COMHAIRLE CONTAE ÁTHA CLIATH THEAS  
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 13th February 2017

HEADED ITEM NO.11B

**Report on Public Consultation Under Part 8 of the Planning & Development Regulations 2001 - 2012 for the Proposed development of Rapid Build Social Housing Project of 59 Infill Housing Units on undeveloped lands on site at St. Cuthbert’s Park, off Lealand Road, Deansrath, Clondalkin, Dublin 22.**

**REPORT:**

[**Part 8 of the Local Government (Planning and Development) Regulations 2001-2012**](http://www.environ.ie/en/legislation/developmentandhousing/planning/filedownload,32878,en.pdf) outlines the requirements with respect to certain classes of developments for, on behalf of, or in partnership with Local Authorities.

These regulations apply to the proposed construction of houses.

The plan for the development consists of a Rapid Build Project of 59 unit infill housing project on undeveloped lands on site at St. Cuthbert’s Park, off Lealand Road, Deansrath, Clondalkin, Dublin 22, comprising:

* 41 no. 3 bedroom/4 person units – 2 storey
* 18 no. 3 bedroom/5 person units – 2 storey

The proposal is illustrated in the accompanying drawings:

[Sheet 1](http://www.sdublincoco.ie/viewdocument.aspx?id=f2334731-44df-4441-b7bb-a6c501105e2c)

[Sheet 2](http://www.sdublincoco.ie/viewdocument.aspx?id=65b5a5ac-0894-48be-af05-a6c50110f55d)

[Sheet 3](http://www.sdublincoco.ie/viewdocument.aspx?id=c39190d7-7a2c-42fb-9b22-a6c50111803b)

[Sheet 4](http://www.sdublincoco.ie/viewdocument.aspx?id=fdd78d8d-5601-4ad8-a792-a6c501142f62)

[Sheet 5](http://www.sdublincoco.ie/viewdocument.aspx?id=5c695894-3847-44dc-9e21-a6c50114b1ef)

[Sheet 6](http://www.sdublincoco.ie/viewdocument.aspx?id=1a79d7e0-09e1-4764-8d24-a6c501155126)

[Sheet 7](http://www.sdublincoco.ie/viewdocument.aspx?id=2dd02b57-3ca2-453f-aba8-a6c50116835e)

A pre-planning presentation on the proposed development was given to members of the Clondalkin Area Committee on the 19th of October 2016. The proposed site was also included in a [report](http://intranet/cmas/documentsview.aspx?id=53610) to the Housing SPC in September 2016 setting out proposals for Rapid Delivery units for South Dublin County Council. As part of the Government’s direction on quick delivery of social units and to reduce the costly use of Hotel Accommodation to meet Homeless Emergency Accommodation for families South Dublin County Council is required to provide 205 Rapid Delivery units.

A [notice](file:///C:\Users\mdunne\AppData\Local\Microsoft\Windows\Temporary%20Internet%20Files\Part%208%20-%20Proposed%20new%20Rapid%20Build%20Social%20Housing%20Development%20at%20St%20Cuthbert's%20Park,%20Clondalkin%20%20South%20Dublin%20County%20Council's%20Online%20Consultation%20Portal.mht) in accordance with [**Article 81 of the Planning and Development Regulations 2001-2012**](http://www.environ.ie/en/legislation/developmentandhousing/planning/filedownload,32878,en.pdf) was published on the 22nd November 2016.

Plans and particulars of the development were made available for inspection by the public from Tuesday 22nd November 2016 to 13th January 2017 and a further period of one week until 20th January 2017was made available for the making of written submissions and observations to the Council in relation to the matter. Site Notices were erected on the same day, all of which were placed at prominent locations facing the site.

Councillors from the Clondalkin Area Committee were invited for consultation meetings with officials from the Housing and Architect departments to discuss the proposed development on the 24th January 2017. Following meetings held between these parties consideration has been given to the issues raised and revised plans have been prepared in response to the concerns discussed.

