

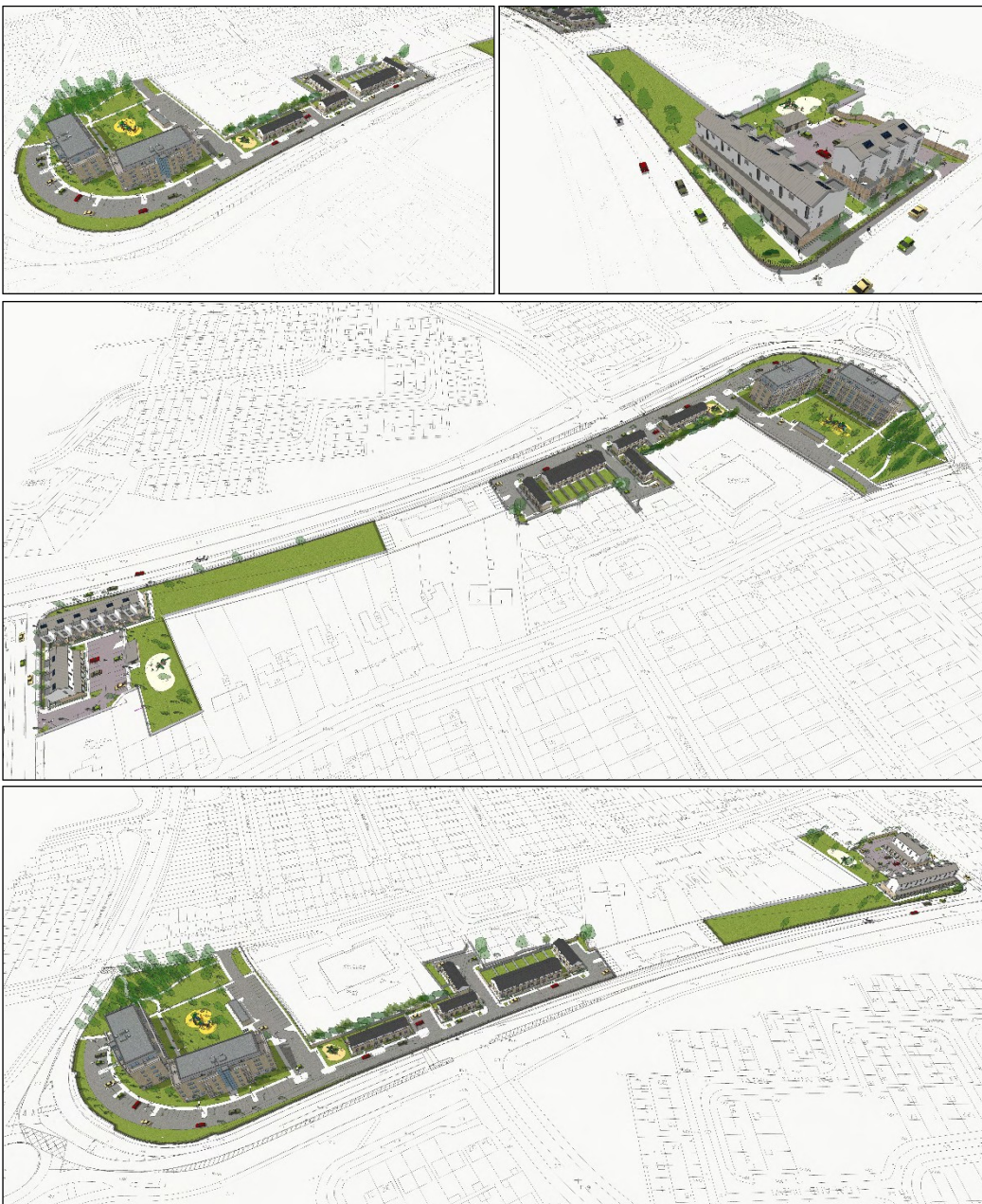
## COUNTY ARCHITECTS REPORT ON COMPLETION OF PART 8 DISPLAY

Proposed Social Housing Development comprising of 93 units on undeveloped lands at the junction of New Nangor Road and Fonthill Road South to the east, Old Nangor Road to the south and Cherrywood Crescent to the west, in Clondalkin, Dublin 22.

Part 8 Process, carried out in accordance with PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED) PUBLIC CONSULTATION PROCEDURE UNDER PART 8 OF THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 2001 (AS AMENDED).

Consultation Process stage.

This is an advisory report. The full report will be issued following the conclusion of the Consultation Process.



September 2019

	ARCHITECTS REPORT – Part 8 Display/Consultation
Project Title	<p>DEVELOPMENT AT 'THE EIRCOM SITE' NEW NANGOR ROAD DUBLIN 22, FOR SOUTH DUBLIN CO. CO.</p> <p>Social Housing Development on undeveloped lands at the junction of New Nangor Road and Fonthill Road South to the east, Old Nangor Road to the south and Cherrywood Crescent to the west, in Clondalkin, Dublin 22.</p>
Architect County Architect	Walsh Associates Architects & Project Managers Eddie Conroy MSc Arch FRIAI
Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001 (as amended)	<p><i>Part 8 (Public Consultation Schemes)</i></p> <p><i>Developments by a local authority are subject to a public consultation process as set out in the Planning &amp; Development Regulations, 2001 (as amended). This procedure requires that notice of the proposed development be given in the public press and that a site notice be erected. If any submissions or observations are received, a report is presented to the members of the Council. This report contains a list of the objector's names along with a summary of the points made by them and the Local Authority's response.</i></p> <p><i>Arising from consideration of the representations, the report sets out whether or not it is proposed to proceed as originally planned or to proceed with a modified proposal.</i></p> <p><u><i>Development by a Local Authority: 'Part 8'</i></u></p> <p><i>From time to time the Local Authority may carry out development within its administrative area, such as the construction of houses, roads, swimming pools, public toilets etc.</i></p> <p><i>Development carried out by a Local Authority is often referred to as a 'Part 8':- this is reference to Part 8 of the Planning and Development Regulations 2001 (as amended) which sets out the procedure for carrying out such developments.</i></p> <p><i>Public consultation is an intrinsic part of the 'Part 8' process. This is achieved by public notices, public display of the proposal, observations by members of the public, reportage on observations received and a recommendation that considers all internal and public observations. The consultation may extend to advisory consultation meetings with local community and interest groups dependant on the particular circumstances and impact of the proposal, though such meetings are not proscribed under the legislation. The primary purpose of the process is to notify the public of the proposal and incorporate any observations</i></p>

*validly submitted into a report to inform the Council on its decision to recommend the proposal.*

