p> <p>12. A Screening Assessment carried out under the EU Habitats Directive clearly indicates that there will be no adverse effect generated by the development.</p> <p>13. The site has a low risk of flooding for the overall site and falls within CEFRAMS range of 1000 years for the substantive portion of the site. The lower end of the site has experienced flooding to the initial road access area. All houses and gardens, excepting the lowest house where the rear portion of the garden is in a risk area, are within the 1000 year risk rating. Flood remediation works have been carried out to the Whitestown Stream, the source of the flooding, within the last 4 years to address the problem.</p>
<p>Consultation Meetings</p>	<p>Consultation Meetings with Local Councillors</p> <p>Following an assessment of the observations during consultation, a meeting was arranged to consult on the response to issues raised / resolved with both local residents groups and local councillors -both residents groups and councillors were invited to contribute.</p> <p>The meeting was in the format of a briefing on the various issues and objectives of the site, a session allowing clarification on issues of concern to the Councillors and Residents Representative, and a general input and response.</p>	

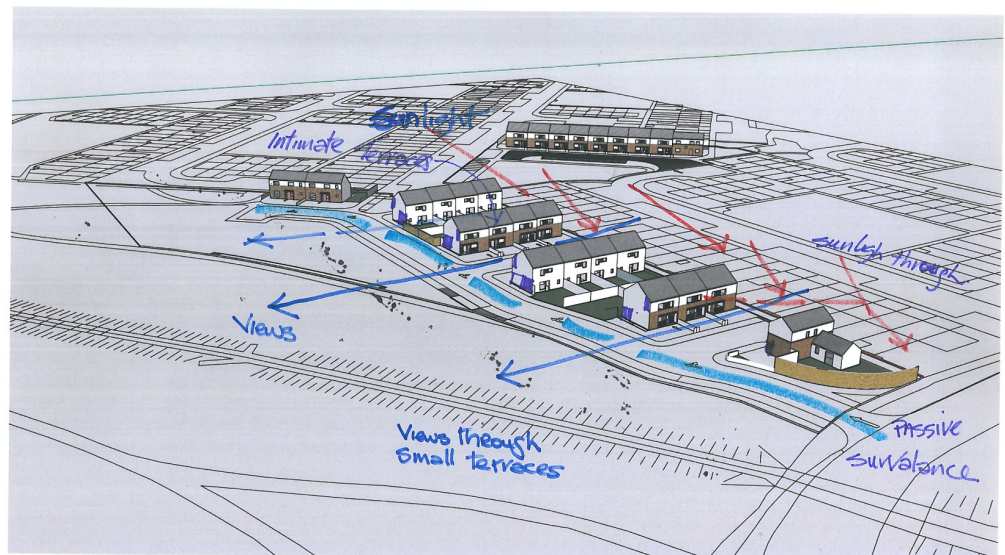
	<p>The initial consultation meeting, attended by resident's representatives and local councillors, resulted in a number of observations. Most importantly, that light, and views, could be impeded by the proposed design.</p> <p>The proposal was modified to address those concerns - with a further consultation meeting organised and both residents groups and councillors were invited to contribute.</p> <p>The project was reviewed by the local councillors at that meeting and the modification and design responses were discussed and generally welcomed.</p> <p>A full adaptable special needs house was added to the access end of the site, ensuring full passive supervision of the overall site, and providing a specialised housing facility in the project dedicated to special needs.</p> <p>The issues were both identified and addressed through the Part 8 Consultation Process.</p>
	<p>Habitats Directive Assessment</p>
<p>Habitats Directive Assessment</p>	<p>Summary results of screening of Ecological Survey and Screening of a proposed housing development at Killinarden Estate, Dublin 24.</p> <p>Noted that the site does not affect the Whitestown Stream or developed park land and is on an area of built up ground to the north of the park.</p> <p>Visual Inspection There are no buildings, and very few trees, present on the site that offer potential for roosting bats.</p> <p>Conclusion A bat derogation licence is therefore not required for the proposed development as part of the Part 8 Approval.</p> <p>Badger Survey There was no evidence of badgers using the site – The site is open and offers no cover and has invasive pedestrian traffic.</p> <p>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> <p>The Appropriate Assessment procedure for this proposed Part 8 is therefore concluded at this Screening Stage.</p>
<p>Revisions to Design following Consultation</p>	<p>The proposals were reconsidered following a review of observations, and more particularly following an informal consultation meeting with representatives from Killinarden Estate – in particular the following was noted:</p> <p>The proposed development could affect the light and views enjoyed to the rear of the existing terrace facing the mountains.</p> <p>The proposal was analysed to establish how the design could be modified to meet the brief while reducing the impact on the existing residents whose houses are directly behind the proposed development.</p>