The following issues were addressed with Members:

* Proximity issues - existing houses will be overlooked by the new houses
* Density too high of new housing surrounding existing residents at 98-89 Lealand Avenue
* Pedestrian Access to Deansrath Community College – request for retention of existing walkway between St. Cuthbert’s Park and Lealand Walk be retained
* Impact of new housing on laneways to rear of house existing access to the Park for Lealand Residents
* Concerns regarding water logging in the park and possible flooding risks
* Loss of green space/playing pitch
* Process of allocating Rapid Build units
* Concern at transient nature of tenants
* Equity of approach between permanent and transitional tenancies
* Lack of one bedroom units – currently a demand
* Lifespan of Rapid Build units compared to traditional builds
* Appearance of Rapid Builds, are they finished to a high standard.

Full details in the County Architect report can be found below.

Part 8 Revised Proposal Drawings [following consultation process]

The revised proposal consists of: Development of Rapid Build Project of 64 unit infill housing project on undeveloped lands on site at St. Cuthbert’s Park, off Lealand Road, Deansrath, Clondalkin, Dublin 22, comprising:

4 no of single storey/dormer units

60 no of 2 storey units

[Sheet 1](http://www.sdublincoco.ie/viewdocument.aspx?id=7042ac3f-cca8-439a-8d34-a71600ede6e5)

[Sheet 2](http://www.sdublincoco.ie/viewdocument.aspx?id=d077d58d-7a66-42a5-8a49-a71600ee1ce1)

[Sheet 3](http://www.sdublincoco.ie/viewdocument.aspx?id=02795f56-eb13-4d57-9a0e-a71600ee4872)

[Sheet 4](http://www.sdublincoco.ie/viewdocument.aspx?id=00899c56-326c-430d-8a6a-a71600eebca1)

[Sheet 5](http://www.sdublincoco.ie/viewdocument.aspx?id=e32b4b14-9955-4c3b-bde6-a71600ef1c55)

[Sheet 6](http://www.sdublincoco.ie/viewdocument.aspx?id=8921bec9-6636-4530-8716-a71600ef8553)

A total of 10 submissions was received from various parties as detailed below:

**Individual Submissions**

[**Grant Fleming**](http://www.sdublincoco.ie/viewdocument.aspx?id=818a611d-cb28-4474-a39d-a71300d8d2bd)

[**Darren Hennessy**](http://www.sdublincoco.ie/viewdocument.aspx?id=0dcf758a-7bfe-4102-8daf-a71300da531d)

[**Bertrand Walsh**](http://www.sdublincoco.ie/viewdocument.aspx?id=477fb119-1193-4688-a2c4-a71300d955ba)

[**Mandy Kilmurray**](http://www.sdublincoco.ie/viewdocument.aspx?id=eac26263-c702-40f3-99fe-a71300dbb67a)

[**Ursula Russell**](http://www.sdublincoco.ie/viewdocument.aspx?id=c1ae9b2d-d92c-45e6-a3d0-a71300db75a6)

[**Deborah Long**](http://www.sdublincoco.ie/viewdocument.aspx?id=2b6e87ed-96b2-41fb-ab37-a71300da86ab)

[**Derek Daly**](http://www.sdublincoco.ie/viewdocument.aspx?id=aed68899-12d3-4ea9-afc7-a71300daca42)

[**Elizabeth & Patrick Rowe**](http://www.sdublincoco.ie/viewdocument.aspx?id=e193a0fe-4f52-4c4a-b0f1-a71300db3568)

Two submissions were received from The Lindisfarne Environmental Group and Sinn Fein just after the closing date for observations. However in the drafting of this final report the issues raised in the submissions were taken into consideration as they had been in the earlier consultation process.