*Comments and observations on Proposed Developments by a Local Authority can only be received in writing between certain dates. The public notices should be referred to in this regard to ascertain the final date of receipt for observations.*

*Part 8 of the Planning and Development Regulations 2001 (as amended) refers to requirements in respect of specified development by, on behalf of, or in partnership with Local Authorities. Part 8 applications are generally lodged by the proposing department within the Council. Article 80 of the Planning and Development Regulations 2001 (as amended) sets out a list of the types of development prescribed for the purposes of the act.*

*The process is as follows:*

*Public Notices of the proposed development must be placed in an approved newspaper. A site notice (or notices) must be erected on the land on which the proposed development is situated – Article 81(1)(a)(b) of the Planning and Development Regulations 2001 (as amended) provides guidance on the requirements.*

*The application, which must be submitted on the same date as the newspaper notice, must include a cover letter / report, a copy of the newspaper notice and site notice and public display of the proposal in a designated public area accessible to the public during normal office hours – normally County Hall. Drawings can be made available to the public on request.*

*There is no fee payable on a Part 8 application.*

*The application is referred to internal works Departments in the Council – (Roads, Water, and Drainage).*

*In the case of protected structures the application is referred to the Conservation Section, An Taisce, DHPLG and the Heritage Council.*

*The timeframe for third party Observations/Submissions on the Part 8 application is six weeks from the date of lodgement. This date is specified in the public notices. There is no fee charged for observations/submissions on a Part 8.*

*The proposing Department completes a report for the attention of the Executive Manager of the Planning Department. The Executive Manager will make a recommendation to the proposing department on foot of this report.*

*A report will then be compiled for a meeting of the Council. Following consideration of this report by the Council, the proposed development may be recommended, unless the local authority, by resolution, decides to vary or modify the development, otherwise than as recommended in*

*the report, or decides not to proceed with the development’ – as per Section 179(4)(b) of the Planning and Development Act 2000 (as amended). For a part 8 application the period for observations/submissions is 6 weeks.  
There are 5 weeks allowed for a normal planning application.*

*The making of a decision on a Part 8 application is a reserved function of Council, while for a normal planning application this is an executive function.*

*The above is a summary of the Part 8 requirement for consultation. It is intended for guidance only. The Planning Acts set out the requirements in full.*

Public Notice

South Dublin County Council - Proposed Development

Proposed Social Housing Development comprising of 93 units on undeveloped lands at the junction of New Nangor Road and Fonthill Road South to the east, Old Nangor Road to the south and Cherrywood Crescent to the west, in Clondalkin, Dublin 22.

PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED) PUBLIC CONSULTATION PROCEDURE UNDER PART 8 OF THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 2001 (AS AMENDED).

Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following scheme by South Dublin County Council.

Proposed Social Housing Development comprising of 93 units and all associated landscaping and site development works on undeveloped lands at the junction of New Nangor Road and Fonthill Road South to the east, Old Nangor Road to the south and Cherrywood Crescent to the west, in Clondalkin, Dublin 22.

The proposed development shall consist of:

- 15 no. 3-bedroom houses, 5-person, 2-storey
- 18 no. own-door duplex units comprising 9 no. 2-bed, 3-person ground floor units and 9 no. 3-bed, 4-person, 2-storey upper units
- 60 no. apartments in 2 x 30-unit blocks, each block comprising;
  - 6 no. 1-bedroom units
  - 10 no. 2-bedroom units
  - 4 no. 3-bedroom units
  - 10 no. 3-bedroom units

All units will be provided with private open space in compliance with the current South Dublin County Council Development Plan. Car-parking will be provided as required by Development Plan standards comprising 135 no. car-parking spaces in total. The development will also include 2 no. single-storey utility buildings including bin stores, sub-stations and a total of 16

no. internal long stay bicycle parking spaces and 8 no. external short stay bicycle spaces.

The works include: New access to the east of the site off Old Nangor Road, new access to the west of the site off Cherrywood Crescent, landscaping works to boundaries, new park/play areas, ancillary works to landscape housing areas, and all necessary associated ancillary works on the site and adjacent areas.

The proposed scheme has undergone an Appropriate Assessment Screening under the Habitats Directive (92/43/EEC). It has also undergone a preliminary examination for an Environmental Impact Assessment and the Planning Authority has concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and therefore an Environmental Impact Assessment is not required. Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.

Plans and particulars of the proposed scheme will be available for inspection or purchased at a fee not exceeding the reasonable cost of making a copy for a period of four weeks from Thursday 11<sup>th</sup> July 2019 during the public opening hours at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24, and Civic Offices, Clondalkin, Dublin 22.

Submissions:

Submissions or observations in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made as follows: Online at <https://consult.sdublincoco.ie> up to midnight on Friday, 23<sup>rd</sup> August 2019.

Or

Written submissions not later than 4.30pm, Friday, 23<sup>rd</sup> August 2019.

Please address your submission to:  
Senior Executive Officer,  
Housing Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24.

NOTE: Please make your submission by one medium only.

Only submissions received by Friday, 23<sup>rd</sup> August 2019 and addressed as set out above, will be considered.

	<p>Submissions cannot be accepted in any other format or to any other postal address. Submissions and observations should state the name, address, and, where relevant, details of any organisation, community group or company etc. which you represent.</p> <p>It should be noted that the Freedom of Information Act applies to all records held by South Dublin County Council. South Dublin County Council's Personal Data Privacy Statements can be viewed at <a href="http://www.sdcc.ie">www.sdcc.ie</a> and all personal data will be retained in line with statutory requirements.</p>
Context	<p>The combined area of both parts of the site is approximately 2.16 hectares, or 5.33 acres, or 21,588 square metres. The East and West ends of the site are separated by an existing school.</p> <p>Both parts of the site share boundaries with New Nangor Road to the North.</p> <p>The East end of the site also has boundaries with Fonthill Road South, Old Nangor Road, the existing Eircom facility and the rear boundaries of the existing properties on Nangor Crescent.</p> <p>The West end of the site has a boundary to the West with the link road from New Nangor Road to Cherrywood Crescent to the South and with the existing Health Clinic and the rear gardens of Nangor Place and Bawnogue Cottages.</p> <p>The centre of the site lies approximately 1 kilometre to the west of Clondalkin Village and is close to the long term high capacity public transport route (RPA preferred route).</p> <p>The East end of the site fronts onto the roundabout at the junction of New Nangor Road and Fonthill Road South.</p> <p>This end of the site is characterised by the exposure of the site to the roundabout at the junction of New Nangor Road and Fonthill Road South, an existing large cluster of trees and the existing Eircom facility. It is proposed to form a pedestrian and vehicular access to the development from Old Nangor Road parallel to the East end of the Eircom facility.</p> <p>The West end of the site is bounded to the North by New Nangor Road, to the South by the existing Health Clinic and the rear gardens of Nangor Place, to the East by the rear gardens of Bawnogue Cottages and to the West by the link road leading from New Nangor Road to Cherrywood Crescent.</p>



