

**COMHAIRLE CONTAE ÁTHA CLIATH THEAS**  
**SOUTH DUBLIN COUNTY COUNCIL**



**MEETING OF SOUTH DUBLIN COUNTY COUNCIL**

**Monday 13<sup>th</sup> September 2021**

**HEADED ITEM NO.9 (a)**

**Chief Executive's Report on Public Consultation for Proposed Social Housing Development of 9 homes for Older Persons at St. Ronan's Crescent, 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 is seeking planning consent to develop social housing for independent living by older persons, consisting of nine homes on undeveloped lands on St. Ronan's Crescent, 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. In tandem, this report:

- Describes the nature and extent of the proposed development and is accompanied by an appropriate plan of the development and appropriate map of the relevant area;
- Evaluates 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;
- Is accompanied by the screening determination on why an environmental impact assessment is not required and specify the features of the proposed development and the measures to avoid or prevent adverse effects on the environment of the development;
- Is accompanied by the County Architects report on the public consultation in relation to the proposed development;
- List the persons or bodies who made submissions or observations;
- 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 submissions and observations, and give the responses of the Chief Executive; and
- Recommends whether or not the proposed development should be proceeded with as proposed, or as varied or modified as recommended in this report.

## **2. Site Description**

The proposed site is located in the townland of Ronanstown, South Dublin County, specifically on undeveloped, open space lands between St. Ronan's Crescent and Neilstown Road. The proposed development comprises an area of 0.2776 hectares and is on a site adjacent to residential development (no.'s 36-40 St. Ronan's Crescent) to the north, green open space to the south, with St. Ronan's Crescent and Neilstown Road forming the western and eastern boundaries respectively.

The location is well served by public transport and local facilities and the site is relatively free of onsite services.

## **3. Description of the proposed development**

On 20<sup>th</sup> May 2021, the Council gave notice of Part 8 development proposal for age friendly housing in the townland of Ronanstown, Clondalkin comprising:

- 5 no. 1-bedroom houses (2 person)
- 2 no. 2-bedroom ground floor apartments (3 person)
- 2 no. 2-bedroom first floor apartments (3 person)

The proposed works also include: new home zone access from St. Ronan's Crescent, landscaping works to boundaries and all necessary associated ancillary works on the site and to adjacent areas. All proposed new homes will have a minimum A2 BER rating and the housing provision comprises of one storey terraced units and two storey terraced end-units, located around a central courtyard.

Detailed plans, drawings and reports in relation to the proposed development are available at the following links:

[Sheet 1 - Location-Existing Site-Constrains Plan](#)

[Sheet 2 – Proposed Site Plan](#)

[Sheet 3 - Proposed 3D aerial views](#)

[Sheet 4 - Proposed GF and FF Plan](#)

[Sheet 5 - Proposed Elevations](#)

[Sheet 6 - Proposed 3D views](#)

[Sheet 7 - Proposed House Types](#)

[EIAR Screening Reports](#)

[Screening for Environmental Impact Assessment Determination](#)

[Screening for Appropriate Assessment](#)

[Screening for Appropriate Assessment Determination](#)

[County Architects Report](#)

## **4. Public Consultation**

The statutory public consultation took place over a period of six weeks from 20<sup>th</sup> May 2021 to 2<sup>nd</sup> July 2021 inclusive. During this period for public consultation, information on the proposed development was made available to the public and submissions were invited.

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

- Newspaper notices in the Echo and the Gazette.
- Public consultation display in South Dublin County Council offices at County Hall in Tallaght (available by appointment only due to Covid-19 restrictions)

- A briefing and consultation meeting for local Elected Members and representatives of local residents.
- Information on social media including Facebook and Twitter.

An initial proposal for age friendly housing at St. Ronan’s Crescent was presented to Members of the local Area Committee in October 2019. The site was further identified for this purpose to Members of the Council at its meeting in September 2020 and revised proposals were presented to the Area Committee again in November 2020, followed by the subsequent publication for public consultation in May 2021.

