

**COMHAIRLE CONTAE ÁTHA CLIATH THEAS**  
**SOUTH DUBLIN COUNTY COUNCIL**



**Monday, 8<sup>th</sup> October 2018**

**HEADED ITEM NO. 12 (c) Fernwood & Maplewood, Springfield,  
Tallaght, Dublin 24**

**Report on Public Consultation process for the proposed construction  
of two proposed older persons' residential developments at  
Fernwood Park (28 units) and at Maplewood Road (25 units),  
Springfield, Tallaght, Dublin 24.**

**REPORT:**

**[Part 8 of the Local Government Planning and Development Regulations 2001 \(as Amended\)](#)**, 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.

It is proposed to construct two older persons' residential developments at Fernwood Park (28 units) and at Maplewood Road (25 units), Springfield, Tallaght, Dublin 24.

The proposed developments shall consist of:

<b>Development Name</b>	<b>No.</b>	<b>Accommodation type</b>	<b>Description</b>
Fernwood Park	22	One bedroom	Single storey units
Fernwood Park	6	Two bedroom	Single storey units
Maplewood Road	8	One bedroom	Single storey units
Maplewood Road	2	Two bedroom	Single storey units
Maplewood Road	15	One bedroom	Three storey managed building with communal facilities

The works include:

All accommodation units will have solar panels located on roofs. The development will also consist of all associated site works including but not limited to provision of private open space, upgrading of existing areas of public open space (Fernwood 5172 sq.m. Maplewood 2634 sq.m.), boundary treatment/s, drainage, service & utility connections, roads and street lighting with vehicular & pedestrian access from the adjoining existing estate infrastructure (Provision of 25 no. car parking spaces including 7 no. Accessible spaces at Fernwood Park and 21 no. car parking spaces including 4 no. Accessible spaces at Maplewood road.

The Fernwood development will be facilitated by a new road junction connecting to the northern end of the existing Fernwood Park road and also to the north western end of the Ashgrove road. The Maplewood development will be facilitated by a new road junction connecting to the existing Maplewood Road. On the Fernwood proposal the development includes the extinguishment of an existing public footpath to the side of 35 Fernwood Park and 37 Ashgrove, Springfield. The footpath is proposed to be replaced to the immediate front of houses 1-5 as a replacement footpath as an alternative route for pedestrians to use. A formal extinguishment of right of way will be sought, subject to Part 8 planning approval.

The proposals are illustrated by the drawings below:

**Fernwood Park:**

[Fernwood Park Site Location](#)

[Fernwood Park Site Layout](#)

[Fernwood Park Site Sections](#)

[Fernwood Park North and South Elevations](#)

[Fernwood Park East and West Elevations](#)

[Fernwood Park - Block 1](#)

[Fernwood Park - Block 2](#)

[Fernwood Park - Block 3](#)

[Fernwood Park - Block 4](#)

[Fernwood Park - Block 5](#)

[Fernwood Park - Block 3A \(2\)](#)

[Fernwood Park - Clúid Housing Report](#)

[Fernwood Park - Topographical Survey](#)

**Maplewood Road:**

[Maplewood Road - Site Location Map](#)

[Maplewood Road - Site Layout](#)

[Maplewood Road - Site Sections](#)

[Maplewood Road - Elevations and Sections](#)

[Maplewood Road - Ground and First Floor Plan](#)

[Maplewood Road - Second and Third Floor Plan](#)

[Maplewood Road - Block 7](#)

[Maplewood Road - Block 8](#)

[Maplewood Road - Report Appropriate Assessment](#)

[Maplewood Road - Topographical Survey](#)

Full details can be found in the Architectural Design Statements linked below:

[Fernwood Park - Architectural Design Statement](#)

[Maplewood Road - Architectural Design Statement](#)

## **Statutory Consultation Process:**

A [notice](#) in accordance [Article 81 of the Planning and Development Regulations 2001 \(as Amended\), Public Consultation Procedure under Part 8 of the Local Government Planning and Development Regulations 2001 \(as Amended\)](#), was published in the Tallaght Echo on the 5<sup>th</sup> July 2018. Site Notices were erected on the same day, all of which were placed at prominent locations facing the site.

