COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 13th February 2017

HEADED ITEM NO. 11 A

**Report on Public Consultation Under Part 8 of the Planning & Development Regulations 2001 - 2012 for the Proposed development of Rapid Build Project of 24 unit infill housing project on undeveloped lands on a site at the junction of Firhouse Road & Killininny Road, Killininny, Dublin 24.**

**REPORT:**

[**Part 8 of the Local Government (Planning and Development) Regulations 2001-2012**](http://www.environ.ie/en/legislation/developmentandhousing/planning/filedownload%2C32878%2Cen.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 24 unit infill housing project on undeveloped lands on a site at the junction of Firhouse Road & Killininny Road, Killininny, Dublin 24, comprising:

• 11 no. 3 bedroom/4 person units - 2 storey

• 13 no. 3 bedroom/5 person units - 2 storey

The works include: New access off Killininny Road, 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 houses to be minimum A3 BER rated. The housing provision includes two storey houses primarily grouped in terraces, or semidetached layout.

The proposal is illustrated in the accompanying drawings:

[**Sheet 1**](http://www.sdublincoco.ie/viewdocument.aspx?id=1b0543c2-04f8-47f7-9975-a6be00ff690f)

[**Sheet 2**](http://www.sdublincoco.ie/viewdocument.aspx?id=668b7f3b-735a-4588-b666-a6be0109f5c0)

[**Sheet 3**](http://www.sdublincoco.ie/viewdocument.aspx?id=e1abb2f7-becf-4386-a528-a6be010dc8a3)

[**Sheet 4**](http://www.sdublincoco.ie/viewdocument.aspx?id=d21b9580-76c2-4c2e-b170-a6be011570bd)

[**Sheet 5**](http://www.sdublincoco.ie/viewdocument.aspx?id=8dc607de-11c9-4152-80fd-a6be011ae727)

[**Sheet 6**](http://www.sdublincoco.ie/viewdocument.aspx?id=2c5e837e-835f-4c19-b65b-a6be011baa20)

[**Sheet 7**](http://www.sdublincoco.ie/viewdocument.aspx?id=6d1d4df1-fcc2-476c-bee2-a71200fae4d5)

[**Sheet 8**](http://www.sdublincoco.ie/viewdocument.aspx?id=d508f1ad-cd15-4d8d-af54-a71200fb4cc8)

Pre-planning briefing sessions were held with members of the Rathfarnham/Templeogue-Terenure Area Committee Meeting in October 2016 where consideration of observations made to Councillors by residents, and reposes to detailed queries on the design and allocation of the units. The discussions included an earlier design of 27 units that has been modified to improve the security and privacy of existing residential properties.

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**](http://www.sdublincoco.ie/viewdocument.aspx?id=aadcf63a-0094-42fd-bb0f-a71201028c18) in accordance with [**Article 81 of the Planning and Development Regulations 2001-2012**](http://www.environ.ie/en/legislation/developmentandhousing/planning/filedownload%2C32878%2Cen.pdf) was published on the 15th November 2016**.**

Plans and particulars of the development were made available for inspection by the public from Tuesday 15th November 2016 to 6th January 2017 and a further period of one week until 13th 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 Rathfarnham/Templeogue-Terenure Area were invited for a consultation meeting with officials from the Housing and Architect departments to discuss the proposed development on January 23rd 2017.

The following issues were addressed with Members:

* Lifespan of Rapid Build units compared to traditional builds; tenants expressed a preference for the latter.
* Appearance of Rapid Builds, are they finished to a high standard.
* Traffic Congestion
* Will the trees planted be similar to those shown in the drawings, in particular care should be taken to improve the appearance when viewed from the road junction
* Availability of parking at scheme
* Allocations Policy for Rapid Build units
* Social / tenure mix of development
* Will the units be managed by an AHB
* Will the units be allocated fully furnished
* Concern regarding integration of new families from homeless accommodation within established communities

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

A total of 6 submissions was received from various parties as detailed below.