## **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—

- 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.
- 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.
- List the persons or bodies who made submissions or observations with respect to the proposed development.
- 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.
- 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) and it has been determined by the Council 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. The proposal has also undergone screening for an Environmental Impact Assessment and the Planning Authority has determined 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. Both screening determinations accompany this report and are available in the links provided above.

Therefore, in accordance with Part XI of the Act, the Elected Members of the Council can consider the proposed social housing development of nine homes for older persons at St. Ronan's Crescent, Dublin 22, under Part 8 of the Regulations.

### 7. Outcome of Public Consultation Programme

A total of 40 submissions/observations were received. All submissions have read, analysed and summarised. A list of all the persons, organisations and bodies that made submissions is provided in the table below together with a link to the copy of the submission received. The submissions can be viewed individually by clicking on the links embedded in the table. (For reasons of data protection, these documents have the personal addresses of submitters redacted.)

	Person/Prescribed Body	Submission
1	Submission of Ann O' Keefe	<a href="#">Link</a>
2	Submission of Anne Nolan	<a href="#">Link</a>
3	Submission of Betty and Paddy Fleming	<a href="#">Link</a>
4	Submission of Brendan Keogh	<a href="#">Link</a>
5	Submission of Carla Rafferty	<a href="#">Link</a>
6	Submission of Carmel Ward	<a href="#">Link</a>
7	Submission of Caroline McKiernan	<a href="#">Link</a>
8	Submission of Cllr. Shane Moynihan	<a href="#">Link</a>
9	Submission of David O' Kelly	<a href="#">Link</a>
10	Submission of Dept. of Communications Climate Action and Environment	<a href="#">Link</a>
11	Submission of Derick Lee	<a href="#">Link</a>
12	Submission of Des Quinn	<a href="#">Link</a>
13	Submission of Elizabeth and Christopher Devine	<a href="#">Link</a>
14	Submission of Geological Survey Ireland	<a href="#">Link</a>
15	Submission of Inland Fisheries Ireland	<a href="#">Link</a>
16	Submission of Irish Water	<a href="#">Link</a>
17	Submission of Jacqueline Morrissey	<a href="#">Link</a>
18	Submission of James Duffy	<a href="#">Link</a>
19	Submission of James Smith	<a href="#">Link</a>
20	Submission of Jane Maher	<a href="#">Link</a>
21	Submission of Joe Burke	<a href="#">Link</a>
22	Submission of John and Alice Leonard	<a href="#">Link</a>
23	Submission of John and Anne Mitchell	<a href="#">Link</a>
24	Submission of Josephine Byrne	<a href="#">Link</a>
25	Submission of Kathleen Murray	<a href="#">Link</a>
26	Submission of Lisa Fleming	<a href="#">Link</a>
27	Submission of Margaret Cunningham	<a href="#">Link</a>
28	Submission of Martina Smith	<a href="#">Link</a>
29	Submission of Mary Stokes	<a href="#">Link</a>

30	Submission of Michael Mulreany	<a href="#">Link</a>
31	Submission of Mr. Devine	<a href="#">Link</a>
32	Submission of People Before Profit	<a href="#">Link</a>
33	Submission of R. William	<a href="#">Link</a>
34	Submission of Rebecca Foley	<a href="#">Link</a>
35	Submission of S. O' Reilly	<a href="#">Link</a>
36	Submission of Susan and Brendan Byrne	<a href="#">Link</a>
37	Submission of Susan and John Maher	<a href="#">Link</a>
38	Submission of Transport Infrastructure Ireland	<a href="#">Link</a>
39	Submission of Una McGrath	<a href="#">Link</a>
40	Submission of Yvonne Keogh O' Reilly	<a href="#">Link</a>

Many of the issues raised in the above submissions are interrelated and have been categorised under seven separate headings for the purpose of providing considered and appropriate responses and the table below provides a breakdown of the number of times each issues category was raised:

	Category of Submission	Count
1	Public Realm	40
2	Road/Traffic/Parking	26
3	Design/Density/Site Location	90
4	Statutory Bodies Submissions	2
5	Construction Period Concerns	50
6	Part 8 process pursuant to section 179 of Planning & Development Act 2000	25
7	Non-planning related matters	8

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

This section summarises the issues, with respect to the proper planning and sustainable development of the area in which the proposed development would be situated, raised in submissions and observations, and give the responses of the Chief Executive followed by recommendations. The summaries, responses and recommendations are collated and categorised under relevant headings.

