

COUNTY ARCHITECTS REPORT ON COMPLETION OF PART 8 DISPLAY

Proposed Development of a Social Housing Project for Independent Living for Older Persons, consisting of 12 units, and demolition of single-story dwelling house on undeveloped lands off Old Bawn Road & Old Bawn Way, Tallaght, Dublin 24.

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

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Issued February 2020

	COUNTY ARCHITECTS REPORT – Part 8 – display / consultation
Project Title:	Proposed Development on a site located off Old Bawn Road & Old Bawn Way, Tallaght, Dublin 24.
County Architect: Senior Architect: Architects:	Eddie Conroy FRIAI Patrick de Roe FRIAI Architectural Services Department, South Dublin County Council
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 & 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 validly submitted into a report to inform the Council on its decision to recommend the proposal.</i></p> <p><i>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.</i></p>

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 copy of the newspaper notice and site notice and drawings for public display of the proposal accessible to the public during normal office hours – via the Planning Portal. 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 are 5 weeks allowed for a normal planning application.) There is no fee for observations/submissions on a Part 8.

At the end of the period for observations/submissions, the proposing Department completes a report on the public display 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).

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.

South Dublin County Council - Proposed Development

Proposed Development of a Social Housing Project for Independent Living for Older Persons, consisting of 12 units, and demolition of a single-story dwelling house on undeveloped lands off Old Bawn Road & Old Bawn Way, Tallaght, Dublin 24.

Planning and Development Act, 2000 (as Amended) Public Consultation Procedure under Part 8 of the Local Government Planning and 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 Development of a Social Housing Project for Independent Living for Older Persons, consisting of 12 units, and demolition of a single-story dwelling house on undeveloped lands off Old Bawn Road & Old Bawn Way, Tallaght, Dublin 24.

The proposed development shall consist of:

- 8 No. 1 Bedroom 1 storey houses (2 person)
- 4 No. 2 Bedroom apartments (4 person)

The works include: New access from Old Bawn Way, landscaping works to boundaries and all necessary associated ancillary works on the site and to adjacent areas. All units to be minimum A2 BER rated. The housing provision comprises of two storey detached units and one storey terraced units grouped around a central courtyard.

The proposed Scheme has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and a preliminary examination for Environmental Impact Assessment. 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 online on the Consultation Portal and for inspection or purchase at a fee not exceeding the reasonable cost of making a copy for a period of four weeks from Thursday 28th November 2019 during the public opening hours at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24.

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 **Thursday 16th January 2020**

Or

Written submissions not later than **5.00pm, on Thursday 16th January 2020**

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 **Thursday 16th January 2020** and addressed as set out above, will be considered.

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.

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 www.sdcc.ie and all personal data will be retained in line with statutory requirements.

Date site notice erected: 28/11/2019

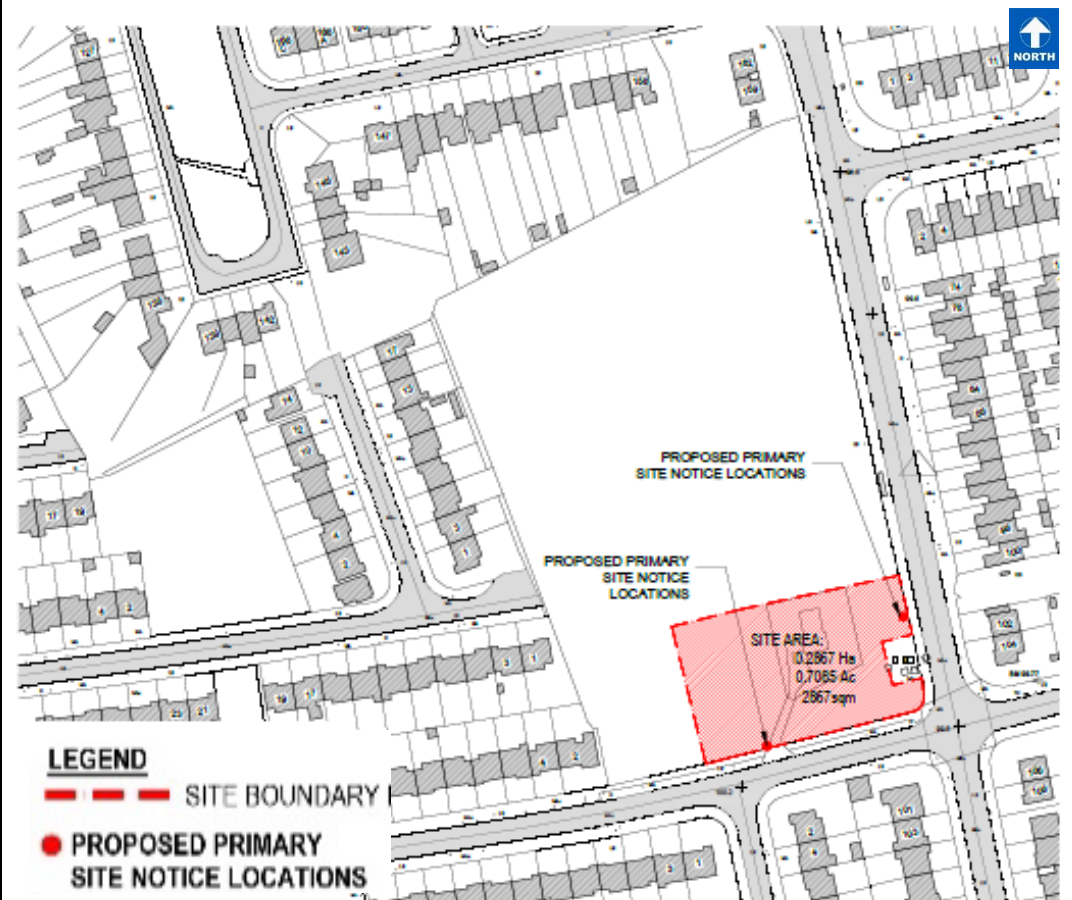
Context:

