

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 14th October 2019

HEADED ITEM NO. 13

Chief Executive's Report on Public Consultation in relation to the proposed Social Housing Development comprising of 93 homes 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.

1. Introduction

In accordance with the requirements of Part XI Planning and Development Act, 2000 (as amended) (the Act) and Part 8 of the Planning and Development Regulations, 2001 (as amended) (the Regulations), South Dublin County Council is seeking planning consent to construct a social housing development consisting of 93 homes 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 purpose of this Chief Executive's Report is to present the outcome of the consultation, to respond to submissions made during the consultation period and to make recommendations in relation to the proposed development where appropriate.

2. Site Description

The combined area of both parts of the site is approximately 2.16 hectares, or 5.33 acres, or 21,588 square metres. 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.

3. Scheme Description

The proposal is for a social housing development comprising of 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. 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, substations and a total of 16 no. internal long stay bicycle parking spaces and 8 no. external short stay bicycle spaces.

The associated works are to 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.

Plans and reports for proposed development are shown on the following links:

<p>Sheet 1 Site Location map</p> <p>Sheet 2 Existing Site Plan</p> <p>Sheet 3 Proposed Site Plan</p> <p>Sheet 4 Contiguous Elevations</p> <p>Sheet 5 Apartments Basement, GF, FF Plans and 3Ds</p> <p>Sheet 6 Apartments 2F,3F Plans, Section and 3Ds – Layouts & 3D Views (2)</p> <p>Sheet 7 Apartments 4F, Roof Plan Elevations</p> <p>Sheet 8 Apartments East West Elevations</p> <p>Sheet 9 Block C Plans 3Ds</p> <p>Sheet 10 Block C Elevations & section</p>
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[Sheet 11 Block D Plans, Section, Elevations & 3Ds](#)
[Sheet 12 Block E Plans, Section, Elevations & 3Ds](#)
[Sheet 13 Block F Plans, Section & 3Ds](#)
[Sheet 14 Block F Elevations](#)
[Sheet 15 Block G Plans, Section, Elevations & 3Ds](#)
[Sheet 16 Block H GF, FF Plans and 3Ds](#)
[Sheet 17 Block H 2F, Roof Plans, Section and 3Ds](#)
[Sheet 18 Block H Elevations](#)
[Sheet 19 Block J GF, FF Plans and 3Ds](#)
[Sheet 20 Block J 2F, Roof Plan, Section and 3D](#)
[Sheet 21 Block J Elevations](#)
[Sheet 22 Drainage Layout - West](#)
[Sheet 23 Drainage Layout - East](#)
[Screening for Appropriate Assessment](#)
[Screening for Environmental Impact Assessment](#)
[Part 8 Architect's Report](#)

4. Public Consultation

Plans and particulars of the proposed development for Nangor Road were on public display for over six weeks from 11th July to 23rd August 2019 (inclusive). During the public consultation information on the proposed social housing development at Nangor Road was disseminated to the public and submissions were invited.

The public consultation on the proposed social housing development included the following statutory and non-statutory elements:

- Newspaper Notice in the Echo and the Gazette;
- Public consultation displays in South Dublin County Council Offices at County Hall in Tallaght and Civic Offices in Clondalkin;
- Briefings for Elected Members, and local residents and;
- Information on Social Media including Facebook and Twitter.

Submissions and observations on the Nangor Road social housing development could be made online and in writing for a period of over six (6) weeks between 11th of July to 23rd of August 2019 (inclusive).

5. Legislative Background

Section 179 (3) (a) of the Act, requires that the Chief Executive shall, after the end of the public consultation period, prepare a written report in relation to the proposed development and submit the report to the members.

Section 179 (3) (b) of the Act outlines that a report shall—

- i. Describe the nature and extent of the proposed development and the principal features thereof, and shall include an appropriate plan of the development and appropriate map of the relevant area;
- ii. Evaluate whether or not the proposed development would be consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the Development Plan

- and giving the reasons and the considerations for the evaluation;
- iii. List the persons or bodies who made submissions or observations with respect to the proposed development;
 - iv. Summarise the issues, with respect to the proper planning and sustainable development of the area in which the proposed development would be situated, raised in any such submissions or observations, and give the response of the Chief Executive thereto; and,
 - v. Recommend whether or not the proposed development should be proceeded with as proposed, or as varied or modified as recommended in the report, or should not be proceeded with, as the case may be.

Under Section 179(4) of the Act, the elected members shall, as soon as practicable, consider the proposed development and the report of the Chief Executive. Following the consideration of the Chief Executive's report, the proposed development may be carried out as recommended in the Chief Executive's report, unless the local authority, by resolution, decides to vary or modify the development, otherwise than as recommended in the Chief Executive's report, or decides not to proceed with the development. A resolution must be passed not later than six (6) weeks after receipt of the Chief Executive's report.