The Chief Executive's responses and recommendations have been framed in a manner that takes account of proper planning and sustainable development of the area to which the development relates, also having regard to the provisions of the County Development Plan and relevant guidelines.

### 8.1 Issues raised in relation to Public Realm

- Loss of green space
- Unsatisfactory maintenance of existing green space and trees.
- Provision for additional trees in the area

#### Response:

Concerns in relation to the proposed development on open space are noted. This site is one of several sites within the County proposed to provide age friendly housing. The provision of appropriate housing for the county's ageing population is stated policy within the current

County Development Plan 2016-2022 (CDP). Specifically, 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. The Development Plan seeks to address the housing needs of older people within their communities, in accordance with these approved objectives:

- To promote and support high quality infill development in existing built-up areas (CS2 Objective 5)
- 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 3)

This site is designated Zoning Objective “OS” upon which residential development and housing for older people are open for consideration. The proposal meets the criteria age friendly housing given its proximity to community, transport, health, social and other services while also preserving a quantum of open space to be enhanced in association with the proposal. While a proportion of the open space is being utilized for age-friendly housing, the overall social value, passive surveillance/security, public access and amenity of the remaining open space will be improved.

It is proposed to divide the remaining open space into usable activity areas to include a paved home zone with potential for community events and green areas with informal landscaped areas and walking paths with benches for additional usage, all combining to provide a greater identity to the open space and to provide the safe pedestrian link from St. Ronan’s estate to Neilstown Road, and on to various public services. Provision has been made for planting new trees to the north of the open space and enhancing the existing soft landscape as per the displayed Part 8 plans and drawings with a more detailed landscape proposal to be developed by a Landscape Architect at the subsequent detailed design stage of the project in consultation with the Council’s Public Realm department.

Chief Executives Recommendation:

It is recommended that no variation or modification be made to the proposed development.

**8.2 Issues raised in relation to Road/Traffic Matters/Parking**

- Increased traffic and reduction of current residential parking during and after construction.
- Impacts on pedestrian and traffic access and safety of local residents during construction

**Response:**

The concerns and comments regarding traffic related matters are noted.

The County Development Plan sets out an overarching objective around transport and mobility to promote the sustainable development of the County through the creation of an integrated transport network that services the needs of communities and businesses. The Council’s policy and objectives for Transport and Mobility in relation to new developments are outlined below and the proposed scheme is aligned to these:

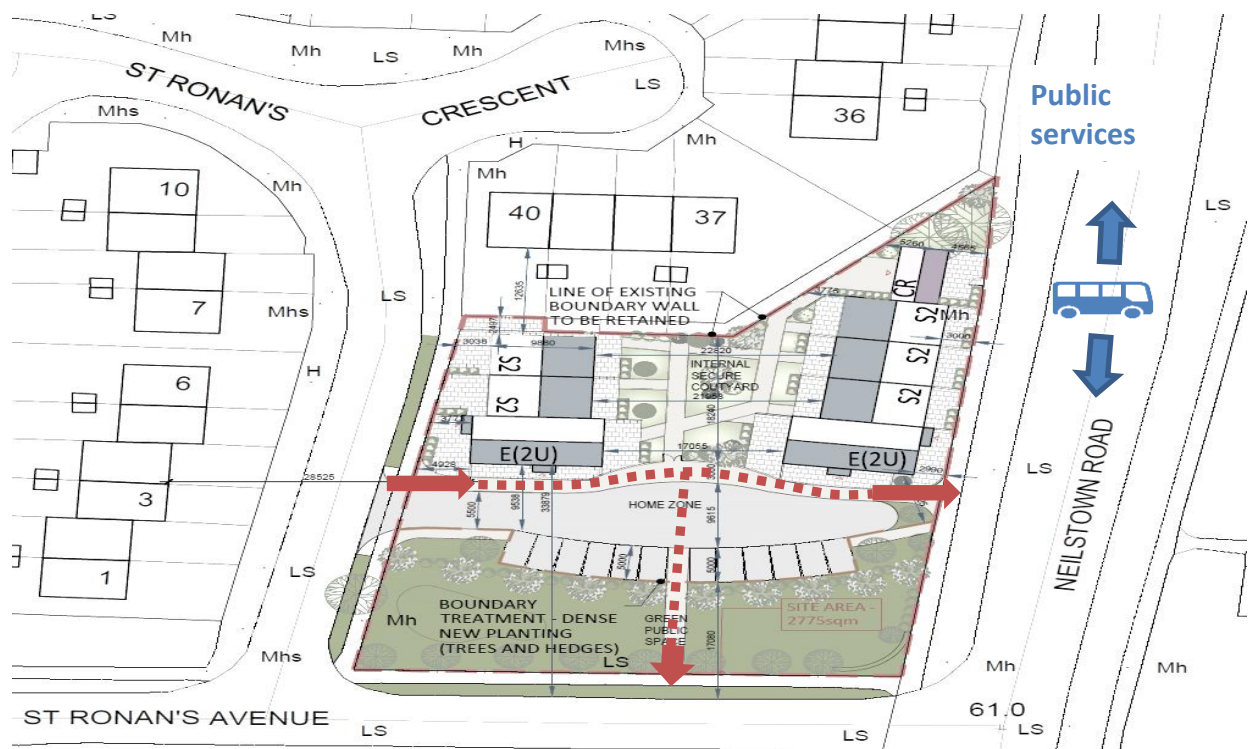
- To spatially arrange activities around, and improve access to, existing and planned public

- transport infrastructure and services (TM1 Objective 2)
- To ensure that streets and roads within the County are designed to balance the needs of place and movement, to provide a safe traffic-calmed street environment, particularly in sensitive areas and where vulnerable users are present. (TM Policy 6-Road and Street Design)
- To appropriately apply speed limits considering the characteristics of the surrounding area, the design of the street environment and the presence of vulnerable users (TM6 Objective 1)
- To re-balance movement priorities towards more sustainable modes of transportation by prioritising the development of walking and cycling facilities within a safe and traffic calmed street environment (TM Policy 3 Walking & Cycling)
- To ensure that all streets and street networks are designed to prioritise the movement of pedestrians and cyclists within a safe and comfortable environment for a wide range of ages, abilities and journey types (TM3 Objective 3)
- To take a balanced approach to the provision of car parking with the aim of meeting the needs of businesses and communities whilst promoting a transition towards more sustainable forms of transportation (TM Policy 7 Car Parking)
- To carefully consider the number of parking spaces provided to service the needs of new developments (TM7 Objective 1)
- To ensure that car parking does not detract from the comfort and safety of pedestrians and cyclists or the attractiveness of the landscape (TM7 Objective 3)

The Council's Roads Department were consulted and have advised that, due to its limited size, the development will not impact in a significant way on the traffic in the area and safe egress and access can be readily achieved. Transport Infrastructure Ireland (TII) is one of the prescribed bodies who received the proposed scheme details but did not make the specific observations and it is noted that the site is well serviced with public transport links which can be accessed by tenants and visitors of the proposed housing development.

Traffic and parking requirements resulting from age-friendly housing are significantly lower than for a standard housing development and it is not considered that there will be any significant additional traffic in St. Ronan's Crescent or the local area as a result of this development while the provision of twelve new parking spaces for residents and visitors to the development in the paved home-zone area should comfortably provide for the parking needs arising.

Pedestrian access to green space and public services located on the Neilstown Road will be greatly improved by providing a new cross footpath through the home zone area and the recreational walkway through green open space that are both kept away from main traffic areas (as per diagram below):



**Proposed enhanced pedestrian connectivity and walkways**

A complete Construction Traffic Management Plan will also form part of the contract to address and manage construction traffic and associated safety issues should the development be approved.

**Chief Executives Recommendation**

It is recommended that no variation or modification be made to the proposed development.