The proposed site is located in the townlands of Tallaght, South Dublin County. The proposed development is situated at the corner of Old Bawn Road and Old Bawn Way, beside the open space lands and on the site occupied by the

uninhabited single-storey bungalow, which is proposed to be demolished. The described development comprises an area of 0.28ha.

The site is surrounded by residential development, Pine Lawn and green open space to the West – whilst the Old Bawn Way and Old Bawn Road, forms the Southern and Eastern boundary. The Tymon Bawn Football Club pitch is adjacent to the North of the development site.

The site is well served by public transport and local facilities. The site is relatively free of onsite services, and it is undeveloped.



Location



Aerial view of area (Google)



Aerial view of area (Bing Maps)



View from Corner of Old Bawn Road / Old Bawn Way (Google)



View from Old Bawn Way (Google)



View from Old Bawn Road (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:

Site Location and Extent – Local facilities, shops, schools, health centre are within 10-15 minutes' walk.

The proposal for housing as part of an established neighbourhood with community facilities. The proposal for housing is supported by readily available access to extensive parkland (Sean Memorial Park, Sensory Garden etc.) and

riverside walks, as well as shopping, leisure and sport facilities in nearby Tallaght Town centre.



ESB Networks

- BLUE - LV (400V/230V) OVERHEAD LINES
- CYAN - 38KV & HIGHER VOLTAGE UNDERGROUND CABLE ROUTES
- RED - MV/LV (10KV/20KV/400V/230V) UNDERGROUND CABLE ROUTES



EIR NETWORK



GAS Networks Ireland

GAS Distribution Pipe (Medium Pressure)

Site Constrains Map

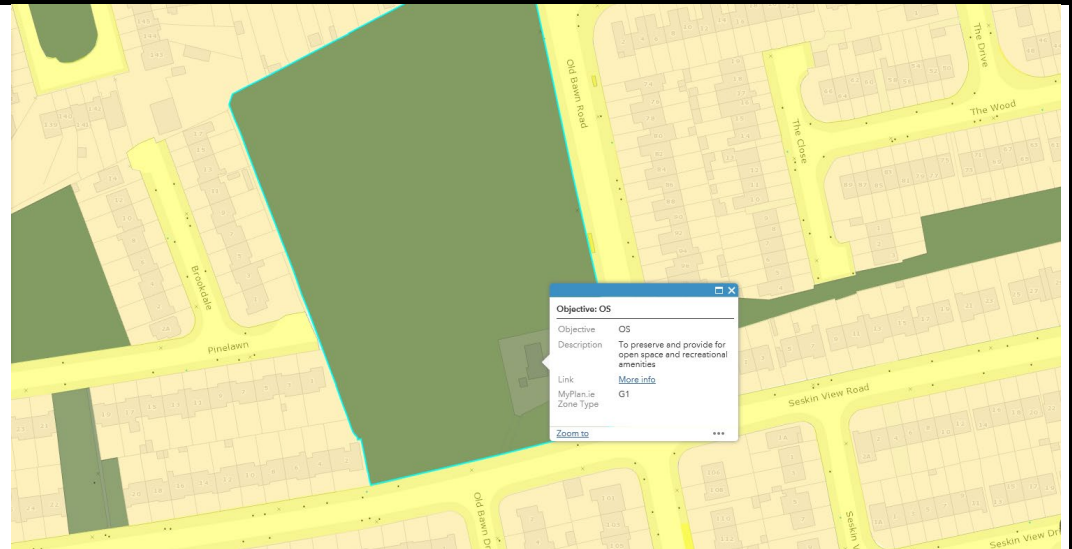


Site Contours Map

Site Constraints

The site does not have severe contours and is generally level. All services are available, and the development proposed has been considered as part of an overall planning / zoning for the area.