6. Environmental Impact Assessment and Appropriate Assessment

The proposal has undergone an Appropriate Assessment Screening under the Habitats Directive (92/43/EEC). This Council has determined that the implementation of the proposed development would not be likely to have significant adverse effects on the integrity or conservation objectives of any Natura 2000 network of sites.

It has also undergone a preliminary examination for an Environmental Impact Assessment and the Council 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.

As a result of the above, in accordance with Part XI of the Act, the elected members of the Council can consider the proposed social housing development consisting of 93 homes 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, under Part 8 of the Regulations.

7. Outcome of Public Consultation Programme

A total of 18 submissions/observations were received.

A list of all the persons, organisations and bodies that made submissions is provided in the table below together with a copy of the submission received. For reasons of data protection, these documents have the personal addresses of submitters redacted.

Person/Prescribed Body	Link to Submission Received	No. of Submissions Received
Consultation Portal Submissions	Consultation Portal Submissions	14
Cllr. Trevor Gilligan	Cllr. Trevor Gilligan	1
Transport Infrastructure Ireland	Transport Infrastructure Ireland	1
Inland Fisheries Ireland	Inland Fisheries Ireland	1
Department of Culture, Heritage and the Gaeltacht	Department of Culture, Heritage and the Gaeltacht	1

A table breakdown of the issues raised in the submissions received for all categories is outlined here (summary and responses to issues raised is provided in Section 8 below):

No.	Category of Submission	Count
1	Traffic	14
2	Environmental impact	6
3	Project Programme and Construction Site Management	6
4	Boundary Treatment and Green Space	5
5	Anti-Social Concerns	5
6	Overdevelopment / Alternative sites	4
7	Apartments	4
8	Drainage	3
9	Existing Laneway at Nangor Crescent	3
10	Public Transportation	1
11	Allocation of New Housing	1
12	Land ownership and Boundary of Bawnogue Cottages	1

8. Summary of Issues Raised and Chief Executive's Responses and Recommendations

Submission Category No. 1 – Traffic

1. Existing local residents raised concerns regarding current levels of traffic in the area and difficulties accessing the Old Nangor Road and Fonthill Road.
2. Coláiste Chillian have a planning application currently with the Council (Planning Reference: SD17A/0035 and SD18A/0447) which includes proposed re-orientation of the entrance/exit to the secondary school and primary schools (Gaelscoil na Camóige and Gaelscoil Chluain Dolcáin) onto the Fonthill Road impacting traffic coming onto the Fonthill Road.
3. Proposal for construction traffic to access site directly off New Nangor Road.
4. Request for consideration of traffic calming measures (yellow box and/or new signalling) at junctions of Cherrywood Avenue and Fonthill Road.
5. Request that a second entrance / exit to be built on New Nangor Road.
6. Clarification sought as to when the traffic assessment was carried out in the area.

Response:

- The concerns and comments regarding traffic related matters on this proposed project are noted;
- A complete construction traffic management will form part of the contract should the development be approved;

- Appropriate traffic calming measures and traffic flow measures will be raised with the Council's Road Design and Construction Department should Part 8 be approved. It is envisaged that these measures will include provision of yellow boxes at the new development access and exit points and also preventing right-turn exits from the new development at peak times.
- Pedestrian and vehicular access was considered at length by the Design Team as part of the design development process.
- The existing adjacent road layout is well established and is considered adequate to take the new development. The Council's Road Design Department were consulted prior to Part 8 and have no objection to the proposal.
- As part of a traffic and transport assessment for the proposed Kilcarbery project that is planned to deliver approximately 1,000 homes in the wider area, morning and evening traffic surveys were carried out at the New Nangor Road/Fonthill Road and Old Nangor Road/Fonthill Road junctions. The potential increase in traffic from the Kilcarbery development at these junctions is estimated at between 3 – 4% which is well below the tolerance level of 10% and allows for the reasonable assumption that the 93 homes in this proposed social housing development will not materially impact on these findings.
- An additional access point off the New Nangor Road was assessed at design stage but was discounted because of the existing busy junction with Bawnogue Road that is adjacent to the proposed development. This was further examined and re-considered by the design team and the Council's Road Engineer following receipt of submissions.
- With four lanes of traffic at the junction, a left-turn only access point into the proposed development travelling west on the New Nangor Road was the only possible access that could be considered. This limited value access was still viewed as making drivers inclined at less busy times to cross three lanes of traffic to make an illegal right turn to access the area when travelling east on the New Nangor Road, giving rise to high rise of serious collisions. Mitigation to this risk would materially impact on the current Bawnogue Road junction impacting the current traffic flow. Therefore, for road safety and traffic management reasons access to the new development from the New Nangor Road is not recommended. Consideration was also given to providing temporary access here for construction traffic, but this is also discounted for the same reasons.
- The existing road layout is well established and is considered adequate to take the new development.

