

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday 14th December 2020

HEADED ITEM NO.12

Chief Executive's Report on Public Consultation in relation to the proposed development of social housing project consisting of 28 housing units on site located off Melrose Avenue, Lindisfarne Lawns & Lindisfarne Green, adjacent to Bawnogue Road, Lindisfarne, Dublin 22.

1. Introduction

In accordance with the requirements of Part XI of the 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 was seeking planning consent to develop a social housing project consisting of 28 housing units on a site located off Melrose Avenue, Lindisfarne Lawns & Lindisfarne Green, adjacent to Bawnogue Road, Lindisfarne, 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 site is accessed off the Bawnogue Road, Lindisfarne Estate, and Melrose Estate, Clondalkin, Dublin 22. For the most part, the site is not addressed directly by houses and the Bawnogue Road defines the extent of land behind the existing housing development as a residual strip that has not been developed. The land to the north of the Bawnogue Road forms part of the SDZ and is zoned as park land. The site is served by local public transport, schools, and local facilities.

The site is undeveloped, and relatively free of onsite services constricting development on the site. The site is bounded by a local road network and within an established neighbourhood with local facilities including schools nearby.

3. Scheme Description

The proposed development was for the construction of 28 housing units on site located off Melrose Avenue, Lindisfarne Lawns & Lindisfarne Green, adjacent to Bawnogue Road, Dublin 22, comprising:

- 9 no. 3-bedroom (two-storey, 4 person) houses (Type B4)
- 7 no. 3-bedroom (two-storey, 5 person) houses (Type B5)
- 5 no. 3-bedroom (two-storey, 5 person) houses (Type H5)
- 3 no. 3-bedroom (two-storey, 5 person) houses (Type K5)
- 2 no. 3-storey duplex blocks comprising the following apartments:
 - 2 no. 1-bedroom (ground floor, one-storey, 2 person) duplex apartments (Type D2U)
 - 2 no. 3-bedroom (first floor, two-storey, 5 person) duplex apartments (Type D2U)

The proposed works also included a new access road off Lindisfarne Green, extension of road at Melrose Avenue and Lindisfarne Lawns, landscaping works to boundaries, ancillary works to landscape housing areas, and all necessary associated ancillary works on the site and adjacent areas. The housing provision includes two and three storey units grouped in terraces, all of which would be minimum A2 BER rated. Full plans and reports for the originally proposed development are shown on the following links:

[Sheet 1 – Existing Site Plan](#)
[Sheet 2 – Proposed Site Plan](#)
[Sheet 3 - Proposed Street Elevations 1](#)
[Sheet 4 - Proposed Street Elevations 2](#)
[Sheet 5 - Proposed House Types 1](#)
[Sheet 6 - Proposed House Types 2](#)
[Sheet 7 - Proposed 3D Views 1](#)
[Sheet 8 - Proposed 3D Views 2](#)
[Appropriate Assessment Screening Report](#)
[Appropriate Assessment Determination](#)
[County Architect's Report](#)
[Environmental Impact Assessment Screening Report](#)
[Environmental Impact Assessment Determination](#)

4. Public Consultation

Plans and particulars of the proposed development were on public display for six weeks from 27th August 2020 to 8th October 2020 (inclusive). During this period for public consultation, information on the proposed development 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 display in South Dublin County Council offices at County Hall in Tallaght.
- Briefings for Elected Members, and representatives of local residents.
- Information on Social Media including Facebook and Twitter.

Submissions and observations on the social housing development could be made online and in writing for a period of six weeks between 27th August 2020 to 8th October 2020 (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.
- 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 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.

Therefore, in accordance with Part XI of the Act, the Elected Members of the Council can consider the proposed development of a social housing project consisting of 28 housing units on site located off Melrose Avenue, Lindisfarne Lawns & Lindisfarne Green, adjacent to Bawnogue Road, Lindisfarne, Dublin 22, under Part 8 of the Regulations.