Planning / Zoning for the site



Zoning Map for Area



Objective OS

To preserve and provide for open space and recreational amenities

Land Use Zoning

Under the “South Dublin County Council Development Plan 2016 – 2022”, the lands are zoned – Zoning Objective ‘Open Space’ (OS) with an objective ‘To preserve and provide for open space and recreational amenities’

Table 11.15: Zoning Objective ‘OS’: ‘To preserve and provide for open space and recreational amenities’

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

- a In existing premises
- h For small-scale amenity or recreational purposes only
- e If provided in the form of a lawn cemetery

The land use zoning table for OS indicates that the proposed residential land use is ‘open for consideration’ and therefore may be acceptable subject to detailed assessment.

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)*.

Regional Planning Guidelines for the Greater Dublin Area 2010-2022, Dublin Regional Authority & Mid-East Regional Authority, (2010).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, Building Research Establishment, (1991).

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009).

National Cycle Manual – National Transport Authority (June 2011).

Relevant Policy in South Dublin County Council Development Plan 2016 – 2022

CORE STRATEGY (CS) Policy 2 Metropolitan Consolidation Towns

It is the policy of the Council to support the sustainable long-term growth of Metropolitan Consolidation Towns through consolidation and urban expansion.

CS2 Objective 5:

To promote and support high quality infill development in existing built-up areas.

Policy H2 Supply of Housing

It is the policy of the Council to seek to ensure that sufficient zoned land continues to be available at appropriate locations to satisfy the housing requirements of the County.

H2 Objective 1:

To ensure that sufficient zoned land, which could be serviced by sufficient public transport and road capacity, continues to be available at appropriate locations to satisfy the housing requirements of the County and to support and facilitate the development of housing lands based on the Settlement Strategy outlined in Chapter 1 Introduction and Core Strategy.

Policy H3 Housing for Older People

It is the policy of the Council to support the provision of accommodation for older people in established residential and mixed use areas that offer a choice and mix of accommodation types to older people (independent and semi-independent living) within their communities and at locations that are proximate to services and amenities.

H3 Objective 1:

To support housing that is designed for older people (including independent, semi-independent or nursing home accommodation) in residential and mixed-use areas, at locations that are proximate to existing services and amenities including pedestrian paths, local shops, parks and public transport.

H3 Objective 3:

To support community led housing developments for older people in established areas on lands designated with Zoning Objective "OS" (To preserve and provide for open space and recreational amenities), where the quality and quantum of remaining public open space is deemed to be adequate and the amenities of the area are preserved.

H3 Objective 4:

To carry out, during the lifetime of this Plan, a comprehensive study of options for housing for older people in those parts of the County with the highest proportions of older people, and to make specific recommendations for housing provision in these areas.

Policy H6 Sustainable Communities

It is the policy of the Council to support the development of sustainable communities and to ensure that new housing development is carried out in accordance with Government policy in relation to the development of housing and residential communities.

Policy H7 Urban Design in Residential Developments

It is the policy of the Council to ensure that all new residential development within the County is of high quality design and complies with Government guidance on the design of sustainable residential development and residential streets including that prepared by the Minister under Section 28 of the Planning & Development Act 2000 (as amended).

Policy H10 Mix of Dwelling Types

It is the policy of the Council to ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the County in accordance with the provisions of the Interim South Dublin County Council Housing Strategy 2016-2022.

Section 2.3.0 Quality of Residential Development

Policy H11 Residential Design and Layout

It is the policy of the Council to promote a high quality of design and layout in new residential development and to ensure a high-quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.

Policy H12 Public Open Space

It is the policy of the Council to ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area.

Policy H13 Private and Semi-Private Open Space

It is the policy of the Council to ensure that all dwellings have access to high quality private open space (incl. semi-private open space for duplex and apartment units) and that private open space is carefully integrated into the design of new residential developments.

Policy H14 Internal Residential Accommodation

It is the policy of the Council to ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long-term needs of a variety of household types and sizes.