Submission Category No. 2 – Environmental impact

1. Concerns regarding air and noise pollution impact on neighbouring residents during the construction phase, and as a result of the loss of mature trees.
2. Comments made in respect of the EIA and AA Screening Reports.
3. 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 (GSDS), petrol/oil interception, and silt fencing of discharge streams during construction.

Response:

- Potential impacts are considered and mitigated in all types of construction activity – principal effects that will be managed are on the 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.
- The comments made in respect of EIA and AA Screening reports are noted. The Council has engaged competent consultants in this regard and is satisfied with reliance on the findings of their reports.
- Application will be made to Irish Water for water supply and foul drainage connection and the quality of these will be under their remit.
- 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.
- A full Health and Safety analysis, and a safety plan will be a condition of contract, including traffic management, when the contractor is appointed.

Submission Category No. 3 – Project programme and Construction Site Management

1. Commentary regarding the estimated start of the project and consideration requested to limit construction traffic during busy travel times within the local area.
2. Request that all construction works are in line with a project specific Construction Environmental Management Plan (CEMP).
3. Where will the site access be?
4. How will rodent issues be managing during the construction period.
5. How will road cleaning during construction be managed.
6. Concern regarding the levels and volume of noise, dust and dirt across the estate and how that would impact external walls, windows and gardens.
7. Request that local residents are provided with contact details to report any issues during construction.
8. Request that archaeological monitoring is carried out and included as a condition in any grant of planning permission that may issue.

Response:

- It is envisaged that construction would start on site in mid-2020 subject to Part 8 planning approval and budget approval from the Department of Housing, Planning and Local Government (DHPLG).
- The construction contract will include restrictions on construction traffic during peak times and a Council liaison person will be nominated prior to the commencement of the project on site to communicate project updates and engage with local Councillors and local residents.
- As noted above in relation to Environmental Impacts, all works will be in line with a project specific Construction Environmental Management Plan (CEMP).

- A risk assessment will be carried out to assess suitable locations for site access
- The contractor will be responsible for managing nuisance such as rodents, noise, dust etc resulting from construction works.
- The construction timeframe will be agreed with the contractor prior to appointment and relayed to local residents and Councillors.
- A suitably qualified Archaeologist will be engaged, and Archaeological monitoring will be carried out as required.

Submission Category No. 4 – Boundary Treatment and Green Space

1. What type of materials will be used for the boundary wall and what height will the wall be surrounding the apartments?
2. Proposal to include planting on the boundary of Tus Nua with the housing of the new development.
3. Query as to who will be responsible for the alley way for back entrances and whether it can be gated with keys.
4. Concerns regarding the loss of trees located at the main access point to the proposed development.
5. Will evergreen trees be planted?
6. Concerns regarding the loss of green space on development of this site.

Response:

- The proposed boundary will consist of low solid stone/brick wall with railing, total height 1200-1500mm.
- Planting as appropriate will be incorporated into the scheme in accordance with the requirements of the Council's Public Realm Taking in Charge standard.
- 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.
- 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 Fonhill Road South. The proposal provides high quality green and play spaces with clear definition while maintaining the existing pedestrian permeability.

Submission Category No. 5 – Anti-Social Concerns

1. Concern regarding proposed play space to the rear of the Spar shop will generate additional anti-social behaviour.
2. Request to note and acknowledge concerns of older residents living in Nangor Crescent and the possible impact on them with the new development.
3. Concerns that large scale developments, as the proposed, may contribute to anti-social behaviour in the area.
4. Concerns expressed regarding the current impact of anti-social behaviour on bus routes serving the area
5. Consideration requested to upgrade public lighting to make the area safe.

Response:

- 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, including becoming part of the local community and integrating successfully with existing residents. Advance prejudice regarding new residents' future behaviour is not a valid basis for objecting to the development of social housing.
- There is a proposed play space near the Spar Shop which will be overlooked by the houses providing strong passive surveillance.
- The open space/play space form part of the proposed development providing recreational facilities and amenities for local residents.

Submission Category No. 6 – Overdevelopment / Alternative sites

1. Comments refer to other housing developments in the area (St. Cuthbert's Park) as well as s for the Clonburriss SDZ and Kilcarbery and the impact this will have on local facilities and suggests proposal to use alternative sites.