Location



Aerial view of area (Google)



View form Old Nangor Rd (Google)



View from R113 (Google)



View from New Nangor Rd (Google)



View from Cherrywood Crescent (Google)

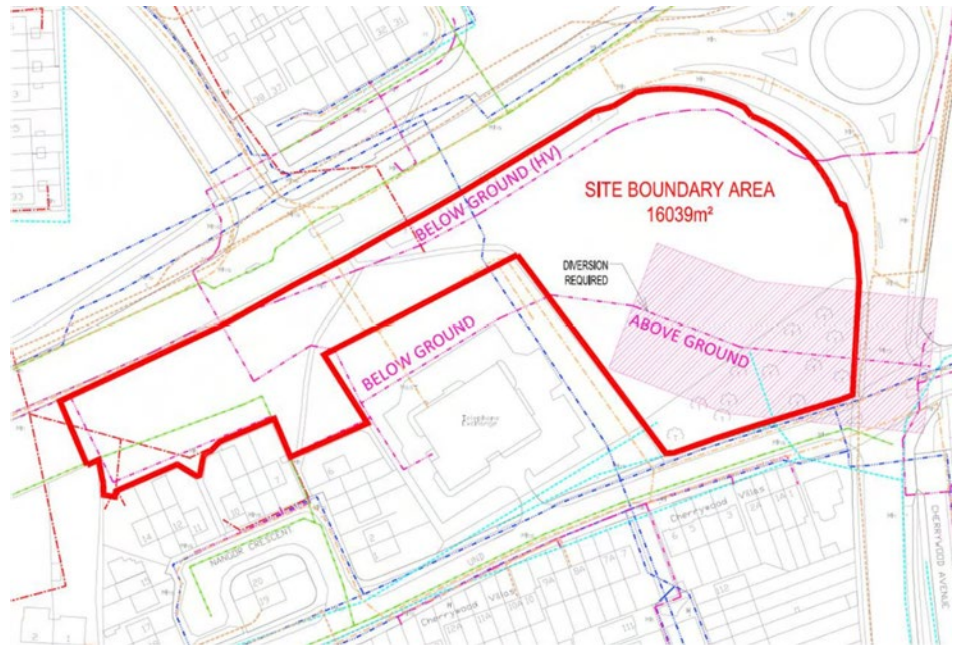


**Housing Need in the area:**

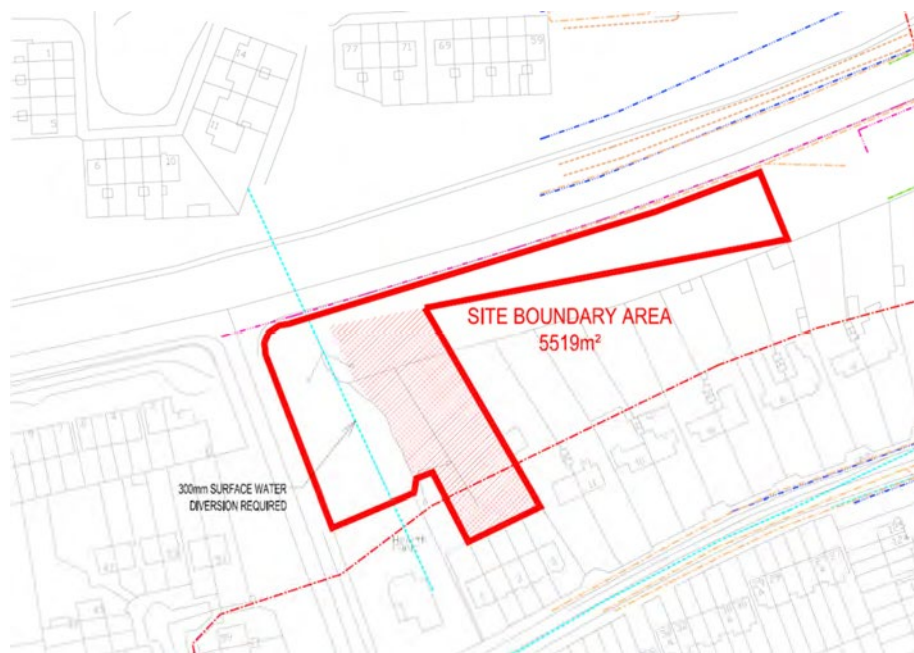
There is an established and chronic housing need in the area. Sites for development are not readily available. This land holding must therefore be utilized effectively.

**Site Location:**

The centre of the site lies approximately 1 kilometre to the west of Clondalkin Village and is close to the long term high capacity public transport route (RPA preferred route).



The West end of site and existing services



The West end of site and existing services

Site Constraints

There are extensive existing services at both the East and West ends of the site.

At the East end of the site there is a 225mm diameter foul sewer, 110mm diameter watermain, ESB and gas services to be diverted.

A 300mm surface water pipe, a 150m diameter foul pipe and an existing ESB service traverse the West end of the site. It is proposed that each of these services will be diverted to facilitate development of this site.

There are existing services on both sites which must be maintained. Both the services to be maintained and those to be diverted or altered are illustrated on the Engineering drawings and reports accompanying this Application.

Planning/Zoning for the site



Zoning map for Area

Land Use Zoning

Under the “South Dublin County Council Development Plan 2016 – 2022”, the lands are zoned – Zoning Objective ‘RES’: ‘To protect and/or improve residential amenity’

Use Classes Related to Zoning Objective	
Permitted in Principle	Housing for Older People, Nursing Home, Open Space, Public Services, Residential, Residential Institution, Retirement Home, Shop-Local, Traveller Accommodation.

Open for Consideration	Advertisements and Advertising Structures, Allotments, Agriculture, Bed & Breakfast, Betting Office, Camp Site, Car Park, Caravan Park-Residential, Cemetery, Childcare Facilities, Community Centre, Crematorium, Cultural Use, Doctor/Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hotel/Hostel, Home Based Economic Activities, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m - 1,000 sq.m, Off-Licence, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Recreational Facility, Recycling Facility, Restaurant/Café, Service Garage, Shop-Neighbourhood, Sports Club/Facility, Stadium, Veterinary Surgery.
Not Permitted	Abattoir, Aerodrome/Airfield, Boarding Kennels, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Fuel Depot, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-General, Industry-Special, Nightclub, Offices over 1,000 sq.m, Outdoor Entertainment Park, Refuse Landfill/Tip, Refuse Transfer Station, Retail Warehouse, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Shop-Major Sales Outlet, Social Club, Transport Depot, Warehousing, Wholesale Outlet, Wind Farm.