7. Outcome of Public Consultation Programme

A total of 60 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	Submission
Submission of Robert Burns	Link
Submission of Cathal Kelly	Link
Submission of Dept of Communications, Climate Action & Environment	Link
Submission of Councillor Francis Timmons	Link
Submission of Louise Hannick	Link
Submission of Jennifer Palmer	Link
Submission of Megan Kennedy	Link
Submission of Georgina Bates	Link
Submission of Patricia Swaine	Link
Submission of Elaine Carney	Link
Submission of Maureen Murphy	Link
Submission of People Before Profit	Link
Submission of Dominique Coffey	Link
Submission of Graham Murphy	Link
Submission of Stephen Bermingham	Link
Submission of Alice Molloy	Link
Submission of Chris Brannigan	Link
Submission of Michelle Kerrigan	Link
Submission of Michelle O'Brien	Link
Submission of Tara Kinsella	Link
Submission of Carol Kerrigan	Link
Submission of Gavin Mooney	Link
Submission of Nicola Molloy	Link
Submission of Donna Meredith	Link
Submission of Chloe O'Gorman	Link
Submission of Elaine Genockey	Link
Submission of Stacy Coyle	Link
Submission of Cathy White	Link
Submission of Bridget Byrne	Link
Submission of Gemma Killeen	Link

Submission of Wayne Killeen	Link
Submission of Shane Collins	Link
Submission of Lily Hegarty	Link
Submission of Laura O'Meara	Link
Submission of Jennifer Byrne	Link
Submission of Lee Byrne	Link
Submission of Joanne Murtagh	Link
Submission of Amie White	Link
Submission of Chris Brannigan	Link
Submission of Aoife Ni Dhuinn & Tony Kennedy	Link
Submission of Department. of Tourism, Culture, Arts, Gaeltacht, Sport & Media	Link
Submission of Deirdre Lynch	Link
Submission of Sinn Féin	Link
Submission of Samantha Freer	Link
Submission of April Dunne	Link
Submission of Brenda Dilworth	Link
Submission of Sandra McLoughlin	Link
Submission of Gavin Fleming	Link
Submission of Anthony & Kathleen O'Sullivan	Link
Submission of Bernadette Kelly	Link
Submission of Catherine Smith	Link
Submission of James Curran	Link
Submission of Joan Thompson	Link
Submission of Marion Hickey	Link
Submission of Ms. Byrne	Link
Submission of Niall Coyle	Link
Submission of Sharon Smith	Link
Submission of Valerie & Plunkett Neary	Link
Submission of Irish Water	Link
Submission of Transport Infrastructure Ireland	Link

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	Public Realm	61
2	Road/Traffic/Parking	38
3	Design/Density/Site Location	32
4	Statutory Bodies Submissions	5
5	Consultation	1
6	Miscellaneous Issues	54

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

8.1 Public Realm Issues raised in relation to:

- loss of green space in the area – proposed that any development on the site should be for the benefit of existing residents.
- removal of existing mature trees on the site and potential impact on wildlife – with particular reference to potential presence of bats on one of the sites.

Response:

The concerns raised regarding the loss of green space and the existing oak tree are addressed in the revised recommendation below in section 9 of this report. A revised design for the proposed development makes provision for the retention of the existing oak tree at Melrose Avenue and green areas currently overlooked by housing are also largely retained while the small cluster of trees on Lindisfarne Green will be retained in so far as possible. The proposals provide for significant additional landscaping and tree planting that will greatly enhance the existing and proposed developed areas.

The redesign of the proposal, reducing the number of homes, allows for larger areas of open space to be retained. The open space fronting Melrose Avenue is now largely retained and combined with homes overlooking the area for passive supervision. The revised proposals primarily focus on open space areas that currently have minimal or no overlooking from existing housing.

The issue of bats is addressed later (in section 8.4 of this report) but as the tree potentially containing bats is the oak tree now being retained as referred to above, it may not arise.