The existing proposal was analysed and the terrace reduced in height by removing the built up soil area of the proposed site. The impact was not sufficient to produce the required impact, though the proposed houses are the same scale as the existing.

The analysis and a final solution through a series of design alterations are illustrated below:



Analysis of Observations and impact



Development of response - Design in development



Developed design response to observations

The final design addresses the most significant observations, other than observations directed solely at preventing any development.

The new houses now allow both ample light and views to the existing Killinarden long terrace to the south / mountains, while protecting the rear garden wall and providing increased security.

The redesign was a direct response to the concerns expressed at the Part 8 consultation meeting and direct exchanges of concerns / observations by residents, councillors, and housing and architectural staff.

The design provides for two residential parks - a small intimate inner park, a connecting courtyard space and a linear residential park acting as a public space dedicated to the estate.

The overall impact of the alterations responds to observations voiced by the residents and improve the overall integration of the design.

Recommendation to Council

The project is recommended for approval by the County Architect, subject to the conditions, reports and modifications included in this report.

Part 8 Approval

Project Description – for APPROVAL BY COUNCIL

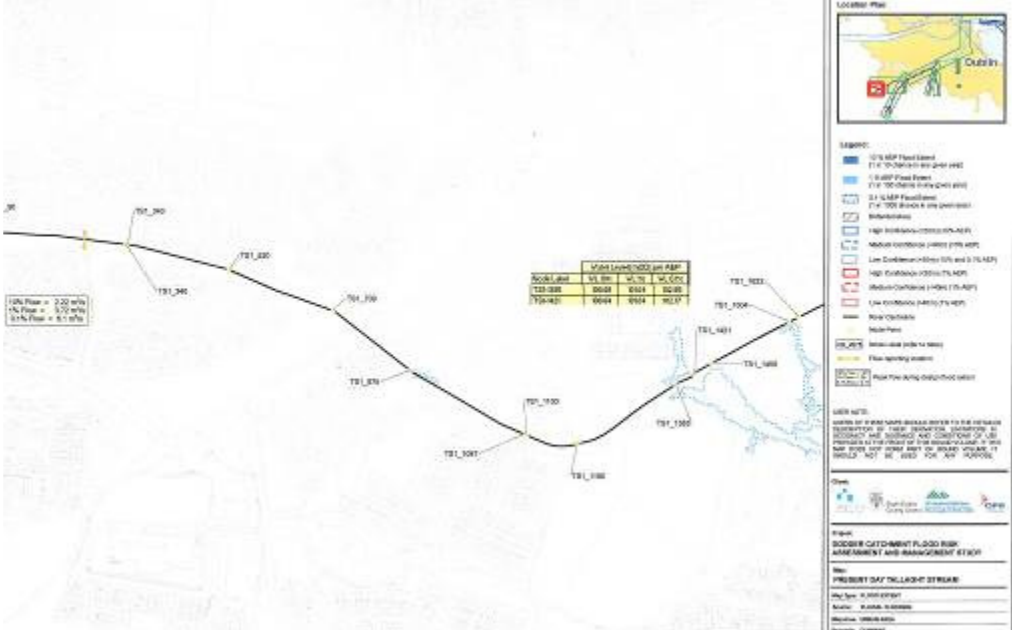
Part 8 Description for Approval:

PLANNING & DEVELOPMENT ACT 2000-2011 PUBLIC CONSULTATION PROCEDURE UNDER PART 8 OF THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 2001 – 2013

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

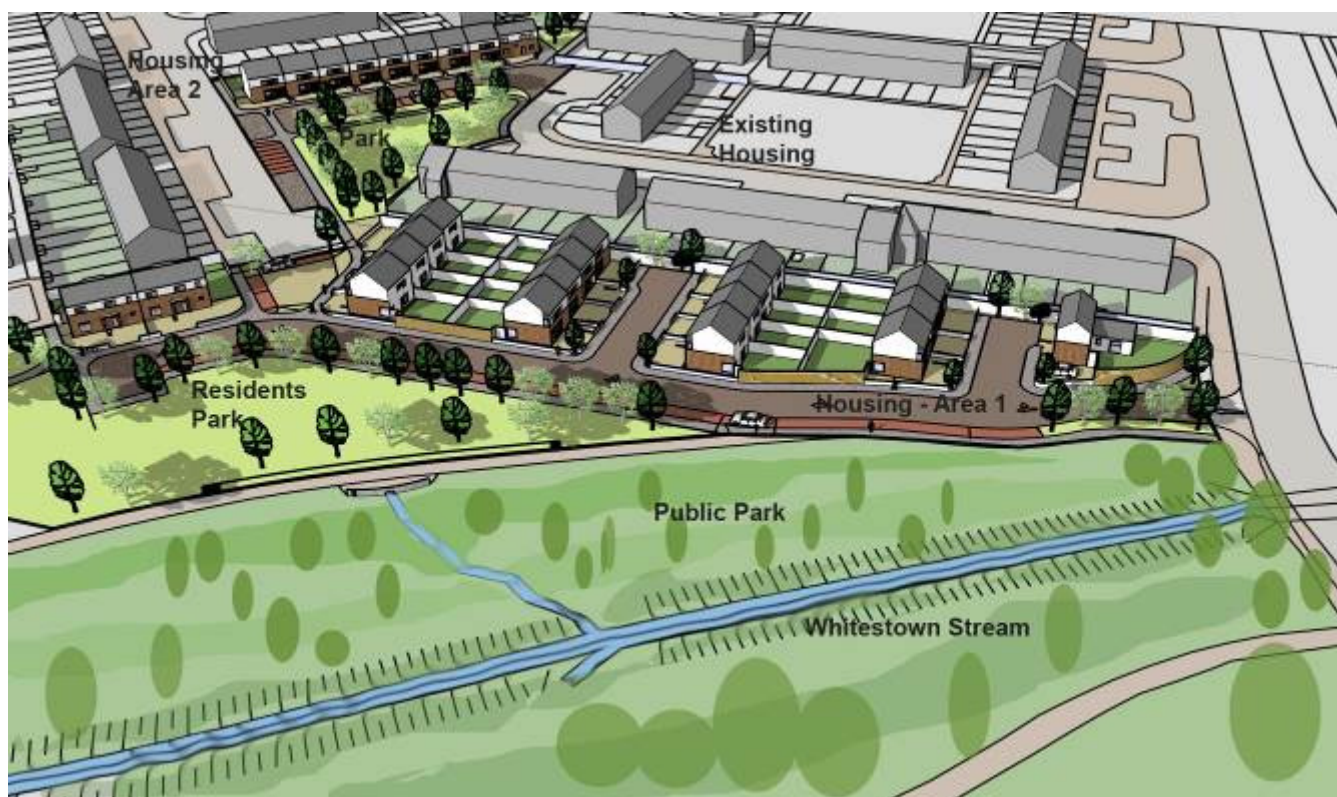
Development of a 27 unit infill housing project on lands between the Whitestown Stream and in Killinarden Estate, located to the rear of 1-22 Killinarden Estate, to the rear of 169, 206-212 Killinarden Estate, and to the side of 213 Killinarden Estate, all at Killinarden Estate, Tallaght, Dublin 24, comprising:

	<p>11 no. 3 bedroom/ 4 person units / 2 storey [K4] 12 no. 3 bedroom/ 5 person units / 2 storey [K5] 1 no. 3 bedroom/ 5 person units / 2 storey / 1 storey [C5] 2 no. 3 bedroom / 5 person / 2 storey / semi-adaptable [L5] 1 no. 3 bedroom / 5 person / 1 storey full special needs unit. [SA]</p> <p>The proposal consists of:</p> <p>Landscaping works to boundaries and existing park, play areas, ancillary works to landscape existing housing areas, and all necessary associated ancillary works on the site and adjacent areas. The housing provision includes two storey houses primarily grouped in terraces, or semidetached, backing onto existing boundaries / rear lanes.</p>
Part 8 – Approval -Conditions and modifications to be incorporated in approved project.	<ol style="list-style-type: none"> 1. The proposals, as described in the Part 8 consultation documentation, are amended by resolution, as per the above recommendations and alterations arising from the observations submitted and consultations carried out under the process. 2. The general layout to be revised as required to meet Department of Environment requirements for compliance and funding. 3. Provision to be made in the tender for Health and Safety requirements to ensure safety measures are put in place for construction traffic and site management. 4. The landscape proposals as indicated on the plans and documentation to address the existing park / open space areas and provide for an increased intimacy of public space for Killinarden in the application areas. 5. The general layout to be revised as required to effect the above conditions. 6. Upgrading or alteration to units to meet any legislative enactment or requirement is deemed approved. 7. Localised alterations as required to house types to meet medical conditions or to address specific issues raised are deemed approved. 8. The inclusion, subject to funding allocation, of landscaping to the long strip of land on Whitestown Stream in close proximity to the site.
Ancillary Works to Project:	Re-routing of existing services Connections to utility services. Alteration / Upgrading of existing landscaping and open space.
Project Partners	Housing Construction Department

	<p>Architects Department Department of Environment and Local Government Environment Department Killinarden Residents / local councillors</p>
Site / Services Contraints:	<p>All mapped 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>
Foul & Surface drainage	<p>The foul and surface water network is adequate to serve the development. Attenuation provision and method to be agreed.</p>
Water supply	<p>The water supply network is adequate and has been supplemented.</p>
Roads	<p>The road access is established to the main estate and is more than sufficient to cater for the traffic generated by the proposed development. The smaller group of housing will served by the existing infrastructure of estate roads. The larger group of housing will have separate access from the main estate access road reducing its impact overall.</p>
Other utilities	<p>All other utilities are in the area and capable of serving the development.</p>
Flood Risk	<p>The site has a low risk of flooding for the overall site and falls within CEFRAMS range of 1000 years for the substantive portion of the site. The lower end of the site has experienced flooding to the initial road access area. All houses and gardens, excepting the lowest house where the rear portion of the garden is in a risk area, are within the 1000 year risk rating. Flood remediation works have been carried out to the Whitestown Stream, the source of the flooding, within the last 4 years to address the problem. See CFRAMS analysis below:</p>  <p>The flooding & levels indicated are for 1000 year projection – they occur at the bridge / base of the entrance road. Previous flooding in the area was due to a dam effect cause by debris / discarded rubbish coupled with other factors</p>

Part 8 Submissions & Commentary	<p>All submissions were recorded by the Housing Department and a commentary is provided in the Housing Department Report on observations submitted.</p> <p>Full Part 8 Record Drawings are provided separately.</p> <p>Preliminary reports included in the County Architects Report at Consultation stage are now been updated.</p>
Part 8 Approval Recommendation by County Architect for Formal Approval by South Dublin County Council at November Council Meeting	<p>The proposal as described and amended during the Part 8 Planning Process, subject to the conditions attached and reported, is recommended for approval by resolution by the Elected Members of the Council.</p>
November 2015	<p>Paddy de Roe FRIAI, Senior Architect Eddie Conroy FRIAI, County Architect</p>