Policy H15 Privacy and Security

It is the policy of the Council to promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

It is the policy of the Council to continue to incorporate Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive.

Assessment

The subject proposal provides for an infill scheme of 12 no. residential units on lands, that currently form a curtilage of the single storey uninhabited dwelling and a part of public open space area.

The proposal includes for the demolition of unoccupied single dwelling and associated landscape and providing new Social Housing units for Independent Living for Older Persons around a secure central community courtyard, to provide passive surveillance, and all necessary associated ancillary works on the site and adjacent areas (i.e. new access from Old Bawn Way, landscaping works to boundaries, ancillary works to landscape housing areas).

The described development provides residential infill and strikes the balance between the reasonable protection of the existing amenities and character of adjoining dwellings in this established residential area, which character is defined by the low to medium density and low-rise architectural form.

Total Site Area – 0.2813 ha [2813 m²]

Number of units – 12 [8no. of 1-bedroom single storey houses and 4 no 2 bedroom apartments]

Residential Density – 42 unit per 1ha

Overall, having regard to the land use zoning, the residential policies of the county Development Plan and the pattern of development in the area, it is considered that the principle of a residential development is in accordance with the Development Plan and the proper planning and sustainable development of the area. In relation to the density, having regard to Appendix A: Measuring Residential Density of the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009) the use of a net site density is considered the most appropriate means of estimating density. The proposal would consist of access road, private open space, car parking, and incidental open space and landscaping. For density purposes, the site area is circa 0.28ha. The development of 12 Units in the proposed development would give rise to a net density of 42 units per hectare. Having regard to the existing pattern of development in the area, the open space nature of the lands and the surrounding context, it is considered that the provision of the subject density is an efficient use of land in this instance.

Open Space provided by means of Community Courtyard / shared community space – 364,8 m² - 12.9 % of the total site area

The above provision meets requirements of SDCOCO Development Plan, section 11.3.1 (iii) Public Open Space *“In all other zones all new residential development shall be required to incorporate a minimum of 10% of the total site area as public open space. This includes community led housing for older people in established areas on lands designated with Zoning Objective “OS” (To preserve and provide for open space and recreational amenities)”*.

The proposed development meets the requirements of the County Development Plan and the Departmental guidelines in respect of private amenity space, internal room sizes etc

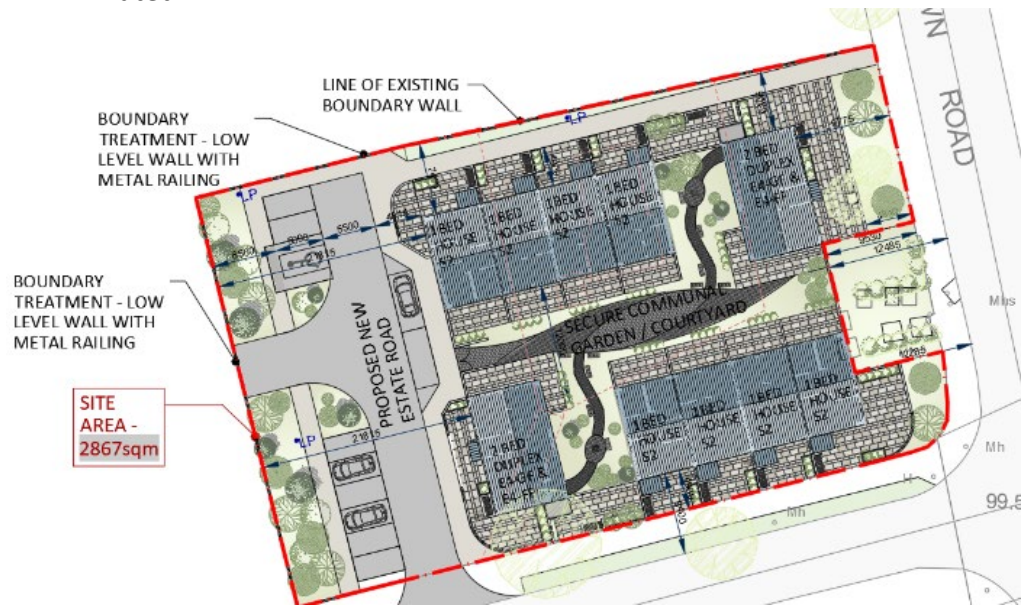
Project Description and Design

Proposed Development of a Social Housing Project for Independent Living for Older Persons, consisting of 12 units, and demolition of single-story dwelling house on undeveloped lands off Old Bawn Road & Old Bawn Way, Tallaght, Dublin 24.