8.2 Roads/Traffic/Parking

Issues raised in relation to:

- Increased traffic congestion from proposed new access road off Lindisfarne Green and the extension of the road at Melrose Avenue & Lindisfarne Lawns creating danger for to pedestrians and impacting on parking for residents.
- no new road access into the land between Melrose and Lindisfarne be provided nor any opening off Lindisfarne Drive onto the Bawnogue (Lockview) Road.
- Additional road safety measures should be put in place along this section of the Lockview Road including a pelican crossing and traffic calming ramps
- proposed parking spaces for this development and request for confirmation how many are allocated within the proposed scheme

Response:

The concerns raised in relation to the proposed road layout and possible increased traffic at certain locations are noted but it is considered that the additional proposal would add very minimal additional traffic to the area. However, as a result of the proposed reduction in the number of homes (which reduces the number of new homes that would use existing roads within the estate down to 12) as well as changes to the types of homes proposed will have the effect of further additional traffic in the area. Additional parking is provided for each of the new homes proposed to address any potential parking congestion.

The Council's Roads Department has been consulted in respect of the relevant submissions received on this proposed development and, should the proposal be approved, will conduct a traffic count survey on the Bawnogue (Lockview) Road and assessment of the area to determine the need for a pedestrian crossing in to the Grand Canal parkland and locations for traffic calming/ramps. In addition, road crossing and local traffic calming will be reviewed as part of the detailed design process for the development should it be approved.

No new access road is proposed on to land between Melrose and Lindisfarne nor is there provision for the opening of Lindisfarne Drive onto the Bawnogue (Lockview) Road.

While off street parking is provided where possible, where that is not provided, a minimum of 1.5 parking spaces per house will be provided with some additional parking spaces provided for existing residents as per proposed drawings.

8.3 Design/Location/Density

Issues were raised in relation to:

- potential overlooking of existing housing by proposed new homes, rear gardens in homes, provision of solar panels
- existing passive supervision of the site from existing homes
- impact of additional housing over-populates the area and place a burden on existing services within the community
- amending original proposal to provide 10-15 bungalows to support rightsizing of existing local residents to free up larger, under-occupied properties in the area

Response:

Noting the concerns raised both in submissions and in associated consultation with local elected representatives and residents, a revised design is now recommended comprising:

- reduction of the total proposed number of new homes from 28 to 19 homes with associated limited additional persons living in the area
- associated reduction in the site area and density of the development (the proposed density is now less than 18 houses per hectare)
- removal of three-storey blocks from the proposal
- an increased number of smaller homes, with the number of one and two bedroom homes proposed increasing from 2 to 3 and 0 to 4, respectively, together with a reduction in the number of proposed three-bedroom homes from 26 to 12
- a number of the homes proposed are now single-storey and appropriate to meet local rightsizing, medical and other priority needs.

The proposed development will have minimal impact on an area of mature housing and the primary extent of infill, consistent with the County Development Plan, is on areas that are bounded by rear garden walls and not overlooked. The site is one of several sites considered for our current social housing building programme due to its connectivity within an existing area. If approved, detailed design would include minimising overlooking of existing homes, design of energy efficient homes to incorporate solar panels as appropriate.

8.4 Statutory Bodies Submissions

A number of Submissions were received from various statutory bodies as follows:

Department of Communications, Climate Action and Environment: requiring consultation with the Regional Waste Management Planning Office regarding the proposed development

Department of Tourism, Culture, Arts, Gaeltacht, Sports & Media: requiring an archaeological assessment, including test excavations, to be undertaken and advising that trees on site should be surveyed for the presence of bats and if evidence of a bat roost is identified in any tree, a licence to derogate from the Habitats Directive to destroy the roost should be applied for from the National Parks and Wildlife Service

Irish Water: note that the development proposal may impact Irish Water assets in proximity or within the site boundary and require engagement with them both to address feasibility and connection to the public water/wastewater infrastructure.