Plans and particulars of the development were displayed at Council Offices from 5th July 2018 for a period of six weeks, with a further two week period up to and including Friday 31st August 2018 for submissions and observations to the Council in relation to the matter.

Councillors from the Tallaght Central Electoral Area and nominated residents were invited to attend a consultation meeting with officials from the Housing & Architects departments, along with Clúid Housing Association to discuss the proposed development on the 22<sup>nd</sup> August 2018. The issues raised can be summarised as follows:

- Traffic through road in Fernwood Park
- Access to St. Marks junior School will cause traffic congestion
- Additional housing should carry the same appearance of existing housing
- Additional strain on existing utilities, water drainage, public lighting
- Loss of Amenities for the area
- Concern of anti-social behaviour with new tenants
- Loss of designated open space
- Side entrance to Ashgrove/Fernwood
- Opposed to apartment blocks in Maplewood proposal
- Insufficient parking currently available within Fernwood and Maplewood will worsen with further developments
- Opposed to social housing within Springfield

A total of 596 submissions were received during the consultation period. Issues raised in the Part 8 consultation are listed as follows with comments from the Council's Architects Department as clarification –

**TRAFFIC: Submissions referred to a number of traffic-related concerns including the difficulties raised by the southern access road connecting Ashgrove and Fernwood including rat-running and children crossing the new road en route to St. Marks Junior School; parking provision and traffic congestion.**

RESPONSE: The points raised in relation to connecting Ashgrove and Fernwood are accepted in full and it is now proposed to access the southern line of bungalows with a cul-de-sac lane entering from Fernwood only and not connecting through to Ashgrove. This will mean all the new bungalows will be accessed through Fernwood with no access traffic through Ashgrove. Pedestrian and cycle connections will remain as is unaffected by proposed development. At Fernwood the revised proposal is for 23 senior citizen homes with 19 car-parking spaces including a number of disabled-access spaces as shown on the consultation drawings. Again from the Council's experience car-ownership in senior-citizen housing is low and with few car movements so traffic congestion is not going to be a serious concern in this small infill scheme.

**STRAIN CAUSED BY ADDITIONAL HOUSING: Comments here included concerns about demands on existing water and drainage systems and public lighting, pressures on existing health services, shops, and community activities.**

RESPONSE: The Fernwood/Maplewood schemes are intended to encourage older residents in Tallaght whose children have grown up and are occupying larger 3/4 bedroom homes as couples or even single persons to move to comfortable, convenient, energy-efficient homes releasing their under-used houses for younger growing families. The scheme is predominantly one-bedroom single-storey cottages and will have little or no effect on existing water and drainage systems which are not registering any existing difficulties. The new housing schemes will include additional public lighting and if necessary upgrading of existing public lighting if found to be inadequate. Likewise the numbers of new residents should contribute rather than challenge existing shops, health services and community activities by increasing diversity and adding customers. The community facility proposed in Maplewood will be managed, as will all the new dwellings, by Clúid Housing Association who have a very good

reputation for housing of older persons. This facility will be available to other groups in the community subject to agreement with Clúid Housing Association who operate such centres throughout the country to very good effect.

**LOSS OF AMENITY: This issue principally relates to reduction in open space to accommodate new housing; proximity to existing houses and overlooking; the creation of laneways;**

RESPONSE: The new houses on both Fernwood and Maplewood sites are positioned where side walls and rear walls of houses face onto the open spaces and which have been and continue to be covered in graffiti. These spaces are set back from and secondary to main green space and not used as much. The terraces of cottages sit back into these areas and will protect rear and side garden walls and through passive surveillance should in fact reduce anti-social behaviour on the main open space. The overall scale and usability of the open space will not be disrupted by the new homes. The proposed scheme at Fernwood has been revised with the removal of 5 units and a possible laneway.