Project Drawings – See enclosures for full record drawings

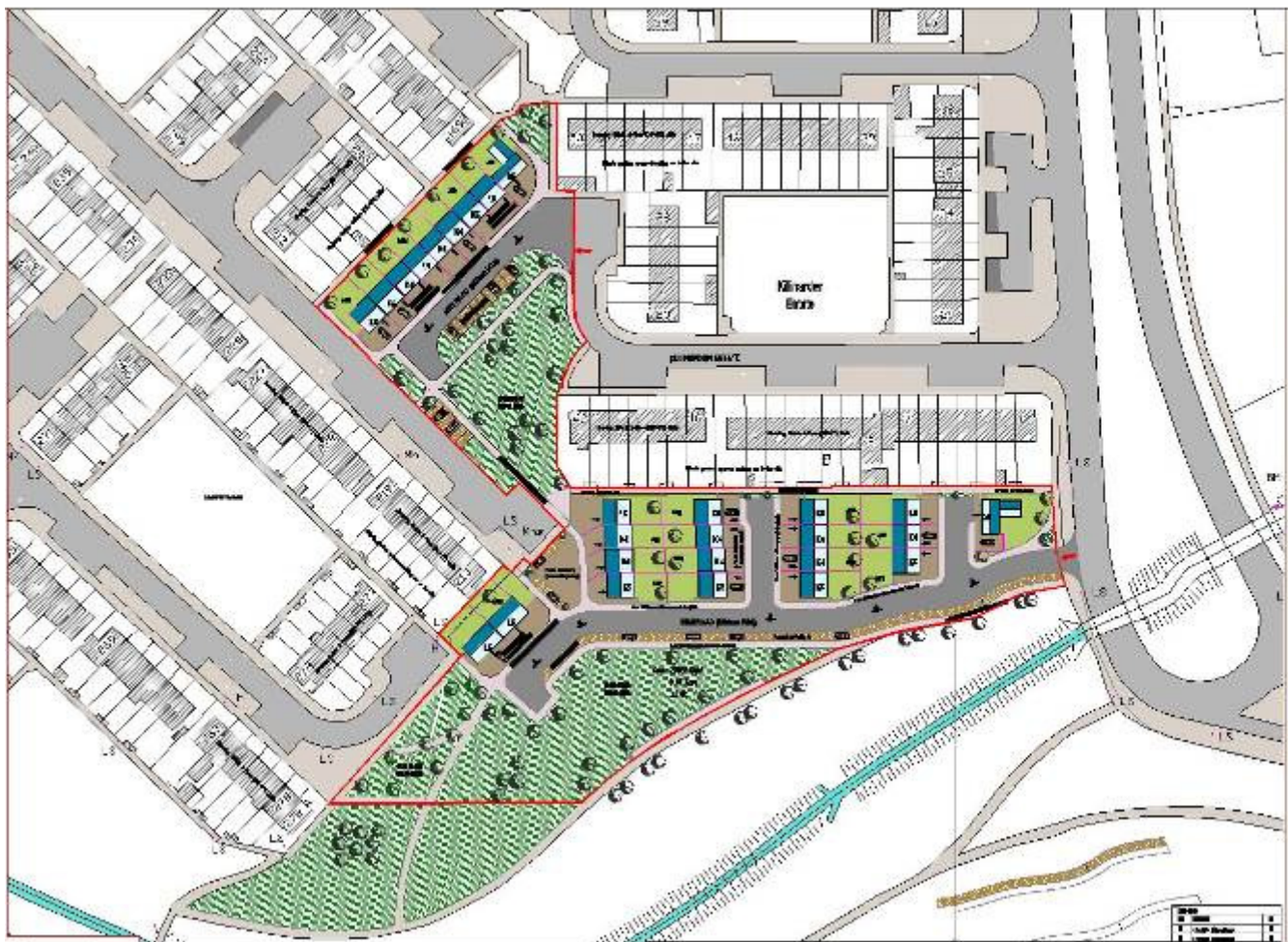


Overview of Site

Small Site & Residents Parks



View to Park and Residents Park + Small Terraces to Existing Housing



Overall Site plan