Transport Infrastructure Ireland: advised that they had no observations to make on the proposed development.

Response:

The various submissions received from statutory bodies in respect of the proposed development during this consultation process are noted. All requirements of these submissions will be complied with if the proposal is approved.

8.5 Consultation Process

A perceived lack of consultation with local residents was raised.

Response:

In addition to the statutory consultation process as outlined in this report, a consultation meeting was held with local Councillors and representatives of local residents during the consultation period. Further consultations were also held with local elected representatives. All submissions and observations received from local residents have informed a significant revision of proposals.

8.6 Other Issues:

A number of additional issues were raised in submissions unrelated to consideration of whether the proposed development is in accordance with the proper planning and sustainable development of the area including:

- Anti-social behaviour and illegal dumping in the wider area, and potentially in the new development, and that can be addressed
- Queries regarding allocation processes for the proposed new homes, existing local social housing need and supports provided in the area
- The perceived impact of additional housing on existing home values
- Possible location of a family resource centre on lands adjacent to the proposed site
- Potential for a play space and the lack of community facilities in the wider Bawnogue area

Response:

While the above concerns and issues are noted, they do not impact on the consideration of the proposal within the legislative context.

Concerns around anti-social behaviour and dumping are and will continue to be addressed by the Council's estate management and waste enforcement teams. There are currently 521 social homes and 36 Housing Assistance (HAP) tenancies in the immediate area of Bawnogue

(Lindisfarne/Lealand/Deansrath/Melrose). The revised proposal is for 19 homes with the inclusion of more smaller homes to cater for priority housing needs and also provides for more passive supervision of associated open spaces. The proposal features careful design to minimise impacts on the physical or social environment of existing / adjoining residents.

Our estate management team will work with new and existing residents to enhance local ownership and engagement by residents for a sustainable integration of new residents with the existing community. This will be underpinned by allocations under good estate management principles to maximise local benefit from the development.

The various references in submissions to a potential site for a family resource centre are acknowledged and noted. Initial plans presented noted a potential site for a family resource centre on a site adjacent to eastern part of the proposed housing development. These lands are not part of this current proposal and are outside the scope of this report but approval for the housing development would not provide any actual or implied permission for a family resource centre on the adjacent site. As it stands, if this proposed housing development is to be approved by the Elected Members, the indicative site for a family resource centre would remain as open space and any separate proposals for that site would require a separate planning/approval process.

While some submissions referred to the lack of community facilities in the wider area as well as issues in areas such as St. Cuthbert’s Park and the Grand Canal Park, the local elected representatives will be particularly aware, through the high-level St. Cuthbert’s group, that separate plans are advancing for a work programme for St. Cuthbert’s Park that will involve considerable investment in the park. In addition, provision has been made for a playground and a teen space in the Bawnogue area and specific locations for these will be progressed in the coming months. The Grand Canal Park is designated as parkland within Clonburriss SDZ and will see an investment programme for its development in the coming years as the SDZ develops.

9. Recommendation

Following detailed consideration of the issues outlined, and as referenced above, a revised proposal for housing development is proposed for the site as follows:

- Reduce the total number of units within the development from 28 to 19 with the inclusion of single storey units for priority need housing
- An amended home size breakdown as indicated in the following table:

Type	Original	Revised
1-Bed	2	3
2-Bed	0	4
3-Bed	26	12
Total	28	19

- omit the three-storey blocks originally proposed
- enhanced green areas, landscaping and tree retention in the location

The revised site plan, which can be viewed in more detailed in the Architect's report is:



It is considered that the revised proposal and the responses outlined above satisfactorily address issues raised in submissions and accordingly, it is considered that the proposed development is in accordance with the proper planning and sustainable development of the area with the recommendation 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 a social housing project consisting of 19 homes on lands located off Melrose Avenue, Lindisfarne Lawns & Lindisfarne Green, adjacent to Bawnogue Road, Lindisfarne, Dublin 22.”