

COUNTY ARCHITECTS REPORT

Proposed Social Housing Development consisting of 28 housing units on site located off Melrose Avenue, Lindisfarne Lawns & Lindisfarne Green, adjacent to Bawnogue Road, Dublin 22.

Part 8 Process, carried out under Part 8 of the Planning and Development Regulations 2001, Part 8.

Recommendation Stage for Council



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PART 8

Comhairle Contae
Átha Cliath Theas
South Dublin County Council

Issued December 2020

	COUNTY ARCHITECTS REPORT – Part 8 – display / consultation
Project Title:	Development of Site at Bawnogue Road, Lindisfarne, Clondalkin, Dublin 22.
County Architect: Senior Architect: Architects:	Eddie Conroy FRIAI Patrick de Roe FRIAI Architectural Services Department, South Dublin County Council
Public Notice:	<p style="text-align: center;">South Dublin County Council Proposed Development</p> <p style="text-align: center;">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.</p> <p style="text-align: center;">PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED) PUBLIC CONSULTATION PROCEDURE UNDER PART 8 OF THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 2001 (AS AMENDED)</p> <p>Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following scheme by South Dublin County Council:</p> <p>Proposed Social Housing Development consisting of 28 housing units on site located off Melrose Avenue, Lindisfarne Lawns & Lindisfarne Green, adjacent to Bawnogue Road, Dublin 22.</p> <p>In accordance with the requirements of the above, notice is hereby given that South Dublin County Council proposes:</p> <ul style="list-style-type: none"> • 9 No. B4 houses, 3 Bed, 4 Person, 2 Storey • 7 No. B5 houses, 3 Bed, 5 Person, 2 Storey • 5 No. H5 houses, 3 Bed, 5 Person, 2 Storey • 3 No. K5 Houses, 3 Bed, 5 Person, 2 Storey <li style="padding-left: 20px;"><i>2 No. 3 Storey Duplex Blocks comprising of the following apartments:</i> • 2 No. D2U Ground Floor Duplex Apartments, 1 Bed 2 Person, 1 storey • 2 No. D2U First Floor Duplex Apartments, 3 Bed 5 Person, 2 Storey <p>The works include: 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. All units to be minimum A2 BER rated. The housing provision includes two / three storey units grouped in terraces.</p> <p>Plans and particulars of the proposed scheme will be available for inspection or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 6 weeks during the consultation period- copies available during the public opening hours at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24 and South Dublin County Council,</p>

Civic Offices, Clondalkin, Dublin 22 (between the hours of 9:00am – 5:00pm Monday to Thursday and 9.00am - 4.30pm on Friday).

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 11.59pm, Thursday 8th October 2020.

Or

Written submissions not later than 5.00pm, Thursday 8th October 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 8th October 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.

It should be noted that the Freedom of Information Act applies to all records held by South Dublin County Council.

Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001 (as amended)

Part 8 (Public Consultation Schemes)

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.

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.

Development by a Local Authority: 'Part 8'

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.

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.

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.

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

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

Planning and Development Regulations 2001 (as amended) sets out a list of the types of development prescribed for the purposes of the act.

The process is as follows:

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

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

There is no fee payable on a Part 8 application.

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

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

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

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

A report will then be compiled for a meeting of the Council. Following consideration of this report by the Council, the proposed development may be recommended, unless the local authority, by resolution, decides to vary or modify the development, otherwise than as recommended in the report, or decides not to proceed with the development’ – as per Section 179(4)(b) of the Planning and Development Act 2000 (as amended).

For a part 8 application the period for observations/submissions is 8 weeks.

There are 5 weeks allowed for a normal planning application.

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

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

Context:

The site is accessed off the Bawnogue Road and the 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 north and south by a fast-local road network and on the east and west the site is bounded by existing established housing.

The established boundaries consist of a high blockwork rear garden walls.