The scheme will consist of 2no two storey detached duplex units (housing 2 apartments each) and 8no standard 1-bedroom single storey house type arranged in terraces, grouped around secure community garden / shared area, and overlooking existing green public open space. The design seeks to enforce a village model with the central courtyard, which adjoins the houses rear private patios, providing passive surveillance of the proposed scheme. The front entrance areas are facing the boundaries and are overlooking an existing open space (to the North and West) and public footpaths and roads (to the South and East).

The works include: New access from Old Bawn Way, landscaping works to boundaries, ancillary works to landscape housing areas, and all necessary

associated ancillary works on the site and adjacent areas. All units to be minimum A2 BER rated.



Proposed site plan

LEGEND		
REF	HOUSE / APT TYPE	QUANTITY
S2	2 PERSON 1 BED HOUSE	8
E4-GF	4 PERSON 2 BED GROUND FLOOR APARTMENT	2
E4-FF	4 PERSON 2 BED FIRST FLOOR APARTMENT	2
TOTAL NUMBER OF UNITS		12

Mix of Units

Screening for Appropriate Assessment

Executive Summary taken from the AA Screening Report

The Screening for Appropriate Assessment report has been prepared by NM Ecology Ltd on behalf of South Dublin County Council (the applicant), as part of a planning application for a residential development at Brady's Field, Old Bawn, Dublin 24. The proposed development is a social-housing project that will provide independent living for older persons. It will involve the demolition of a single-storey house and the construction of 12 no. residential units, with associated internal roads, services and landscaped areas.

In accordance with their obligations under the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477/2011), South Dublin County Council must assess whether the proposed development could have 'likely significant effects' on any Natura sites. This document provides supporting information to assist the local authority with an Appropriate Assessment screening exercise, including: a description of the proposed development, details of its environmental setting, a map and list of Natura 2000 sites within the potential zone of impact, and an assessment of potential impacts. It is concluded that the proposed development will not cause direct or indirect impacts on any Natura 2000 sites, and that Appropriate Assessment is not required.

	<p>Conclusion of AA Stage 1: Screening Statement</p> <p><i>Article 42 (7) of the European Communities (Birds and Natural Habitats) Regulations 2011 states that: "The public authority shall determine that an Appropriate Assessment of a plan or project is not required [...] if it can be excluded on the basis of objective scientific information following screening under this Regulation, that the plan or project, individually or in combination with other plans or projects, will have a significant effect on a European site."</i></p> <p><i>To assist the planning authorities with the screening exercise, we have provided supporting information 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, we have demonstrated that there will be no risk of direct or indirect impacts on any Natura 2000 sites, so we conclude that Appropriate Assessment is not required.</i></p>
<p>Screening for Environmental Impact Assessment</p>	<p>Conclusion taken from EIA Screening Report:</p> <p><i>The screening report has been prepared By MacCabe DUrney Barnes in relation to a Part 8 residential development on land situated at Old Bawn Road & Old Bawn Way, Tallaght, Dublin 24.</i></p> <p><i>In accordance with Article 120 (1) (b) of the Planning & Development Regulations, 2001 as amended, and having regard to the following;</i></p> <ul style="list-style-type: none"> • <i>The location, size and nature of this serviced site located in an established residential area and distance from protected and/or environmentally sensitive sites,</i> • <i>The proposed development is very considerably below the threshold of a mandatory EIA which would require an Environmental Impact Assessment Report (EIAR),</i> • <i>The modest scale and quantum of residential development proposed and integration with adjoining land-uses,</i> • <i>The description of possible effects on the environment are not considered significant and therefore further assessment pursuant to the Planning and Development Regulations 2001 as amended are not considered necessary</i> • <i>An Appropriate Assessment Screening has been carried out. It concluded that the proposed development will not cause direct or indirect impacts on any Natura 2000 sites, and that Appropriate Assessment is not required.</i> <p><i>It is considered that there is no real likelihood of significant effects on the environment arising from the proposed development, and it is concluded that an EIAR is not required.</i></p>
<p>Landscape / Site</p>	<p>The substantial part of the site is of existing uninhabited dwelling and its curtilage, that is proposed to be removed. The existing landscape of this part of the site is substandard.</p> <p>Supplementary planting to the new boundaries and within the project.</p> <p>The internal community courtyard will be mixture of hard landscaping (permeable paving) and a low maintenance planting, with landscape features and fittings, seating and lighting.</p>
<p>Ancillary Works to Project:</p>	<p>Re-routing of existing services</p> <p>Alteration / Upgrading of existing landscaping and open space.</p>
<p>Project Partners</p>	<p>Housing Construction Department</p> <p>Department of Housing, Planning and Local Government</p>

