**COMHAIRLE CONTAE ÁTHA CLIATH THEAS**

**SOUTH DUBLIN COUNTY COUNCIL**



**MEETING OF SOUTH DUBLIN COUNTY COUNCIL**

**Monday, 9th December 2019**

**HEADED ITEM NO 11.**

**Chief Executive’s Report on Public Consultation in relation to the proposed Extensions and Alterations to two Day-Houses at Nos. 1 and 10 Belgard Park, Cookstown Road, Tallaght, Dublin 24**

# **Introduction**

In accordance with the requirements of Part 8 of the Planning and Development Regulations, 2001 (as amended) (the Regulations), South Dublin County Council is seeking planning consent in relation to the proposed Extensions and alterations at 2 Number Day-Houses at Nos. 1 and 10 Belgard Park, Cookstown Road, Tallaght, Dublin 24.

The works include: Extension and reconfiguration of the current buildings at Nos. 1 and 10 to create in each case: a 2-bedroom, 3-person, single-storey dwelling and all necessary associated ancillary works on the site of each dwelling. Works to the existing Day-Houses will include reconfiguration of the kitchen and shower room areas to create a kitchen, utility area and W.C. The living / dining area will also be extended. The works include alterations to the front boundary wall and entrance gates, new hard landscaping works and all necessary associated ancillary works on the site and adjacent areas.

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.

# **Site and Scheme Description**

Numbers 1 and 10 Belgard Park are each a single-storey, detached building. Both are situated in a residential caravan park, just off the Cookstown road. Each site is within an existing Traveller Accommodation development and the completed works will not impact on the surrounding dwelling plots.

In construction detail and finishes, numbers 1 and 10 Belgard Park are similar to the nearby Day-Houses which share the same building line, wall finishes, window opening sizes and arrangements, decorative details and roof covering. Like the other Day-Houses, numbers 1 and 10 Belgard Park have a garden / yard – the ground surface is poured concrete.

In each site, the proposed development comprises an extension to the existing Day-House comprising 2 bedrooms, an accessible bathroom, and modifications and extension to the existing kitchen/living area (to comply with current D.O.H. P.LG standards) and ancillary works within the confines of each site. These have been designed in accordance with the recommendations of the consultant occupational therapist.

The proposed development will not affect the density of the estate.

The following areas apply to the site and building at No.1 Belgard Park, as existing:

* Site area: 275 sq.m. / 0.068 acres
* Existing internal floor plan area: 29.5 sq.m.

The following areas apply to the site and building at No.1 Belgard Park, as proposed:

* Site area: 275 sq.m. / 0.068 acres (remains the same)
* Proposed ground-floor day-house and extension, internal area: 88.0 sq.m.

The following areas apply to the site and building at No.10 Belgard Park, as existing:

* Site area: 265 sq.m. / 0.065 acres
* Existing internal floor plan area: 29.5 sq.m.

The following areas apply to the site and building at No.10 Belgard Park, as proposed:

* Site area: 265 sq.m. / 0.065 acres (remains the same)
* Proposed ground-floor day-house and extension, internal area: 84.5 sq.m.

Following the end of the consultation process, and following the final presentation to the Council Chamber, the layout will be adjusted to reflect the outcomes of the public consultation if required.

The overall Project Budget is subject to approval by the Department of Housing, Planning and Local Government and included South Dublin County Council’s Traveller Accommodation Programme 2019-2024

The proposed works have been approved in principal at the Tallaght Local Area Committee Meeting T/550/18 H17/1118 Item ID:60393

# **Public Consultation**

Plans and particulars of the proposed developments for Nos. 1 and 10 Belgard Park, Cookstown Road, Tallaght, Dublin 24 were on public display for over six weeks from 3rd October to 20th November 2019 (inclusive). During the public consultation information on the proposed extensions at Belgard Park were disseminated to the public and submissions were invited.

The public consultation on the proposed extensions included the following statutory and non-statutory elements:

* + South Dublin County Council Website and Public Consultation Portal
  + Newspaper Notice in the Echo on the 3rd October 2019
  + Public consultation displays in South Dublin County Council Offices at County Hall in Tallaght and Civic Offices, Clondalkin
  + Notification to Elected Members of the Tallaght Area Committee

Submissions and observations on the proposed extensions could be made online and in writing for a period of over six (6) weeks between 3rd October to 20th November 2019 (inclusive)

# **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—

1. 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;
2. 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;
3. List the persons or bodies who made submissions or observations with respect to the proposed development;
4. 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,
5. 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.

# **Environmental Impact Assessment and Appropriate Assessment**

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. ( Please see County Architect’s Report attached)

1. **Outcome of Public Consultation Programme**

No submissions/observations were received during the public consultation stage .

# **Recommendation**

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 proposed extensions and alterations to two Day-Houses at Nos. 1 and 10 Belgard Park, Cookstown Road, Tallaght, Dublin 24”*