**Residents Association Submissions**

* [**Parkwood Residents Association**](http://www.sdublincoco.ie/viewdocument.aspx?id=f9a82b29-3721-43bc-b618-a712010befcb)

**Individual Submissions:**

* [**Anne Reilly**](http://www.sdublincoco.ie/viewdocument.aspx?id=637bf5c4-e66e-4eed-b483-a712010d86db)
* [**Denise Delappe**](http://www.sdublincoco.ie/viewdocument.aspx?id=0bc24be2-1f9f-47f7-a4ba-a712010fccde)
* [**Paul Kane**](http://www.sdublincoco.ie/viewdocument.aspx?id=1942b65a-4151-43f9-bd6b-a712010c4729)

**Councillor Submissions:**

* [**Cllr Charlie O’Connor on behalf of Parkwood Residents Association**](http://www.sdublincoco.ie/viewdocument.aspx?id=bec0a380-4a70-4f8d-b64c-a712010b9636)
* [**Cllr Sarah Holland**](http://www.sdublincoco.ie/viewdocument.aspx?id=421b5bd9-e1be-4e77-85ab-a712010cedd6)

The issues raised in the submissions can be summarised as follows:

**Preference for traditional rather than Rapid Build units**

The specification for all units constructed under the housing program requires a 60 year design life [effectively this is over 100 years]. This requirement applies to rapid build units and the specification, CE marking and warranties that apply to Rapid build require a 60 year design life.

**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 applicants, homeless families in current commercial hotel accommodation, transfers and medical priority.

**Are there any further Rapid Build developments proposed within this area?**

There are at present no other rapid build developments proposed within the Rathfarnham/Templegoue/Terenure Local Electoral Area.

**Social / tenure mix of development**

The proportion of social housing forms a very small percentage of overall household percentage in the area. The development will not increase the proportion significantly. The site is zoned for housing. Property valuation is not a planning criteria.

The Part V provision 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, and special needs as arising.

**Traffic management, Congestion and Location of vehicular access**

The SDCC Roads Department were consulted and have advised that the development due to its limited size will not impact in a significant way on traffic in the area and safe egress and access can be achieved.

**Traffic Management during construction phase**

The construction stage will include a full health & Safety assessment of construction and a provision for post occupancy. The integrity of the boundaries and property to be maintained at all times.   Restrictions on working hours and any agreed on traffic to be enforced.

**Management of Housing**

These units will be owned by South Dublin County Council and will be managed by either South Dublin Co. Co. or by an Approved Housing Body on our behalf.

**Excessive number of pedestrian entrances**

The number of pedestrian entrances is limited and is an urban / village design consideration to integrate the proposed housing development with its locality, rather than creating a closed walled estate.

The pedestrian entrances proposed allow for ready access to local amenities, to the north the Old Bawn Shopping Centre and the Dodder Valley Park for the future residences. In addition this public access approach, across the proposed housing development creates a sense of passive surveillance for the estate.

**Concern regarding possible damage to existing walls at site location**

Any incidental damage will be repaired by contractors on site.

**Funding for planting and maintenance of green areas**

Planting will be retained in according with the Habitat’s Directive screening as included in the following section. The existing planted strip of mature trees to the north eastern end of the site will be retained subject to a tree survey establishing life span / health. Mitigation measures will include supplementary planting in excess of the boundary area affected within the curtilage the new housing.

A new green open-space will be installed within the proposed development to the north of site. In addition, throughout the housing development small pockets of planting and trees between parking bays are proposed to green / break up the built landscape.

Retention of the existing mature trees is subject to the trees having a viable life span of 60 years, not presenting a hazard, not being in the direct line of development, and being in a health condition. In the event that any trees are removed, the tree will replaced on another section of the site.

The retention and mitigation measures forms part of the objectives established from the Screening Assessment carried out under the EU Habitats Directive. Funding will be via the contract and will be executed as part of the contract

**Retention of existing stone walls and railings**

The existing stone wall is modified to accommodate new pedestrian entrances at various points and the vehicular access to the proposed housing. The boundary will be supplemented by addition stone walls and railings to selected areas.

[**County Architects Report**](http://www.sdublincoco.ie/viewdocument.aspx?id=f4b744f4-c823-44fe-9626-a71600f52078)

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 24 Rapid Build units proceed as outlined in the County Architects report.