

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



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

**HEADED ITEM NO. 12 (a) Templeogue Village, Templeogue, D.6W**

**Report on Public Consultation process for the proposed construction of Social housing Development consisting of 12 apartment units on the Council owned carpark on a site located in Templeogue Village at Riverside Cottages, Templeogue, Dublin 6W.**

**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 housing units.

It is proposed to construct a social housing development consisting of a two storey grouping of courtyard housing comprising 12 apartment units, on the Council owned carpark on a site located in Templeogue Village at Riverside Cottages, Templeogue, Dublin 6W.

The proposed development shall consist of:

<b>Unit Type</b>	<b>No of Units According to Type</b>	<b>Comment</b>
1 Bed/2 Person	10	2 Person Apartment
2 Bed/3 Person	2	3 Person Apartment
<b>Total</b>	<b>12</b>	

The works include: New access off Riverside Cottages, landscaping works and all necessary associated ancillary works. All units to be minimum A2 BER rated. The housing provision includes two storey units grouped in terraces around a central courtyard. The proposal is illustrated in the accompanying drawings:

[Site Location Map](#)

[Site Plan-Roof](#)

[Site Plan-Ground Floor](#)

[Site Plan-1st Floor](#)

[Elevations Including Models](#)

[House Types](#)

### **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 26<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 26<sup>th</sup> July 2018, with a further two week period up to and including 21<sup>st</sup> September 2018 for submissions and observations to the Council in relation to the matter.

Councillors from the Terenure Templeogue Area Committee were invited to attend a consultation meeting with officials from the Housing and Architects' departments to discuss the proposed development on the 19<sup>th</sup> September 2018. The issues raised can be summarised as follows:

- Drainage/Flooding: The surrounding residences have a history of flooding/drainage issues many of which emanate from the existing carpark site.

- Public Lighting: That, in the interest of safety the new development should be more adequately lit than the existing carpark.
- Car parking/Traffic congestion: Building on the existing car park, places further strain on the village and on local businesses. Only 3 spaces provided for residents.
- That the Council adhere to their undertaking to house older persons' only.
- That the Council examine the possibility of including a communal room in the building design.
- 'Overlooking' issues for existing residents.

**Submissions:**

A total of 6 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 –

**Has a site analysis been carried out?**

A survey and preliminary analysis of the site has been conducted including flood/surface water, foul sewage, bearing capacity and site constraints on development. The preliminary results suggest a number of resolvable issues. The flooding to the rear of the site will be resolved as part of the design solution / SUDS to the site on a 100 year criteria.

**Density is too high**

The density is higher than for family housing, as the use is less demanding of parking, garden space and frontage. It is within the Development Plan criteria, particularly for a model development of zero energy supported housing

**Lack of amenity space for such a development**

The project is for older persons' specific housing units in an area that has a substantial amount of amenity and parkland, including the nearby Dodder River walks and Bushy Park. The project is provided with a secure sunlight courtyard and individual winter gardens. Parking is minimal and car ownership/parking will not form part of the tenancy agreement as local transport options are readily available, and the project is modelled to suit a tenant choice based on sustainability criteria and living in a village

### **Refuse collection, recycling and refuse storage**

All disposal / collection will be on site with regular collection as indicated on plans.

### **Noise pollution & congestion during works**

As with all sites being developed, the site will generate the construction noise and some congestion. The usual conditions will be moderated by off-site construction and a shortened on site period.

**The photographs included in the report are considerably out of date. They do not include the two detached houses to the south (facing tennis courts). Furthermore, the boundary site immediately adjacent to the south was recently sold for housing development, plans for which are due to be submitted shortly. This will further increase housing density at the site and the resultant road traffic if approved.**

Photographs shown are taken at feasibility stage and are recent. The aerial photograph is the latest available. These photographs are updated, as is the OS Map, on a 10 year basis. The site sold recently is not indicated as developed land. No planning permission had been lodged prior the Part 8 application. There is a record of a refused application on the site from over 18 years ago. Any development on this site is subject to an individual application as the site is in separate ownership.

**Confirmation requested that the units will be tenanted by Older Persons' as proposed. Clarification requested of who will manage the units.**

Yes the units will be allocated to older persons' over 55+ from the Council housing list or those current tenants wishing to downsize from a larger house. It will be a consideration to offer the management of the scheme on behalf of the Council to an Approved Housing Body who has experience in managing and support older persons' specific housing schemes.

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

- Removal of one 1 bed/2 person Apartment from the proposed development

**Modified Proposed Development:**

<b>Unit Type</b>	<b>No of Units According to Type</b>	<b>Comment</b>
1 Bed/2 Person	9	2 Person Apartment
2 Bed/3 Person	2	3 Person Apartment
<b>Total</b>	<b>11</b>	

**Modified drawings below:**

[Revised Site Plan-Roof](#)

[Revised Site Plan-Ground Floor](#)

[Revised Site Plan-First Floor](#)

[Revised Site Plan-Elevations](#)

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 revised development of the 11 apartment units at Templeogue Village proceed as outlined in the County Architect's report.