The issues raised in the submissions and observations can be summarised and responded to as follows:

**Proximity issues - existing houses will be overlooked by the new houses**

The proposed housing development design has considered the issue of close proximity regarding the 6 houses on Lealand Avenue, 89-99 Lealand Avenue. Observations were submitted by residents requesting alterations to the design. The proposal has been altered with smaller scale houses- 4 single storey / dormered houses, (2 housing type M6 & 2 housing type M4) with rear gardens adjacent to Lealand Avenue houses. It should be noted, house type M4 & M6 have no first floor rear windows facing the existing houses and hence are not overlooking the back gardens of the Lealand Avenue houses from a first floor height.

In addition to interface the new housing development with existing, the design incorporates gable ends to existing gable ends at 89 Lealand Ave and 99 Lealand Ave. Overlooking issues have been substantially reduced by distance or by scale of infill.

The proposed development along the playing pitch grounds of Deansrath Community College, creates a solid boundary line and security element for the college.

**Density too high of new housing surrounding existing residents at 98-89 Lealand Avenue**

The housing density immediately in close proximity to the 6 houses of 89-99 Lealand Avenue has been reduced. The overall density is modest and well below zoning criteria.

**Concerns regarding the unit size and allocation policy for any new development. Given the need for one and two bedroom houses on both the housing and homeless list any development should include units of this size**

The Department of Housing Planning Community and Local Government directive is for Rapid Build housing to accommodate families currently in emergency hotel accommodation. One and two bedroom units are not included in this scheme.

**Anti-Social Behaviour arising due to congregation of persons in park; quad racing, illegal dumping, setting fires and underage drinking. Suggestions regarding use of CCTV monitoring, perimeter fencing, placing of vegetation.**

The Council is committed to establishing a high level steering group involving local residents, representatives to address the issues surrounding anti-social activities at St. Cuthberts Park, Clondalkin. The group will comprise of a number stakeholders from South Dublin County Council, An Garda Siochana and the South West Community Forum and have the objective of drawing up a strategic plan to address the short, medium and long term issues in St. Cuthbert’s Park. The initial meeting of the statutory agencies and the South West Community forum considered the following:

* Impact of Housing on the use of the park
* How to return the Park use to Residents
* Boundary Treatment
* Policing – Gardaí/SDCC/Community
* Intensive effort by all entities over agreed period
* CCTV – but must have active response to be effective
* Replacement of anti-social and criminal with active use

It was acknowledged that no one initiative likely to succeed without intensive co-ordinated effort from all stakeholders and residents.

In addition, South Dublin County Council in association with and An Garda Síochána and Motorcycling Ireland have launched an awareness campaign about the correct use of quads bikes and scramblers. Further meetings of the extended steering group are being arranged to look towards further long-term solutions.

**Loss of green space/playing pitch**

The proposed housing development impact on St Cuthberts Park area is designed to be minimal, and hugs existing boundaries. The proposed development is within the proper planning criteria applicable. In addition the playing pitch area will be reinstated on the modified green area.

**Allocations Policy for Rapid Build Units**

SDCC will be utilising the allocations scheme as adopted to make allocations which will be for general social housing list, homeless families in current commercial hotel accommodation, downsizing, transfers and medical priority.

**Increase in traffic causing congestion on Lealand Road and Lindsfarne**

The road access to the proposed housing development is established and the designed interlink to the road network suitable for the overall site development. There have been a number of up-grade works to the local road infrastructure in the interim and proposed.

**Proposal for slip land for turning left from Bawnogue Road onto the Nangor Road to alleviate possible traffic congestion**

This proposal will be passed on to the Roads Department for consideration.

**Proposal to build a new access road from Lealand Rd. to Bawnogue Rd. between the Enterprise Centre and the National School**

This proposal will be passed on to the Roads Department for consideration.

**Suggestion to access laneway to enable continued access to rear of houses for filling oil tanks, transporting of waste bins etc.**

Consultation will be held with current residents regarding laneway access during construction phase

**Location of vehicular access**

The vehicular access location is designed in conjunction with the overall road network & suitable for the proposed housing development.