Site / Services Constraints :	All 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.
Flood	Ensure floor levels are above 100 year projected flood events.
Surface Water	Surface water - requires to be fully scoped to ensure capacity of existing network. SUDS will be used in the first instance. Attenuation provision via stormtech type system in compliance with the IW standards and the Greater Dublin Regional Code of Practice for Drainage Works.
Foul drainage	Foul drainage will be designed in compliance with the IW standards and the Greater Dublin Regional Code of Practice for Drainage Works. Will be fully scoped to ensure capacity of existing network. Irish Water application required.
Roads Roads Access	Roads access and capacity are within acceptable and safe limits. Roads will be to taking in charge standards [TIC] and DMURS criteria Parking provision of 11No spaces is considered adequate due to excellent public transport links on site and the requirement to keep the existing green open space. Visitor parking is available on street.
Internal comments received	Comments received from SDCC Planning Department with regard to trees, boundaries and layout will be incorporated. Comments received from SDCC Road forward planning will be incorporated.
Part 8 Submissions & Commentary	All submissions were recorded by the Housing Department and a commentary / response is provided on the main issues raised in the Chief Executives Report. Issues Raised in Submissions on the Planning and Sustainable Development of the Area of the Proposed Development are summarised below:
Submissions regarding Traffic and Road Safety	The proposed access at Old Bawn Way will impact on traffic congestion. On-street parking is a contributory issue to the traffic congestion at Old Bawn Road & Old Bawn Way, concerns raised regarding the potential increase in cars parking on-street. Concerns regarding impact on traffic during construction period. Submissions received in respect of the 77a bus route travelling past the site of the proposed development and the current traffic challenges faced by the bus route at this location. Request for a traffic survey to be carried out. Response: The concerns and comments regarding traffic related matters on this proposed project are noted. The Council's Roads Department were consulted and have advised that the development due to its limited size, will not impact in a significant way on traffic in the area and safe egress and access can be achieved.

	<p>A complete construction traffic management Plan will form part of the contract should the development be approved.</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>The scale of the proposed development does not require a traffic survey to be carried out.</p>
<p>Submissions regarding Parking</p>	<p>Requests for additional car parking for visitors within the proposed development. Concerns regarding possible use of the courtyard areas for parking.</p> <p>Response:</p> <p>The Council note the concerns of the public regarding parking availability in the area. Traffic and parking requirements resulting from older persons housing are significantly less than those required for a standard housing development. Therefore, it is considered that Old Bawn Road and Old Bawn Way will not be subject to any significant additional traffic as a result of this development. All car-parking for the housing development will be contained within the site boundary which includes 10 standard car parking spaces and 1 disabled parking space. The Council do not propose to increase the provision of parking for visitors within the development.</p> <p>The parking facilities and proposed courtyard areas will be constructed in a manner to ensure areas are used as intended.</p> <p>The Council note that the site is well serviced with public transport links which can be accessed by visitors and tenants of the proposed housing development.</p>
<p>Submissions regarding Road design</p>	<p>Request for the existing pedestrian crossings at the junction of Seskin View Road/Old Bawn Road/Old Bawn Way to be examined.</p> <p>Suggestions that the development should be stepped back away from Old Bawn Road to allow for future improvements to the road layout such as a bus corridor/road widening/cycle lane.</p> <p>Response:</p> <p>The existing adjacent road layout and pedestrian crossings are 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.</p> <p>The Council do not propose to amend the site location and step back the proposed development from the Old Bawn Road. The proposal is in line with the existing buildings on Old Bawn Road. On review of the public transport infrastructure projects planned under the NTA's Transport Strategy for the Greater Dublin Area 2016–2035 which was published under the Bus Connects programme, the Council note that there is no proposal to provide a bus corridor on the Old Bawn Road. The Council secondly do not wish to impact of the existing green space used by the Tymon Bawn Football Club.</p>
<p>Submissions regarding Loss of green</p>	<p>Submissions received consider that recreational amenities and open green space as used by the local community at Old Bawn will be taken away.</p> <p>The proposal for increased housing in Old Bawn will impact on existing services in the area.</p>