**Planning Policy Context**

The national, regional and development plan policies are the following:

**National and Regional Policy**

*Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.*

*Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, 2007.*

*Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities, Department of Environment, Heritage and Local Government (December 2008).*

*Urban Design Manual; A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).*

*Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of the Environment, Community and Local Government (2015).*

*Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).*

	<p><i>Regional Planning Guidelines for the Greater Dublin Area 2010-2022</i>, Dublin Regional Authority &amp; Mid-East Regional Authority, (2010).</p> <p><i>Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities</i>, Department of the Environment, Heritage and Local Government, (2009).</p> <p><i>The Planning System and Flood Risk Management - Guidelines for Planning Authorities</i>, Department of the Environment, Heritage and Local Government &amp; OPW, (2009).</p> <p><i>Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice</i>, Building Research Establishment, (1991).</p> <p><i>Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020</i>, Department of Transport, (2009).</p> <p><i>National Cycle Manual – National Transport Authority (June 2011)</i>.</p>
<p>Project Description and Design</p>	<p>The proposal, which accords with the Development Plan policy and zoning objectives for the site, includes the construction of 93 no. dwellings and all associated landscaping and site development works, including;</p> <ul style="list-style-type: none"> <li>• 15 no. semi-detached and terraced 3-bed, 5-person, 2-storey houses (100 – 101.7m<sup>2</sup>)</li> <li>• 18 no. own-door duplex units comprising 9 no. 2-bed, 3-person ground floor units (69 m<sup>2</sup>) and 9 no. 3-bed, 4-person, 2-storey upper units (106.9 m<sup>2</sup>)</li> <li>• Total 60 no. apartments in 2 x 30-unit blocks, each block comprising; <ul style="list-style-type: none"> <li>○ 6 no. 1-bed, 2-person units (49.6m<sup>2</sup>)</li> <li>○ 10 no. 2-bed, 3-person units (71m<sup>2</sup>)</li> <li>○ 4 no. 3-bed, 4-person units (90.1m<sup>2</sup>)</li> <li>○ 10 no. 3-bed, 5-person units (97.5m<sup>2</sup> - 102.56 no. 1-bed, 2-person units (49.6 m<sup>2</sup>))</li> </ul> </li> </ul> <p>All dwellings will be provided with private open space in compliance with the current South Dublin County Council Development Plan.</p> <p>Car-parking will be provided as required by Development Plan standards comprising houses (31), duplex units (25) and apartments (79), i.e. 135 no. car-parking spaces in total.</p> <p>The development will also include 2 no. single-storey utility buildings including bin stores, sub-stations and a total of 16 no. internal long stay bicycle parking spaces and 8 no. external short stay bicycle spaces.</p>



## Proposed site plan

### The Site

The combined area of both parts of the site is approximately 2.16 hectares, or 5.33 acres, or 21,588 square metres. The East and West ends of the site are separated by an existing school. Both parts of the site share boundaries with New Nangor Road to the North.

The East end of the site also has boundaries with Fonthill Road South, Old Nangor Road, the existing Eircom facility and the rear boundaries of the existing properties on Nangor Crescent.

The West end of the site has a boundary to the West with the link road from New Nangor Road to Cherrywood Crescent to the South and with the existing Health Clinic and the rear gardens of Nangor Place and Bawnogue Cottages.

The centre of the site lies approximately 1 kilometre to the west of Clondalkin Village and is close to the long term high capacity public transport route (RPA preferred route).

The East end of the site fronts onto the roundabout at the junction of New Nangor Road and Fonthill Road South.

This end of the site is characterised by the exposure of the site to the roundabout at the junction of New Nangor Road and Fonthill Road South, an existing large cluster of trees and the existing Eircom facility. It is proposed to form a pedestrian and vehicular access to the development from Old Nangor Road parallel to the East end of the Eircom facility.

2 no. 5-storey blocks of apartments, each comprising 30 no. 1, 2 and 3-bed units, arranged around a South-facing communal open space are proposed for this the most easterly and extensive area of the site.

The remainder of this end of the site is located between the New Nangor Road to the North, and the existing Eircom facility and the rear of existing houses on Nangor Crescent to the South.

A largely linear arrangement of 15 no. 3-bed, 5-person, 2-storey houses is proposed for this area of the site.

The West end of the site is bounded to the North by New Nangor Road, to the South by the existing Health Clinic and the rear gardens of Nangor Place, to the East by the rear gardens of Bawnogue Cottages and to the West by the link road leading from New Nangor Road to Cherrywood Crescent.

2 no. 3-storey blocks of duplex units, comprising 6 no. and 12 no. units respectively, are proposed here defining the North West corner of the site.

Pedestrian and vehicular access is proposed from the West side of the site to a central car-park, with a linear communal open space and play area provided along the Eastern edge of the site.

All units will incorporate South or South-East facing balconies and/or terraces.

#### Landscaping of Open Space & Residential Amenity

The East end of the site affords generous communal open space including dedicated play areas by way of amenity for the residents of both the proposed apartments and houses.

The existing wooded area at the junction of New Fonthill Road and Old Nangor Road is proposed to be retained as public open space with a new pedestrian and vehicular entrance to the development being provided from Old Nangor Road. The wooded area is to be separated from the development by a low level fence for the protection of small children.

Any existing trees to be removed arising from the development will be replaced by new trees subject to the approval of South Dublin County Council Parks Department.

The West end of the site also affords generous open space including a dedicated children's play area.

The new development will provide for passive surveillance across the site, in turn providing for a safer and more usable amenity for new and existing residents.

#### Roads & Footpaths

New access roads will be designed to appropriate level, with cambers and falls and incorporating all necessary drainage and surfacing. Roads will be adequate for access for all users, including bin collection, emergency services (ambulance, fire brigade); and will be of taking- into-maintenance

standards by South Dublin County Council after completion. New footpaths, kerbs, road crossings will all be of taking-into-maintenance standards by South Dublin County Council.

Parking areas materials will be robust and car-parking will be of taking-into-maintenance standards by South Dublin County Council.

Gradients, widths and material finish of all footways and access for persons from parking bays and footways to dwellings will allow level access to dwellings and will fully comply with the requirements of Part M - Access and Use, of the Building Regulations 2010.

#### Dwelling Design

All dwelling and room sizes and dimensions will comply with the requirements as set out in *Quality Housing for Sustainable Communities* and the South Dublin County Council Development Plan 2016-2022.