**Signage in Parks regarding illegal dumping**

Signage will be discussed with Public Realm Department.

**Impact of increased population on local services such as schools, amenities for children**

It is considered that sufficient services including schools exist within the locality for this proposed development

**Why refer to it as infill when it is parkland**

Area is zoned for consideration as residential development

**Suggestion to enhance Cuthberts Park; pitches, added play space, public lighting, stronger kissing gates.**

The established steering group will review all uses within the park with a view to reduce anti-social behaviour and increase resident’s use of the park.

**Loss of light into garden for existing residents at 99 Lealand Avenue**

The adjustments as described about, plus the placing all infill building north of the existing houses ensures that rights to light, and available sunlight are largely unaffected.

**Impact of new housing on laneways to rear of house existing access to the Park for Lealand Residents**

The proposed housing development retains all existing access to the rear of the houses. Estate Management will advise the residents of options they may exercise in this regard prior to development commencing.

**Appearance and naming of new development should be in line with the existing houses in Lealand**

The Council will consider the observation and will review the naming of the new road areas with the Housing & Planning Department.

**Pedestrian Access to Deansrath Community College – request for retention of existing walkway between St. Cuthberts Park and Lealand Walk be retained**

The entrance will be retained in approximately the same location with new turning area for drop off / pick up, bicycle access, improved pedestrian access and enhance entrance and passive security.

**House finish – will the appearance of the houses be in line with the existing houses in Lealand.**

The houses will be completed in brick / render / concrete roof tile as the existing houses. The appearance of the houses will be an updated version reflecting an A2 BER rating.

**House Quality - includes the life span of the units and suitable ventilation and windows.**

To current 60 year life rating.

**Concerns regarding water logging in the park and possible flooding risks**

The site has a low risk of flooding and falls within CEFRAMS range of 1000 years. Localised ponding, if in proximity to the project will be alleviated as part of the project. All rain water falling on the project area will be attenuated within the site.

**Who will be responsible for maintenance of communal green areas?**

South Dublin Co. Co. will own the units and will be maintained by either SDCC or an Approved Housing Body on our behalf.

**No Consultation with the Public**

Responses and consultation have been set out in the report. Local, and some cases intensive consultation was carried by local councillors.

**Proposal to have access road to new development from Lealand Road to Bawnogue Road between the Bawnogue Enterprise Centre and National School**

Alternative access was considered at proposal stage and the optimum access selected.

**Poor quality of notice signage at location of proposed development and poor consultation process**

Site notices were defaced or removed on a regular basis. Additional signs, above statutory requirements were provided. Notice were inspected regularly and replaced.

**Why did SDCC refuse 446 units from NAMA?**

A Special Purpose Vehicle (SPV) was established by NAMA for leasing of properties with the priority of the Minister for Environment Community and Local Government placed on the securing of as many NAMA sourced units as possible for the purposes of social housing in 2013. NAMA identified 591 properties in Tallaght, Palmerstown and Newcastle that are potentially suitable for social housing purposes. The Council accepted and progressed 149 of these units. The Council did not progress with just one Development in its entirety which was Tallaght Cross with 507 units. The council progressed 65 units at this development. A meeting was held 28/8/13 with NAMA representatives to discuss and consider a number of units in area as identified. Since then we have progressed on all developments except the entire development at Tallaght Cross. The entire Tallaght Cross units would not have been a realistic option from a sustainable community perspective nor a management one. This decision followed much consideration and discussion with a large approved housing body who were not willing to take that management role for so many units at this location. It should also be noted that there was also a clear intention to put the development to the market and all retails units as one lot.

[County Architects Report](http://www.sdublincoco.ie/viewdocument.aspx?id=72ed674e-d590-4fb9-bd06-a716011bae58)

As the proposed revised development is in accordance with the proper planning and sustainable development of the area, it is recommended that the development of the 64 Rapid Build Social Housing Infill development proceeds as outlined in the County Architects report