Aerial View of Site

Aerial view 1



Aerial view 2



View from Bawnogue Road [1]

View from Bawnogue Road [2]



Site Location:

Site Location and Extent – local facilities are within 10-15 minutes' walk. The proposal for housing is part of an established neighbourhood with primary and secondary schools nearby. Facilities are growing in the area and require supplementing as part of the overall area development.

Housing Need in the area:

There is an established housing need in the area. Sites for development are not readily available, and the council owns very little significant land holdings in the area other than small sites already committed within the SDZ. This land holding should be utilized effectively as a back-land area.

Local road network



Image of Proposal from Melrose

Planning / Zoning for the site

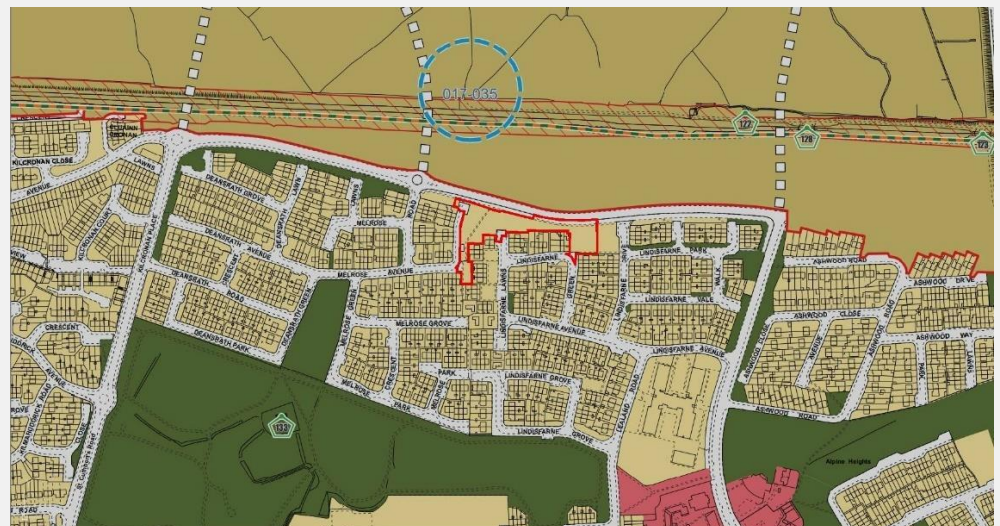
Planning / Zoning

The lands are zoned – *South Dublin County Council Development Plan Zoning Objective 'RES': 'To Protect and/or Improve residential amenity'*

Table 11.2: Zoning Objective 'RES': 'To protect and/or improve residential amenity'

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

The zoning of the site supports a housing development and the criteria as applicable from the Development Plan supports the design proposed. The proposed development complies with the relevant Development plan polices.



Zoning map for Area

The development plan policies that affect the site directly - proposed residential use Zoning Objective 'RES' - are the following :

HOUSING (H) Policy 17 Residential Consolidation

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

11 IMPLEMENTATION

11.3.2 RESIDENTIAL CONSOLIDATION

Infill residential development can take many forms, including development on infill sites, corner or side garden sites, back land sites and institutional lands.

(i) Infill Sites

Development on infill sites should meet the following criteria:

- *Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual.*
- *A site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.*
- *Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street.*
- *Where the proposed height is greater than that of the surrounding area a transition should be provided (see Section 11.2.7 Building Height).*

IMPLEMENTATION

- *Subject to appropriate safeguards to protect residential amenity, reduced open space and car parking standards may be considered for infill development, dwelling sub-division, or where the development is intended for a specific group such as older people or students. Public open space provision will be examined in the context of the quality and quantum of private open space and the proximity of a public park. Courtyard type development for independent living in relation to housing for older people is promoted at appropriate locations. Car parking will be examined in the context of public transport provision and the proximity of services and facilities, such as shops.*
- *Proposals to demolish a dwelling(s) to facilitate infill development will be considered subject to the preservation of the character of the area and taking*

DENSITY

The zoning for the area allows medium density, dependant on a number of factors stipulated by the development plan.

