

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



Monday, 8th October 2018

HEADED ITEM NO. 12 (b)

New Nangor Road, bounded by Riversdale Estate & Mayfield Park.

Proposed Social Housing Development consisting of 44 housing units on a site located at New Nangor Road, bounded by Riversdale Estate & Mayfield Park, Clondalkin, Dublin 22.

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.

Proposed Social Housing Development comprising of two and three storey housing and apartment units (44 units in total) on a site located at New Nangor Road, bounded by Riversdale Estate & Mayfield Park, Clondalkin, Dublin 22. The proposed development shall consist of:

No.	Accommodation	Description
19	3 bedroom house	2 storey
1	Specially adapted unit	2 storey
24	2 bedroom apartments	3 storey

The works include: Landscaping works to boundaries and new park / play area, new pedestrian access routes to adjacent shopping facilities and transport, ancillary works to landscape housing areas, and all necessary

associated ancillary works on the site and adjacent areas. The housing provision includes two storey houses in terraces and adjacent to the existing two storey housing, and three storey own door apartments of 3 units addressing the new Nangor Road.

The proposal is illustrated in the accompanying drawings:

[Site Location Map](#)

[Existing Site Constraints Map](#)

[Key Site Plan](#)

[Detailed Site Plan 1 of 3](#)

[Detailed Site Plan 2 of 3](#)

[Detailed Site Plan 3 of 3](#)

[Site Section 1 of 3](#)

[Site Section 2 of 3](#)

[Site section 3 of 3](#)

[House Type 1 of 2](#)

[House Type 2 of 2](#)

Statutory Consultation Process:

A [notice](#) in accordance with [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 Echo on the 19th 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 19th July 2018, with a further two week period up to and including 14th September 2018 for submissions and observations to the Council in relation to the matter.

Councillors from the Clondalkin Area Committee and local residents were invited to attend a consultation meeting with officials from the Housing and Architects' Departments to discuss the proposed development on the 21st September 2018. The issues raised can be summarised as follows:

- Concerns over boundary treatment, safety and security impact on existing residents
- Noise pollution: increase in housing will impact on noise levels
- Concerns regarding green space with one way vehicular road entry/exit which will lead to anti-social behaviour
- Close proximity of new developments to existing housing and overlooking from existing housing in Riversdale Green
- Impact on residents during construction: Traffic Management, Dust, Noise and Clean Up (Mayfield residents stated negative experiences during Mayfield Phase 2 construction)
- Request that there is no pedestrian access through Riversdale and only through Mayfield
- Request for engagement from the Housing Department with Residents and Councillors prior to commencement of any proposed works
- Traffic concerns: impact of traffic congestion on Watery Lane. Submission request to alter access from Watery Lane to Nangor Road access
- Opposition to proposal of apartments and request housing units only – concern high density will lead to anti-social behaviour
- Waste management and collecting: how will this be managed within the development

Submissions:

A total of 7 submissions were received during the 8 week period of the public consultation. These submissions are summarised as follows, with responses set out to the issues raised within:-

Bicycle Parking Facilities and Waste Management Refuse Store:
RESPONSE: Every unit, including apartments, is provided with their own semi-private area to facilitate bin storage / cycle storage to ensure that there are secure areas in their ownership. It is feasible to provide limited cycle storage for visitors, however, our Council tenants have

expressed a preference for secure storage within the curtilage of the dwellings. Ready access is provided to existing cycle paths on the Nangor Road. Speed restriction on the Nangor Road are outside the scope and remit of this Part 8.

Security to rear gardens of Riversdale Estate:

RESPONSE: Rear garden that are exposed are normally addressed by gardens to limit exposure. This is not possible due to a large foul main that cannot be diverted, running behind the Riversdale Estate rear wall. The rear wall is currently exposed on the site with no passive supervision. It is proposed that the area is planted with a hedge, no path is provided to the Riversdale Estate rear wall side, and passive supervision is provided by the new units along the length of road. Reports have been received from residents living locally regarding anti-social behaviour in the proposed area of development. It is intended that by developing this area a level of passive surveillance will be provided to the existing residents of Riversdale living against the boundary of the site.

No Consultation with residents in the area:

RESPONSE: The project, at consultation stage, was notified through public notices with observations to invite submissions. An informal consultation meeting was held and both residents and Councillors were invited to contribute.

Effect on Camac River, and current river condition:

RESPONSE: The project is remote from the Camac River and will have a negligible effect on river. No utilities or services travel in that direction. Consideration will be given to include for a tidy up along this section of the river. It should be noted that the Council does not own any section of land fronting the Camac River, excepting the bridge entrance area. Therefore, the permission of the landowners fronting the river is required for any action to be taken together with the statutory body responsible for the welfare of the river.

General comments on security, view of canal / visual amenity, anti-social behaviour, current issues with Lidl / KFC:

RESPONSE: The project faces the Nangor Road, and view of the raised Grand Canal are limited. The gables of the project will provide a sound buffer to the busy Nangor Road. The development, as with other adjacent developments, is on land that has been zoned for housing in the recent Development Plan, and previous Development Plans. The housing presents gables to the 11 rear gardens of Riversdale Estate, with minimal exposure to windows excepting those provided for passive surveillance to

the road. The Lidl / KFC car park is outside the site and not within the control of the Council.

Roads and traffic issues:

RESPONSE: The currently access bridge was constructed to take the additional traffic generated by the project. There is sufficient traffic capacity to Watery Lane / Woodford Walk / Nangor Road and the roads network is likely to be the subject of Planning Permission applications for private developments.

Negative impact of Mayfield Phase 2 construction:

RESPONSE: This is recognised-

Principally effect on entry road with site excavation / muck / dust over prolonged period, and construction traffic. Site access to be a temporary access off Nangor Road with no through traffic off Watery lane. Final access will be off Watery Lane as the Nangor road option has been ruled out due to road status

Access to Riversdale Estate:

RESPONSE: There will be no vehicular access, or pedestrian access, through any part of the Riversdale Estate. The boundary facing the project, with rear gardens to Riversdale, will require to be secured without altering the existing walls.

Pylons currently on the site:

RESPONSE: The ESB are currently carrying out major alterations to the local network. The removal of the pylons forms part of that upgrade to the network. The project will not start construction until the alterations are fully completed.

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

Motion:

As the proposed development is in accordance with the proper planning and sustainable development of the area, it is recommended that the development of 44 units, as proposed, proceed as outlined in the County Architect's report.