<p>space/recreational amenity</p>	<p>Response: The site for the proposed development is on the footprint of an old house and does not reduce open green space available to the local community for recreational use. The Council has no intention to amend the current agreement with Tymon Bawn Football Club for use of pitches at Old Bawn. The Council do not anticipate that an additional twelve housing units specific for older persons will impact greatly on the current services in the area.</p>
<p>Submissions regarding Overdevelopment of the current site/Old Bawn area</p>	<p>Submissions received reference the approved social housing development for older persons located nearby at Whitestown Way, Tallaght and query the need for another specific older person’s development within such proximity. Concerns raised regarding further development of this site for housing in the future. Recommendation to redevelop the old house for the football club and or as a community facility. Response: The site for the proposed development is one of many sites considered suitable for the provision of older persons specific housing in the Council’s current social housing building programme as advised to the Department of Housing, Planning & Local Government. The Council do not intend to develop any further proposals for social housing on this site at Old Bawn, Tallaght.</p>
<p>Submissions regarding Tymon Bawn Football Club facilities</p>	<p>The football club has occupied the site for over 40 years with very limited facilities. Suggestions that the bungalow could be utilised and developed into a changing & storage facility for the club, this could also be used by the community as a meeting point. Concerns from the club over the loss of green space/pitches to the rear of the proposed housing. Concerns regarding impact of construction period over the use of the pitches. Response: The concerns and comments regarding Tymon Bawn Football Club and the pitches at Old Bawn are noted. There are no plans to amend the facilities provided for Tymon Bawn Football Club at Old Bawn. The current pavilion construction programme is in progress and aims to provide for the provision of further changing facilities in public parks. This commenced with provision of facilities at Dodder Valley-Old Bawn Park. The Council approved the Part 8s for three projects in 2015 and a tender process was carried out for the Pavilion Programme between 2016-2018 which resulted in a successful appointment of a contractor to design and build the initial project at Dodder Valley Old Bawn. The Pavilion at Dodder Valley Park is nearing completion. The Council will shortly be in contact with local clubs, including Tymon Bawn Football Club, to inform them of the availability of this facility and to provide information on the new automated system which will be put in place for clubs hiring the facility. The funding for this project from the Department of Housing, Planning & Local Government is limited to the provision of housing. Therefore, a commitment cannot be given to improve the football club’s facilities as part of this proposal.</p>

	<p>Should the proposed development be approved, a suitable boundary between the new housing and existing green space will be reviewed in consultation with the local residents and Tymon Bawn Football Club.</p> <p>Debris from construction activity is a recognised 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>Submissions regarding Design and Density of the proposed development</p>	<p>Requests to reduce the two storey apartments to single storey dwellings to minimise the visual impact of the development and keep in line with the existing.</p> <p>Submission received regarding the proposed road layout within the scheme indicating a possible extension of the site to the west in future developments.</p> <p>Concerns that the proposed development is too high a density and will accommodate a maximum of 32 people.</p> <p>Concerns that the proposed development is too close to traffic, and the tenants will be affected by noise from the adjacent roads.</p> <p>Response:</p> <p>The proposed two storey apartments are keeping in scale with the existing housing and will be retained in the proposed development. These apartments provide additional security and passive surveillance to the entrance of the development.</p> <p>The additional road space to the west of the development is for turning space only. There is no proposal to extend this development with additional social housing in the future.</p> <p>This proposed development is for older persons only and will only be allocated to those who qualify under the age category of the Council's Allocations Scheme. The proposed development will not accommodate 32 people. The 2 bed units will accommodate two siblings or an older person/couple and a carer.</p> <p>The proposed development is designed having regard for sustainable design and the development plan standards which meets the requirement of The Department of Housing, Planning and Local Government and South Dublin County Council. The 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. External glazing will be thermally broken and provide good levels of sound insulation.</p>
<p>Submissions regarding Boundary design</p>	<p>Suggestions regarding the boundary between the football pitch and the development to prevent footballs entering the development.</p> <p>A suggestion was made for evergreen trees to be planted at the boundary between the pitches and housing.</p> <p>A suggestion was made for the provision of granite wall with railings like the existing walls and Killinenny Meadows.</p> <p>Existing hedging attracts litter, request that hedging should not be planted along the pitch perimeter.</p> <p>Submission received to relocate the existing name stone for "Old Bawn" onto the corner of the green at Old Bawn Road and Old Bawn Way.</p>