#### Apartments/Duplex Units

Apartments and duplex units have been designed having regard for the provisions of Design Standards for New Apartments – Planning Guidelines March 2018 and South Dublin County Council Development Plan 2016-2022 with particular emphasis on;

- i. Apartment floor areas
- ii. Safeguarding higher standards
- iii. Dual aspect ratios
- iv. Floor to ceiling heights
- v. Lift and stair cores
- vi. Internal storage
- vii. Private amenity space
- viii. Security considerations
- ix. Car-parking

Consistent with the Design Standards for New Apartments. We can confirm that the following minimum apartment floor areas outlined below have been achieved or exceeded, i.e.

- 1 bedroom apartment (2 persons) - 45sqm
- 2 bedroom apartment (3 persons) - 63sqm
- 3 bedroom apartment (5 persons) - 90sqm

The majority of all apartments in the scheme shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3-bedroom unit types by a minimum of 10%.

Scheme design provides for a minimum 50% dual aspect apartments.

Ground floor floor to ceiling heights will be a minimum 2.7m with upper floors providing a minimum of 2.4m.

7 apartments per core per floor are provided generally, reducing to 5 apartments per core for third floor units and 4 apartments per core at proposed fourth floor.

The majority of apartments will benefit from South or South-West facing balconies.

Minimum storage requirements have been achieved or exceeded, i.e.

- 1 bedroom apartment (2 persons) - 3sqm
- 2 bedroom apartment (3 persons) - 5sqm
- 3 bedroom apartment (5 persons) - 9sqm

Minimum private amenity space has been achieved or exceeded, i.e.

- 1 bedroom apartment (2 persons) - 5sqm
- 2 bedroom apartment (3 persons) - 6sqm
- 3 bedroom apartment (5 persons) - 9sqm

Apartments overlook the public realm providing passive security. Entrance points will be clearly indicated, well-lit and overlooked by adjoining dwellings. Ground floor apartments will incorporate a privacy strip of approximately 1.5m in depth and will be augmented with appropriate landscape design and boundary treatments.

Surface car-parking is provided at either side of the access road which extends around the North side of the apartment blocks.

A new stone boundary wall and railings and a landscaped buffer zone will separate the busy roundabout at the junction of New Nangor Road and Fonthill Road South from the development, which in turn is separated from the apartment blocks by a further landscaped area.

### Houses

The remainder of this end of the site is located between the New Nangor Road to the North, and the existing Eircom facility and the rear of existing houses on Nangor Crescent to the South.

A largely linear arrangement of 15 no. 3-bed, 5-person, 2-storey houses is proposed for this area of the site.

The houses are accessed via the same estate road serving the apartments, which is also separated from New Nangor Road by a boundary treatment comprising a new stone wall and railings.

The houses have been designed in accordance with the provisions of the Department of the Environment, Heritage and Local Government publication *Quality Housing for Sustainable Communities*, the South Dublin County Council Development Plan 2016-2022, and *Sustainable Residential Development in Urban Areas, Urban Design Manual* and *DMURS*.



The proposed houses will be 2-storey with pitched, concrete tiled roofs, triple-glazed doors and windows, and will be finished with a palette of facing brick and plaster to selected colours.

Boundary treatments will comprise a variety of matching brick walls and railing to the fronts of the houses with concrete post and panel fencing forming the boundaries of the rear gardens.

Car-parking will be out of curtilage and parking will be provided as required by Development Plan standards, i.e. 2 no. spaces per house with 1 no. visitor space per every 5 houses.

#### Sustainability & Energy Performance

The houses will be constructed to NZEB (Near Zero Energy Building) standard combining high standards of insulation with sustainable energy efficient heating and ventilation systems.

The dwellings will achieve compliance with Part L (Conservation of Fuel and Energy – Dwellings – 2011) of the Building Regulations and a minimum A2 BER Rating. In addition to this standard, the units will be designed for low maintenance, with ease of maintenance as a key requirement.

#### External Finishes

The external building finishes will be durable, and robust and selected to reflect South Dublin County Council requirements.

Material will be selected to reflect the overall quality of the development, design life and ease of maintenance. All external materials and finishes shall have the required fire resistance.

The external finishes will be resistant to vandalism including graffiti.

#### Screening for Habitats Directive

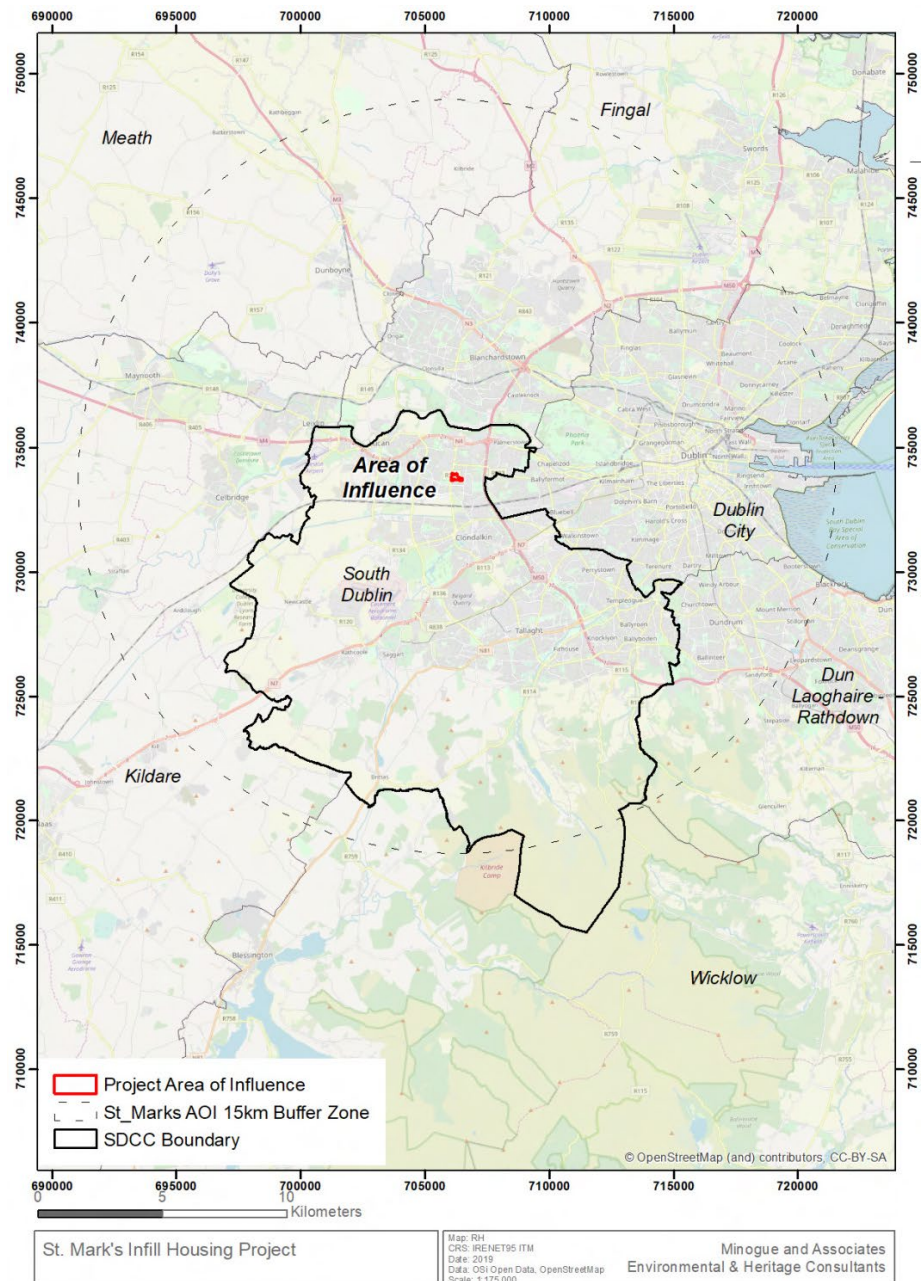
Site in context of nearby Sites covered by the Habitats Directive