Site Area – Total site area: 0.8119 Hectares [8119m²]

There are 28 Units in the development which gives a density of just under 35/ hectare as recommended in the development plan. The scheme addresses the existing issue of housing backing onto green space and roadways.

The proposals as submitted for Part 8 Public Consultation are in compliance with the Development Plan Objectives.

Project Description & Design

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.

- 9 No. B4 houses, 3 Bed, 4 Person, 2 Storey
- 7 No. B5 houses, 3 Bed, 5 Person, 2 Storey
- 5 No. H5 houses, 3 Bed, 5 Person, 2 Storey
- 3 No. K5 Houses, 3 Bed, 5 Person, 2 Storey
- 2 No. 3 Storey Duplex Blocks comprising of the following apartments:
 - 2 No. D2U Ground Floor Duplex Apartments, 1 Bed 2 Person, 1 storey
 - 2 No. D2U First Floor Duplex Apartments, 3 Bed 5 Person, 2 Storey

The works include: 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. All units to be minimum A2 BER rated. The housing provision includes two / three storey units grouped in terraces.

The proposed housing is orientated to overlook road access to the new units, addressing existing issues of housing backing onto green space and roadways, with a backdrop of new or existing planting. The design of house types backing on to existing houses has been modified to ensure no overlooking from first floor windows occurs.