	<p>Consideration to be given during construction in respect of “tree of hope” planted at the “Old Bawn” name stone.</p> <p>Response:</p> <p>Should the proposed development be approved, a liaison group will be established between the housing department, architects, local resident representatives and local area members to communicate matters relating to the construction project including boundary treatments between the green space and the new housing proposed and in relation to the movement of the “Old Bawn” name stone and the “tree of hope”.</p> <p>A low granite wall and railings will be provided to the perimeter of the site.</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>Submissions regarding Utility boxes</p>	<p>Requests to have utility boxes relocated to the back of the football pitches and obscured by hedging.</p> <p>Concern was raised regarding the visibility of 13 boxes present for utilities present under licence by SDCC to various utility companies and concern that utility companies will not have access to parking once the site is developed.</p> <p>Response:</p> <p>The Council note the comments received in respect of the existing utility boxes and the proposal to move these to an alternative location. These utility boxes are located outside of the Part 8 area for the proposed development of social housing and the Council do not propose to include the removal of these utility boxes as part of this project. The funding for this project from the Department of Housing, Planning & Local Government is limited to the provision of housing and will not include the relocation of utility boxes.</p>
<p>Submissions regarding Zoning</p>	<p>Submissions received referencing the appropriate zoning for the site of the proposed development as open space only.</p> <p>Response:</p> <p>The site of the proposed development is open space is designated with Zoning Objective “OS” (to preserve and provide for open space and recreational amenities) in the South Dublin County Development Plan 2016-2022 – the development of housing is open for consideration under this zoning. In addition, it is a stated objective of the County Development Plan in relation to the supply of housing to support community led housing developments for older people in established areas on lands where the quality and quantum of remaining public open space is deemed to be adequate and the amenities of the area are preserved (H3 Objective 3).</p>
<p>Submission regarding Site investigations & project scoping</p>	<p>A submission has been received from the Department of Culture, Heritage and The Gaeltacht in respect of the proposed development. The Department has noted that the proposed development is located on the line of an old Mill Race as shown on old maps. The mill race is a feature of historic interest that is likely to be related to sites of local built heritage such as Old Bawn house DU021-057001. The Department has recommended that the following condition pertaining to pre-development testing be included in any grant of planning permission that may issue.</p> <p>“It is recommended that pre-development testing is carried out by a suitably qualified archaeologist (licensed under the National Monuments Acts 1930–1994)”</p>

	<p>Response: Should the proposed development be approved, the Council commit to carrying out pre-development testing by a suitably qualified archaeologist (licensed under the National Monuments Acts 1930–1994).</p>
<p>Submissions regarding Environmental Impact</p>	<p>Concerns that developing the site will have negative impact on the environment and on the habitat of existing wildlife in the area such as foxes, badgers and hedgehogs. Concerns regarding mature trees on the site and possible negative impact should these trees be removed.</p> <p>Response: 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 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. Building in areas of existing houses always presents issues with real or perceived reduction or effect on privacy. Planting, as appropriate, will be incorporated into the project. The proposal includes extensive planting of native trees to support and enhance the existing environment. Should the proposed development be approved an Arborist report will be completed to assess the impact of the proposal on the existing mature trees.</p>
<p>Submission regarding Description of site</p>	<p>Reference made to the public notice which described the site as undeveloped lands.</p> <p>Response: The Council acknowledge that there is an existing bungalow on the site of the proposed development as stated in the Part 8 notice. While there is a reference to “undeveloped lands” on the location of the proposed Part 8 this does not impact the proposal in accordance with section of Part 8 of the Planning and Development Act (2000) as amended.</p>
<p>Submissions giving Support for the proposal</p>	<p>The site is located close to amenities and local services. Housing for older persons specifically is needed in the area.</p> <p>Response: The Council acknowledges the submissions received indicating support for the proposed housing development.</p>
<p>Part 8 Approval Recommendation</p>	<p>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 subject to the conditions attached, for approval at the February Council Meeting by the County Architect.</p> <p>Project Description – for APPROVAL BY COUNCIL</p>

Proposed Development of a Social Housing Project for Independent Living for Older Persons, consisting of 12 units, and demolition of a single-story dwelling house on undeveloped lands off Old Bawn Road & Old Bawn Way, Tallaght, Dublin 24.

Planning and Development Act, 2000 (as Amended) Public Consultation Procedure under Part 8 of the Local Government Planning and 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 Development of a Social Housing Project for Independent Living for Older Persons, consisting of 12 units, and demolition of a single-story dwelling house on undeveloped lands off Old Bawn Road & Old Bawn Way, Tallaght, Dublin 24.

The proposed development shall consist of:

- 8 No. 1 Bedroom 1 storey houses (2 person)
- 4 No. 2 Bedroom apartments (4 person)

The works include: New access from Old Bawn Way, landscaping works to boundaries and all necessary associated ancillary works on the site and to adjacent areas. All units to be minimum A2 BER rated. The housing provision comprises of two storey detached units and one storey terraced units grouped around a central courtyard.

The proposed Scheme has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and a preliminary examination for Environmental Impact Assessment. 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.

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.**

	<ul style="list-style-type: none"> • 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.
February 2020	<p>Eddie Conroy FRIAI County Architect Patrick de Roe FRIAI Senior Architect</p>