**ANTI-SOCIAL HOUSING ASSOCIATION TENANTS; Issues raised here pointing out that Clúid are not limited to older persons' and house other tenant types elsewhere.**

RESPONSE: The Council commits to limiting these homes to older persons' as described above. Clúid Housing Association is limited to choosing tenants from a potential list provided by the Council. This list will be limited to older persons'.

**USE OF DESIGNATED OPEN SPACE FOR HOUSING: Submissions raised the question of dedicated open space.**

RESPONSE: The open space is zoned Open Space in the County Development Plan – the construction of housing is open for consideration under this zoning. The area of the proposed sites are in Council ownership.

**SPRINGFIELD IS A PRIVATE ESTATE AND MAXIMUM CAPACITY HOUSING**

RESPONSE: Government housing policy is committed to creating sustainable communities through social inclusion and diversity. This Council is required to adhere to this policy but also believes in its value. Springfield in reality and as in most other private estates contains dwellings let or leased to a range of both private and social tenants supported by

housing benefit schemes. The type of houses now proposed have been successfully included in communities such as Tymon for example without any difficulty or anti-social behaviour and where older citizens have been welcomed into existing communities.

**PART 8 PROCESS: Questions were raised as to veracity of project descriptions and the absence of an appeal process to An Bord Pleanála.**

RESPONSE: The descriptions of the schemes are correct and the drawings on display are very detailed. The nature of the submissions suggests that the drawings were understood fully by the public in light of the detail mentioned. Part 8 is a planning process set out by law under the Local Government Planning and Development Act 2000 (as amended). This Council is bound by the terms of the Act and it is not open to the Council to alter these procedures and requirements.

**STANDARD OF RENTED HOUSING IN SPRINGFIELD: It has been stated in submissions that private rented houses in Springfield are not being maintained by landlords.**

RESPONSE: Submission comments noted. Poor standards of private rented accommodation can be reported directly to the Council for further investigation.

**MAPLEWOOD PROPOSAL VERY DIFFERENT TO EXSITING HOUSING: Three storey buildings at Maplewood are not in keeping with existing houses in the area and will impact on the privacy of neighbouring residents.**

RESPONSE: The apartment block at Maplewood has been replaced with single storey houses following review of submissions during consultation period.

**REQUEST FOR OVERALL REDESIGN: Request that the developments be re-designed in line with the proposed development in Templeogue Village near Riverside**

RESPONSE: Plans have been revised following consideration of submissions from local residents and local Councillors.

**COMMENTS REGARDING FUTURE INTEGRATION OF EXISTING AND NEW RESIDENTS: A number of submissions claim that there may be a divide in the community with regard to new residents moving in**

RESPONSE: Clúid Housing Association will work with and support new tenants to integrate into the area

**Social Housing developments are generally poorly maintained**

RESPONSE: Comments noted. Any issues relating to poorly maintained dwellings can be reported directly to Clúid Housing Association for their response.

The Council and Clúid Housing Association took on board the comments and submissions raised during the consultation period and at a meeting held with Councillors and residents on the 22<sup>nd</sup> of August 2018. A revised proposal was presented to the Councillors and nominated residents at a further meeting on the 27<sup>th</sup> of September 2018.

Following full consideration of the above issues, the Council is now proposing the following:

- No apartments in Maplewood Development
- Removal of 5 houses from Fernwood development which were proposed against boundary of housing at Fernwood and Ashgrove
- Removal of through road in Fernwood Park
- Proposal to reduce numbers on developments to 23 at Fernwood Park and 17 units with a community room at Maplewood Road.

**Revised drawings:**

[Fernwood Park – revised](#)

[Maplewood Road – revised](#)

Full details can be found in the [County Architects Report](#).

**Motion:**

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 23 units at Fernwood Park and 17 units with a community room at Maplewood Park proceed as outlined in the County Architect's report.