Response:

- The site for the proposed development is one of many sites considered for suitability for the provision of housing in the Council's current social housing building programme. Other sites will continue to be identified and pursued for housing across the County where possible and practicable. All such sites will be subject to the Part 8 consultation process.
- Other sites with development potential will be subject to planning requirements and it is not a case of substituting one development for another when there is significant housing need in the County. In addition, current and proposed facilities in the Clondalkin area are proximate and relatively accessible for residents of the proposed development.

Submission Category No. 7 – Apartments

1. Will the units be Council owned?
2. Concerns that the scale of the apartment buildings are too high and are going against low scale existing housing in the area.
3. Consideration requested to include bicycle storage within the building.
4. Clarification sought regarding the number of car parking spaces allowed for the apartments.
5. Consideration requested to include a dryer room within the building.
6. Clarification sought regarding the storage provided within the apartment units
7. Clarification sought as to whether the apartments will be "Near Zero" (NZ) energy like the proposed houses in this development.
8. Request that the Council consider the use of other building material other than red brick for the apartment façades.

Response:

- The units will be Council owned and consideration will be given to the possibility of an Approved Housing Body managing the units on behalf of the Council on completion of the scheme.

- 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 meeting the requirements of DHPLG and the Council.
- 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.
- Storage provided in the apartments is in line with DHPLG housing standards.
- The apartment buildings will be designed to Near Zero standards.
- External finishes will be chosen to be robust, durable, sustainable, good quality, easily maintained, vandal resistant and visually attractive.

Submission Category No. 8 – Drainage

1. Residents of Nangor Crescent and Bawnogue Cottages raised concerns regarding the issues experienced with the current drainage network servicing Nangor Crescent.
2. Concerns raised by residents of Bawnogue Cottages referencing an underground river which may impact services at the apartment section of the scheme.

Response:

- 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.
- Extensive investigations were carried out on the site and in the location of the proposed development and no river was encountered.

Submission Category No. 9 – Existing Laneway at Nangor Crescent

1. Clarification sought if the laneway at Nangor Road Crescent will remain open;
2. Request by existing residents to retain the pedestrian access from Nangor Crescent to the Bawnogue traffic lights;
3. Proposal to install a kissing gate at this location.

Response:

- The opening from Nangor Crescent to Bawnogue is unaltered.
- The request for a kissing gate is noted. However alternative solutions to suit all users especially wheelchair users will be taken into consideration.
- The Council commits to consult with the residents with existing rear garden access to agree a suitable option to those affected.

Submission Category No. 10 – Public Transportation

1. 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.

Response:

- 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.
- Existing pedestrian permeability which links Nangor Crescent and Cherrywood Villas with the New Nangor Road and Fonthill Road South will be enhanced.

Submission Category No. 11 – Allocation of New Housing

1. How will the new housing be allocated?
2. Will people from the local area be allocated these homes?

Response:

- Allocation of these units will be made in accordance with the Council's Allocation Scheme.

Submission Category No. 12 – Land Ownership and Boundary at Bawnogue Cottages

1. Query over triangle of land to the rear of Bawnogue Cottages.
2. Concerns over the boundary treatment to the rear of Bawnogue Cottages and a request that a boundary wall be built to the rear of 5-12 Bawnogue Cottages.
3. Comments regarding previous assurances that land would be preserved as a green space for recreation purposes.

Response:

- The Council note the submission, and all issues raised in respect of the lands to the rear of Bawnogue Cottages. The Council confirm that this section of land is not in Council ownership and the proposed development which is subject to this Part 8 consultation does not occur on these identified lands.
- There are no plans to build a boundary wall to the rear of 5 -12 Bawnogue Cottages. The private open space does not impact on the proposed development as there are no plans to build on this section of the site which is privately owned.
- The open space is being preserved as an open space, from the 3D Artist's impressions it looks as if the proposed development impacts on the open space, however it doesn't it was the impressions were for illustrative purposes only.

9. Part 8 Approval-Conditions and modifications to be incorporated in approved project

- 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.
- 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.
- The incorporation of the recommendations as set out in the Screening / Habitats Directive Assessment.
- 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.
- The general layout to be revised as required to effect the above conditions.
- Upgrading or alteration to units to meet any legislative enactment or requirement is deemed approved.

- Localised alterations as required to meet Housing department / allocation / medical conditions, or to address specific issues raised, are deemed approved.
- 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.

10. Recommendation

Following consideration of the submissions, it is considered that the issues raised in submissions will be satisfactorily addressed as outlined in the foregoing report.

Accordingly, it is considered that the proposed development is in accordance with the proper planning and sustainable development of the area and therefore it is recommended that the Council adopt the following Motion:

“As the proposed development is in accordance with the proper planning and sustainable development of the area, the Council approves the development of social housing of 93 homes 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.”