#### Screening Assessment Conclusion

The proposed Scheme has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) including a description of the proposed development, an outline of its environmental setting, details of Natura 2000 sites within the potential zone of impact, and an assessment of potential impacts. Based on this information, it has been concluded that there will be no risk of direct or indirect impacts on any Natura 2000 sites, therefore Appropriate Assessment is not required.

Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.

# Screening for Environmental Impact Assessment



## Project Area of Influence

### EIA Screening Conclusion:

The proposed development does not trigger the threshold for mandatory EIA/EIAR as set in EU Directive 85/337/EEC (as amended by Directive 97/11/EC, Directive 2014/52/EU and S.I. 454 of 2011; S.I. 464 of 2011; S.I. 456 of 2011 and S.I. No 296 of 2018).

In terms of scale, the proposed housing development falls significantly below the threshold set out in Class10(b)(i) in Part 2 of Schedule 5 of the Regulations.

An EIA Screening exercise was carried out to determine the potential for the proposed development to have significant environmental effects or not. This exercise was informed by a desk study of the site based on the best available information.

	<p>No significant negative effects on the environment have been identified during the construction operational phase of the proposed development and the overall conclusion and recommendation of this screening exercise was therefore that there is no requirement for Environmental Impact Assessment of the proposed project.</p>
Landscape	<p>Existing landscape is mainly grassland open space. There is a wooded area to the south east of the site, which will be retained. An arborist report has been completed. The open space will be upgraded and supplementary planting will be provided to boundaries and within the project. Comments from Public Realm will be addressed in the detail design stage.</p>
Ancillary Works to Project	<p>Re-routing of existing services Alteration / Upgrading of existing landscaping and open space. Ensuring that all development is above flood line.</p>
Project Partners	<p>Housing Construction Department Department of Housing, Planning and Local Government Environment Department</p>
Site/Services Constraints	<p>All major existing services runs have been identified for the design. Site investigations have been carried out to establish precise underground service locations.</p>
Internal Comments	<p>Have been received prior to display. Will be reported at final stage of Part 8.</p>
Flood	<p>Flood risk Report has been completed. Floor levels are above 100 year projected flood events.</p>
Surface Water	<p>Proposals have been circulated prior to display, comments received.</p>
Foul drainage	<p>Pre application has been sent to Irish Water.</p>
Roads Roads Access	<p>Proposals have been circulated prior to display. Roads access and capacity are within acceptable and safe limits. Roads will be to 'taking in charge' standards [TIC] and DMURS criteria, internal comments received.</p>
Irish Water	<p>Pre application for water connection has been sent to Irish Water</p>
Submissions during Part 8 display	<p>Submissions received will be reported and response issued at end of display period.</p>

<b>Recommendation to Council</b>	<b>The project is recommended for approval by the County Architect</b>
<b>Part 8 Approval</b>	<b>Project Description – for APPROVAL BY COUNCIL</b>
	<p><b><u>South Dublin County Council - Proposed Development</u></b></p> <p><b>Proposed Social Housing Development comprising of 93 units on undeveloped lands at the junction of New Nangor Road and Fonthill Road South to the east, Old Nangor Road to the south and Cherrywood Crescent to the west, in Clondalkin, Dublin 22.</b></p> <p><b>PLANNING &amp; DEVELOPMENT ACT 2000 (AS AMENDED) PUBLIC CONSULTATION PROCEDURE UNDER PART 8 OF THE LOCAL GOVERNMENT (PLANNING &amp; DEVELOPMENT) REGULATIONS 2001 (AS AMENDED).</b></p> <p><b>Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following scheme by South Dublin County Council:</b></p> <p><b>Proposed Social Housing Development comprising of 93 units and all associated landscaping and site development works on undeveloped lands at the junction of New Nangor Road and Fonthill Road South to the east, Old Nangor Road to the south and Cherrywood Crescent to the west, in Clondalkin Dublin 22.</b></p> <p><b>The proposed development shall consist of:</b></p> <ul style="list-style-type: none"> <li>• <b>15 no. 3-bedroom houses, 5-person, 2-storey</b></li> <li>• <b>18 no. own-door duplex units comprising 9 no. 2-bed, 3-person ground floor units and 9 no. 3-bed, 4-person, 2-storey upper units</b></li> <li>• <b>60 no. apartments in 2 x 30-unit blocks, each block comprising;</b> <ul style="list-style-type: none"> <li>➤ <b>6 no. 1-bedroom units</b></li> <li>➤ <b>10 no. 2-bedroom units</b></li> <li>➤ <b>4 no. 3-bedroom units</b></li> <li>➤ <b>10 no. 3-bedroom units</b></li> </ul> </li> </ul> <p><b>All units will be provided with private open space in compliance with the current South Dublin County Council Development Plan. Car-parking will be provided as required by Development Plan standards comprising 135 no. car-parking spaces in total. The development will also include 2 no. single-storey utility buildings including bin stores, sub-stations and a total of 16 no. internal long stay bicycle parking spaces and 8 no. external short stay bicycle spaces.</b></p>