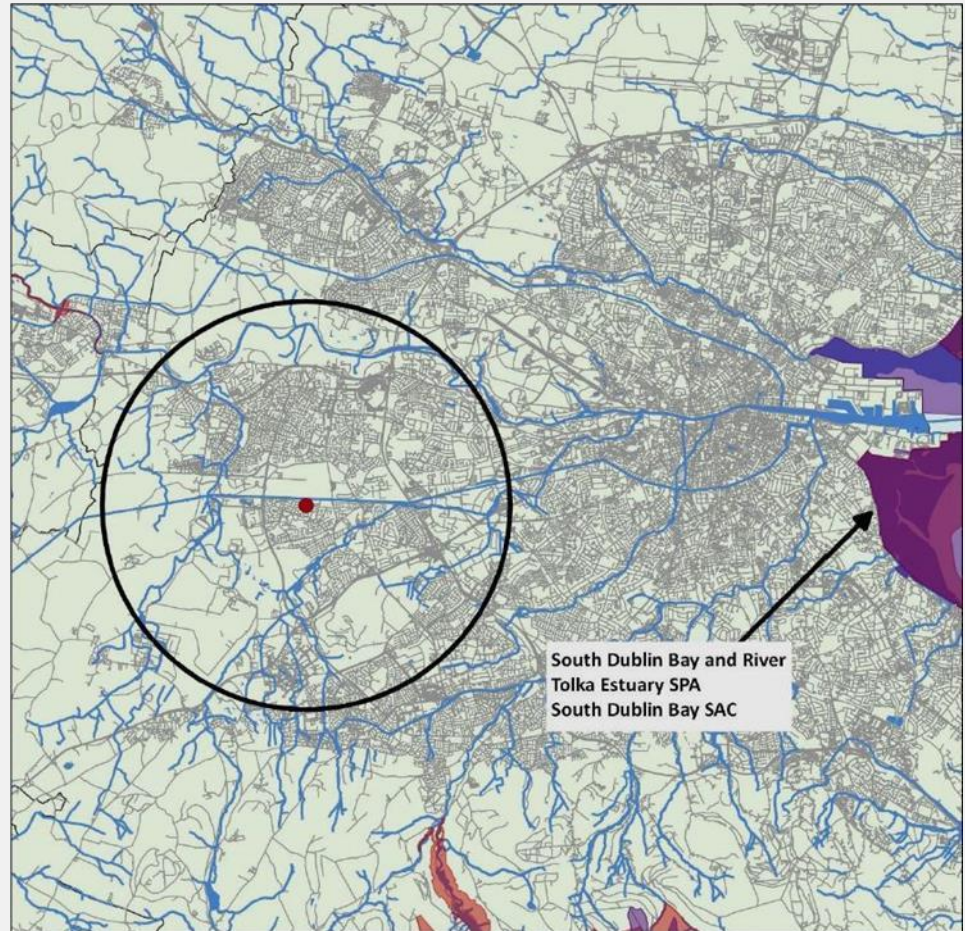


Plan of Proposal

	<p>Following the end of the consultation process, and following the final presentation to the Council Chamber, the layout will be reviewed in the light of observations submitted during the public consultation.</p> <p>The Overall Project Budget is subject to DHLGH approval.</p>
Landscape	Retention of existing healthy mature trees where possible and replaced with supplementary trees where taken down. New planting to be provided to streetscapes and greens.
Ancillary Works to Project:	<p>Re-routing of existing services</p> <p>Alteration / Upgrading of existing landscaping and open space.</p> <p>Ensuring that all development is above flood line.</p>
Project Partners	Architects & Housing Departments Department of Housing, Local Government and Heritage.
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.
Internal Comments	<p>Water Supply – water supply is adequate</p> <ul style="list-style-type: none"> • Foul drainage – requires to be fully scoped to ensure capacity of existing network • Surface water - requires to be fully scoped to ensure capacity of existing network. Attenuation provision and method to be agreed. • Ensure floor levels are above 100-year projected floor events. • A survey, prior to any disturbance of the overall site, is required to fulfil legislative obligations under the EU Habitats Directive. • Roads access and capacity are within acceptable and safe limits. • Other comments to be reviewed during consultation period.
Surface Water	Surface water - requires to be fully scoped to ensure capacity of existing network. Attenuation provision and method to be agreed.
Foul Water	Foul drainage – existing system adequate - requires to be fully scoped to ensure capacity of existing network.
Roads	For Comment
Parks	For Comment
Consultation Stage	

Screenings for both Environmental Impact Assessment Report and Appropriate Assessment:

Screening for Environmental Impact Assessment Report Conclusion:



Screening for an Appropriate Assessment:

Identification of Natura 2000 sites within the 5km zone of influence



This screening report has been prepared in relation to a Part 8 residential development on land situated at Lindisfarne, Clonsilla, Dublin 22.

In accordance with Article 120 (1) (b) of the Planning & Development Regulations, 2001 as amended, and having regard to the following;

- The location, size and nature of this serviced site located in an established residential area and distance from protected and/or environmentally sensitive sites,
- The proposed development is very considerably below the threshold of a mandatory EIA which would require an Environmental Impact Assessment Report (EIAR),
- The modest scale and quantum of residential development proposed and integration with adjoining land-uses,
- 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.
- 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.

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.

Screening for an Appropriate Assessment has been carried out with the following conclusion:

It is concluded that the proposed development will not cause direct or indirect impacts on any Natura 2000 sites, either alone or in combination with other plans or projects, and thus that Appropriate Assessment is not required.

Patrick de Roe FRIAI
Senior Architect

August 2020

CONSULTATION and RECOMMENDATION STAGE

Habitats Directive Assessment

Habitats Directive Assessment

The report finds that the project will not, either individually or in combination with other plans and projects, give rise to significant effects on the integrity of any Natura 2000 site.

Conclusion

A bat derogation licence is therefore not required for the proposed development as part of planning permission. Recommendations for retaining/improving biodiversity within the site for both bats and other fauna are presented in Section 5.

2.1.5 Badger Survey

There was no evidence of badgers using the site but some areas of dense scrub could not be accessed adequately. When these areas are being cleared the area should be checked for setts.