	<p>The works include: New access to the east of the site off Old Nangor Road, new access to the west of the site off Cherrywood Crescent, landscaping works to boundaries, new park/play areas, ancillary works to landscape housing areas, and all necessary associated ancillary works on the site and adjacent areas.</p> <p>The proposed Scheme has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC). The proposal has undergone a preliminary examination for Environmental Impact Assessment of the proposal and the Planning Authority has concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and therefore an Environmental Impact Assessment is not required.</p>
<p><b>Part 8 – Approval -Conditions and modifications to be incorporated in approved project.</b></p>	<ul style="list-style-type: none"> <li>• Provision to be made in the tender for Health and Safety requirements to ensure safety measures are put in place for construction traffic and site management.</li> <li>• The retention of any existing planting following assessment by a qualified specialist and the incorporation of same into the landscape proposals as indicated on the plans and documentation.</li> <li>• The incorporation of the recommendations as set out in the Screening / Habitats Directive Assessment.</li> <li>• A suitably qualified Archaeologist will be engaged, and Archaeological monitoring will be carried out as required by the Dept of Culture Heritage and the Gaeltacht.</li> <li>• The general layout to be revised as required to effect the above conditions.</li> <li>• Upgrading or alteration to units to meet any legislative enactment or requirement is deemed approved.</li> <li>• Localised alterations as required to meet Housing department / allocation / medical conditions, or to address specific issues raised, are deemed approved.</li> <li>• The proposals to include for all works required for Taking in Charge of the completed project, and compliance with the standards and conditions of Taking in Charge as issued and updated by the Council’s Roads, Public Lighting and Public Realm Departments.</li> </ul>
<p><b>Other Approvals</b></p>	<ul style="list-style-type: none"> <li>• As this project is valued at over €20M a Cost Benefit Analysis has been prepared and issued to the Department of Public Expenditure and Reform. Recommendations made on foot of this will be incorporated into the scheme as appropriate.</li> </ul>

<b>Ancillary Works to Project:</b>	<b>Re-routing of existing services</b> <b>Connections to utility services.</b> <b>Alteration / Upgrading of existing landscaping and open space.</b>
<b>Project Partners</b>	<b>Housing Construction Department</b> <b>Department of Housing, Planning and Local Government</b> <b>Local Councillors</b>
<b>Site / Services Constraints:</b>	All mapped major existing services runs have been identified for the design. Local alterations to layout are likely when on site investigations establish precise underground service locations.
<b>Internal comments received :</b>	Comments received from SDCC Drainage Operations with regard to existing surface water main and cctv of foul sewers will be incorporated. Comments received from SDCC Road forward planning with regard to perpendicular parking, carriageway width and hammerhead to allow for turning movements will be incorporated. Comments received from Public realm will be incorporated.
<b>Part 8 Submissions &amp; Commentary</b>	<b>All submissions were recorded by the Housing Department and a commentary / response is provided on the main issues raised in the Chief Executives Report.</b>  <b>Issued Raised in Submissions on the Planning and Sustainable Development of the Area of the Proposed Development are summarised below:</b>
<b>Submissions regarding Traffic</b>	Concerns regarding current levels of traffic in the area and the challenges experienced getting on to the Old Nangor Road and Fonthill Road junctions. Suggestion proposed for construction traffic to access site directly off New Nangor Road. Consideration requested to provide traffic calming measures in the form of yellow box and/or new signalling at junctions of Cherrywood Avenue and Fonthill Road. Request that a second entrance / exit to be built on New Nangor Road.  <b>Response:</b> The Council note all comments and concerns in respect of traffic related matters on this proposed project. In respect of the construction traffic access for the project a complete construction traffic management will form part of the contract. Traffic calming measures, including providing yellow boxes will be raised with the Council's Road Design and Construction Department should Part 8 be approved. Access both pedestrian and vehicular was considered at length by the Design Team as part of the design development process. An additional vehicular

	<p>access point off the New Nangor Road was assessed at this stage, however it was discounted because there is an existing busy junction here with Bawnogue Road. The existing pedestrian access points here will be maintained and enhanced. Consideration was also given to providing temporary access here for construction traffic but this was discounted for the same reasons. The existing road layout is well established and is considered adequate to take the new development. South Dublin County Council Road Design Department were consulted prior to Part 8 and have no objection to the proposal.</p>
<p><b>Submissions regarding Environmental impact</b></p>	<p>Concerns regarding air and noise pollution impact on neighbouring residents during the construction phase, and as a result of the loss of mature trees.</p> <p>Comments made in respect of the EIA and AA Screening Reports.</p> <p>Submission provided by Inland Fisheries Ireland outlining the Council's requirements to ensure adequate infrastructure capacity and instruction to complete statutory requirements in respect of review of capacity of foul and surface water infrastructure, surface water management measures, compliance with policies and recommendations made under the Greater Dublin Strategic Drainage Study (GDSDS), petrol/oil interception, and silt fencing of discharge streams during construction</p> <p><b>Response:</b></p> <p>This is recognised as factor ever present in construction activity of any type. Principal effect on entry road with site excavation / muck / dust over prolonged period, and construction traffic. A liaison system between residents, contractor and the Council will be established for the duration of the contract.</p> <p>The comments made in respect of EIA and AA Screening reports are noted. Application will be made to Irish Water for water supply and foul drainage connection and the quality of these will be under their remit.</p> <p>The Council note the comments made in the submission received from the Inland Fisheries. The Council confirm that all works will be in line with a project specific Construction Environmental Management Plan (CEMP), which will identify potential impacts and mitigating measures, and provide a mechanism for ensuring compliance with environmental legislation and statutory consents. The CEMP will detail and ensure best construction practices including measures to prevent and control the introduction of pollutants and deleterious matter to surface water and measures to minimise the generation of sediment and silt.</p> <p>A full Health and Safety analysis, and a safety plan will be a condition of contract, including traffic management, when the contractor is appointed.</p>

<p><b>Submissions regarding Project programme and Construction Site Management</b></p>	<p>Commentary regarding the estimated start of the project and consideration requested to limit construction traffic during busy travel times within the local area.</p> <p>Request that all construction works are in line with a project specific Construction Environmental Management Plan (CEMP).</p> <p>Where will the site access be?</p> <p>How will rodent issues be managing during the construction period.</p> <p>How will road cleaning during construction be managed.</p> <p>Concern regarding the levels and volume of noise, dust and dirt across the estate and how that would impact external walls, windows and gardens.</p> <p>Request that local residents are provided with contact details to report any issues during construction.</p> <p>Request that archaeological monitoring is carried out and included as a condition in any grant of planning permission that may issue.</p> <p><b>Response:</b></p> <p>It is envisaged that construction would start on site in 2020, subject to Part 8 planning approval and budget approval received from the Department of Housing, Planning and Local Government. The construction contract will include restrictions on construction traffic during peak times.</p> <p>A Council liaison will be nominated prior to the commencement of the project on site and they will communicate project updates with local Councillors and local residents respectively.</p> <p>As noted previously, the Council confirm that all works will be in line with a project specific Construction Environmental Management Plan (CEMP).</p> <p>A risk assessment will be carried out to assess suitable locations for site access</p> <p>The contractor will be responsible for managing nuisance such as rodents, noise, dust etc resulting from construction works.</p> <p>The construction timeframe will be agreed with the contractor prior to appointment and relayed to local residents and Councillors.</p> <p>A suitably qualified Archaeologist will be engaged, and Archaeological monitoring will be carried out as required.</p>
<p><b>Submissions regarding– Boundary Treatment and Green Space</b></p>	<p>What type of materials will be used for the boundary wall and what height will the wall be surrounding the apartments?</p> <p>Proposal to include planting on the boundary of Tus Nua with the housing of the new development.</p> <p>Query as to who will be responsible for the alley way for back entrances and whether it can be gated with keys.</p> <p>Concerns regarding the loss of trees located at the main access point to the proposed development.</p> <p>Will evergreen trees be planted?</p> <p>Concerns regarding the loss of green space on development of this site.</p> <p><b>Response:</b></p>