SECTION 5 CONCLUSIONS & RECOMMENDATIONS

5.1 Screening Assessment Conclusion

This screening report has evaluated the proposed housing development by South Dublin County Council at the Lindisfarne site to determine whether or not significant negative impacts on Natura 2000 sites are likely to arise by virtue of its construction and use. The report finds that the project will not, either individually or in combination with other plans and projects, give rise to significant effects on the integrity of any Natura 2000 site.

The Appropriate Assessment procedure for this proposed Plan is therefore concluded at this Screening Stage and a detailed (Stage 2) Appropriate Assessment is not required.

Summary of Consultation process

The project was reviewed in principle at the Local Area Committee with all councillors circulated with the proposal. The project, at consultation stage, was notified through newspaper and site notices with observations invited.

As with the majority of infill housing proposals, the site is selected because it is largely not overlooked and is bounded by rear garden walls.

A consultation meeting was held with representatives of the residents, and local councillors, and the project, as initially displayed for consultation, has been reviewed to examine those concerns. A summary of the observations is as follows:

- Loss of Green space
- Loss of trees
- Concerns about wildlife.
- Traffic congestion.
- Problems caused by new access roads.
- Requested that the Council carry out traffic assessment reports.
- Additional road safety measures required.
- 3 Storey buildings not in keeping with existing dwellings in the area.
- Removal of mature trees bounding Lindisfarne & Melrose.
- Larger play area for children required
- Parking spaces-allocation.
- Suitability of site for housing.
- Impact of additional housing.
- Antisocial behaviour.
- Alternative sites available.
- Amended proposal for single storey only.
- Loss of play space.
- New homes in this constituency are much needed, and very welcome.

	<p>The above is a summary only of the main observations. The full extent of observations submitted may be accessed in the full Housing report.</p>
<p>Revisions to Design following Consultation</p>	<p>The consultation with representatives of the residents, and local councillors was very informative, and conclusive. The consultation result in a better understanding of the issues involved and a modification of the proposals.</p> <p>The principle alterations are listed below:</p> <ol style="list-style-type: none"> 1. While some of the space to developed is on open areas that are not overlooked, there are areas that are valuable to the local community as recreational space. As a result, the green area between Melrose Avenue and Lindisfarne Lawns was recognised as a recreational space. A substantial number of units were omitted, and the existing oak trees was retained as a central feature. 2. Where existing houses have rear boundaries addressing retained open space small infills are inserted to address the open space directly. 3. A small courtyard of three adaptable replaces two storey houses off Lindisfarne green. 4. The proposed housing has been reduced from 28 units, including 3 storey, to 19 units with a greater emphasis on age friendly / adaptable housing. 5. A commitment to review, with an arborist, all mature trees in the build are with a view to retention. Trees to be replanted at a rate 2 new for any trees removed as also committed to for the project. In particular, Lindisfarne green to be reviewed with maximum retention of trees to be retained an protected. 6. Additional parking spaces to be retained as proposed to Melrose Avenue / Lindisfarne Lawn. 7. The retained recreational space at Melrose Avenue / Lindisfarne Lawn to be landscaped with a path to the bus stop. The oak tree to be protected by a wall with supplement planting. 8. A full redesign was completed for the Melrose Avenue / Lindisfarne Lawn space to accommodate comments during the consultation. <p>In essence, there has been a considered response, and adjustment of the proposal to accommodate the observations received during the process. While the design response does not full resolve all observations, particularly those in total opposition to the proposals, the modifications to address the principle concerns raised, and offer a reasonable resolution.</p>
<p>Recommendation to Council</p>	<p>The project is recommended for approval by the County Architect, subject to the conditions and modifications above.</p> <p>It is noted that in terms of parking, open space, flood mitigation measures and sound reduction measures that the project is full independent, and all measures are provided within the curtilage of the site.</p>
<p>Part 8 Approval</p>	<p>Project Description – for APPROVAL BY COUNCIL</p>
	<p>South Dublin County Council - Proposed Development</p> <p>Development of Social Housing Project consisting of 19 housing units on site located off Melrose Avenue, Lindisfarne Lawns & Lindisfarne Green, adjacent to Bawnogue Road, Lindisfarne, Dublin 22.</p> <p>PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED) PUBLIC CONSULTATION PROCEDURE UNDER PART 8 OF THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 2001 (AS AMENDED)</p> <p>Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following scheme by South Dublin County Council: Proposed Social Housing Development consisting of 19 housing units on site located off Melrose Avenue, Lindisfarne Lawns & Lindisfarne Green, adjacent to Bawnogue Road, Dublin 22.</p>