	<p>The proposed boundary will consist of low solid stone/brick wall with railing, total height 1200-1500mm.</p> <p>Planting as appropriate will be incorporated into the scheme in accordance with the requirements of the Council’s Public Realm Taking in Charge standard.</p> <p>The laneway will be retained, and access will be by way of a gate with a key. An Arborist report has been completed on the impact of the proposal on the existing mature trees. A management plan will be implemented to safeguard the remaining wooded area and replacement trees will be planted as part of the proposal.</p> <p>The Council do not plant evergreen trees as they are not suitable for urban settings given that they are fast growing and become unstable over time. The existing green space lacks definition, mainly serving to facilitate pedestrian links with the New Nangor Road and Fonthill Road South. The proposal provides high quality green and play spaces with clear definition while maintaining the existing pedestrian permeability.</p>
<p><b>Submissions regarding Anti-Social Concerns</b></p>	<p>Concern regarding proposed play space to the rear of the Spar shop will generate additional anti-social behaviour.</p> <p>Concerns that large scale developments, as the proposed, may contribute to anti-social behaviour in the area.</p> <p>Consideration requested to upgrade public lighting to make the area safe.</p> <p><b>Response:</b></p> <p>The Housing Department will work closely with all tenants to ensure that they meet their responsibilities as a tenant of the Council and that they actively contribute and respect the environment that they live in.</p> <p>There is a proposed play space near the Spar Shop which will be overlooked by the houses. The open space/play space form part of the proposed development.</p>
<p><b>Submissions regarding – Apartments</b></p>	<p>Concerns that the scale of the apartment buildings are too high and are going against low scale existing housing in the area.</p> <p>Consideration requested to include bicycle storage within the building.</p> <p>Clarification sought regarding the number of car parking spaces allowed for the apartments.</p> <p>Consideration requested to include a dryer room within the building.</p> <p>Clarification sought regarding the storage provided within the apartment units</p> <p>Clarification sought as to whether the apartments will be “Near Zero” (NZ) energy like the proposed houses in this development.</p> <p>Request that the Council consider the use of other building material other than red brick for the apartment façades.</p> <p><b>Response:</b></p>

	<p>The scale of the apartment buildings addresses the busy road junction creating a suitable mixed density scheme, maximising potential of the site, having regard for sustainable design and the development plan standards which meets the requirement of The Department of Housing and South Dublin County Council.</p> <p>Secure, enclosed long-term bicycle storage is provided within the scheme. A total of 135 parking spaces are provided in the scheme. Of these 79 are provided adjacent to the Apartment buildings, 31 are provided adjacent to the Houses and 25 are provided adjacent to the Duplex units.</p> <p>Storage provided in the Apartments is in line with Dept of Housing standards.</p> <p>The Apartment buildings will be designed to Near Zero standards. External finishes will be chosen to be robust, durable, sustainable, good quality, easily maintained and vandal resistant.</p>
<p><b>Submissions regarding – Drainage</b></p>	<p>Residents of Nangor Crescent and Bawnogue Cottages raised concerns regarding the issues experienced with the current drainage network servicing Nangor Crescent.</p> <p>Concerns raised by residents of Bawnogue Cottages referencing an underground river which may impact services at the apartment section of the scheme.</p> <p><b>Response:</b></p> <p>The proposed development will have a new drainage network which will not be linked with the existing system. The existing drainage system will be repaired and enhanced, where required, as part of the works.</p>
<p><b>Submissions regarding– Existing Laneway at Nangor Crescent</b></p>	<p>Clarification sought if the laneway at Nangor Road Crescent will remain open;</p> <p>Request by existing residents to retain the pedestrian access from Nangor Crescent to the Bawnogue traffic lights; proposal to install a kissing gate at this location.</p> <p><b>Response:</b></p> <p>The opening from Nangor Crescent to Bawnogue is unaltered.</p> <p>The request for a kissing gate is noted. However alternative solutions to suit all users especially wheelchair users will be taken into consideration.</p> <p>The Council commits to consult with the residents with existing rear garden access to agree a suitable option to those affected.</p>
<p><b>Submissions regarding Public Transportation</b></p>	<p>Concern regarding the lack of adequate public transport to meet the needs of existing and future residents particularly given the size of the proposed development. Request that the Council engage with the National Transport Authority and Dublin Bus regarding services.</p> <p><b>Response:</b></p>

	<p>The Council engaged with the National Transport Authority (NTA) as one of the prescribed bodies who received the proposed Part 8 scheme details. The NTA did not make a submission.</p> <p>Existing pedestrian permeability which links Nangor Crescent and Cherrywood Villas with the New Nangor Road and Fonthill Road South will be enhanced.</p>
<p><b>Submissions regarding– Land Ownership and Boundary at Bawnogue Cottages</b></p>	<p>1. Query over triangle of land to the rear of Bawnogue Cottages.</p> <p><b>Response:</b> 3D Artist impressions and perspectives of the proposed scheme provided as part of the display are for illustrative purposes only.</p>
<p><b>Part 8 Approval Recommendation by County Architect for Formal Approval by South Dublin County Council at September Council Meeting</b></p>	<p><b>The proposal, as described and amended during the Part 8 Planning Process, subject to the conditions attached, is recommended for approval by the Council.</b></p> <p><b>Proposed Social Housing Development comprising of 93 units on undeveloped lands at the junction of New Nangor Road and Fonthill Road South to the east, Old Nangor Road to the south and Cherrywood Crescent to the west, in Clondalkin, Dublin 22.</b></p>
<p><b>September 2019</b></p>	<p><b>Paddy de Roe FRIAI, Senior Architect</b> <b>Eddie Conroy FRIAI, County Architect</b></p>