	<p>In accordance with the requirements of the above, notice is hereby given that South Dublin County Council proposes:</p> <ul style="list-style-type: none"> • 4 No. B4 houses, 3 Bed, 4 Person, 2 Storey • 5 No. B5 houses, 3 Bed, 5 Person, 2 Storey • 1 No. H5 houses, 3 Bed, 5 Person, 2 Storey • 2 No. K4 Houses, 3 Bed, 4 Person, 2 Storey • 4 No. P3 Ground Floor adaptable, 2 Bed 3 Person, 1 Storey • 3 No. P2 ground floor, adaptable, 2 Bed 2 Person, 1 Storey <p>The works include: 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. All units to be minimum A2 BER rated. The housing provision includes two / three storey units grouped in terraces.</p>
<p>Part 8 – Approval -Conditions and modifications to be incorporated in approved project.</p>	<ol style="list-style-type: none"> 1. The proposals, as described in the Part 8 consultation documentation, are amended as per the above recommendations and alterations arising from the observations submitted and consultations carried out under the process. 2. The general layout to be revised as required to meet DHPLG requirements for compliance and funding. 3. 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. 4. The part 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. 5. The incorporation of the recommendations as set out in the Screening / Habitats Directive Assessment. 6. The incorporation of the recommendations as set out in the Planning Department recommendation. 7. The general layout to be revised as required to effect the above conditions. 8. Upgrading or alteration to units to meet any legislative enactment or requirement is deemed approved. 9. Localised alterations as required to meet medical conditions or to address specific issues raised are deemed approved.
<p>Ancillary Works to Project:</p>	<p>Re-routing of existing services Connections to utility services. Alteration / Upgrading of existing landscaping and open space.</p>
<p>Project Partners</p>	<p>Housing & Architects Department Department of Housing, Planning and Local Government Environment Department Local Councillors</p>
<p>Site / Services Constraints:</p>	<p>All mapped major existing services runs have been identified for the design. Local alterations to layout are likely when on site investigations establish precise underground service locations.</p>
<p>Part 8 Submissions & Commentary</p>	<p>All submissions were recorded by the Housing Department and a commentary is provided on the main issues raised in the Housing Department Report.</p>

**General Description
of Project
DRAWINGS**

**As appended to requirements of PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED) PUBLIC CONSULTATION PROCEDURE UNDER PART 8 OF THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 2001 (AS AMENDED),
Includes additional 3D drawing**



Proposed layout



Retained oak tree and landscaped area



View from canal



Single storey courtyard housing of Lindisfarne Green – 2 Storey to main road



Lindisfarne Lawn and new housing facing landscaped area / bus stop



Two storey housing to main road, additional traffic calming to be agreed

Links to drawings:

[Sheet 1 – Existing Site Plan](#)

[Sheet 2 – Revised Proposed Site Plan](#)

[Sheet 3 – Revised Street Elevations \(1\)](#)

[Sheet 4 – Revised Street Elevations \(2\)](#)

[Sheet 5 – Revised House Types \(1\)](#)

[Sheet 6 – Revised House Types \(2\)](#)

[Sheet 7 – Revised 3D Views \(1\)](#)

[Sheet 8 – Revised 3D Views \(2\)](#)