**8.3 Issues raised in relation to Design/Location/Density:**

- Choice of site and other areas proposed for development, noting the proposed provision of new homes already planned for the Clonburriss development.
- Concern raised regarding the height of the proposed boundary wall with 39 and 40 St. Ronan’s Crescent and overlooking of back gardens.
- Existing derelict site of concern within St. Ronan’s Estate to be addressed
- Request that construction is in line with Construction Environmental Management Plan (CEMP).
- Request for modifications to the proposal - revisions to design to minimise the loss of green space by repositioning the buildings to the southern end of the green.

**Response:**

The site for the proposed development is one of many sites considered for the provision of age friendly specific housing and this development is carefully designed as part of the co-ordinated delivery of age friendly housing in the Council’s social housing delivery programme.

Ireland has a rapidly ageing population and, by 2041, it is projected that there will be 1.4 million people in Ireland over the age of 65 (one of every four people) of which 60,000 will be in South Dublin County. (There were 59,472 residents aged 55 years or older at the 2016 Census)

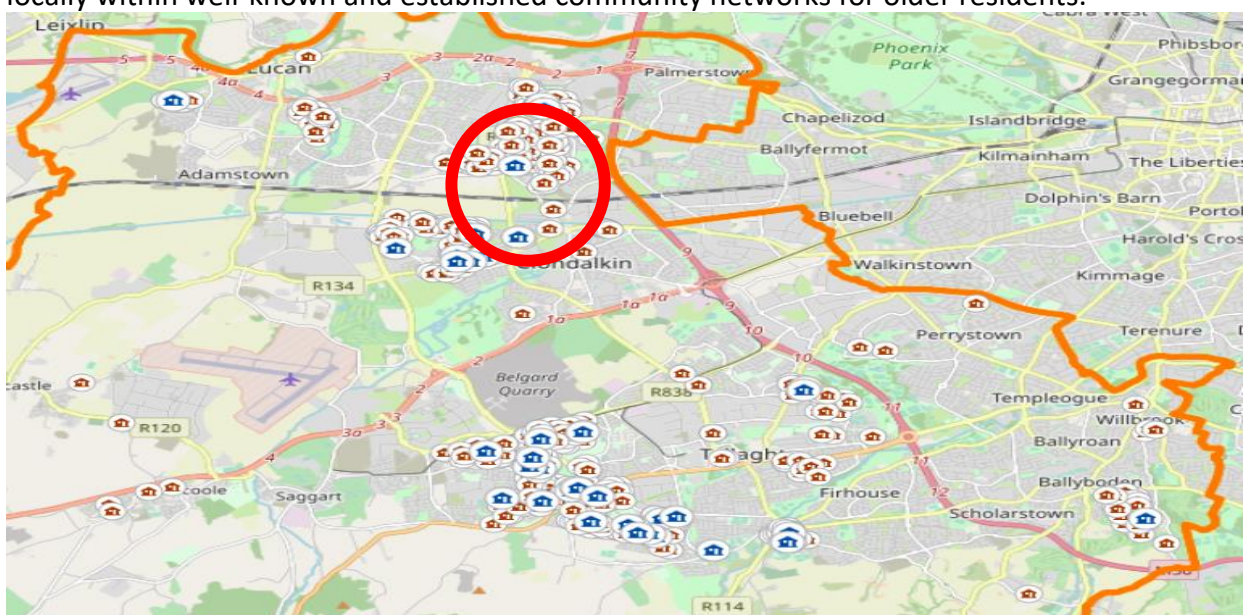


highlighting the growing and future challenges with ensuring the provision of appropriate accommodation and other supports and services for older persons.

In September 2020, the Council approved an Age Friendly County Strategy that recognised the need to provide appropriate housing options to meet the needs of our ageing population and that support older people to live in mixed demographic communities. Under the strategy, the Council further committed to delivering a range of older persons housing developments across the County.

A multi-criteria assessment is carried out when considering a site for development including site size, access, location, ownership, constraints (e.g., overground/underground utilities and services), development potential, proximity to local age friendly services, facilities and amenities resulting in the site being deemed suitable for age friendly homes.

In addition, an under-occupancy study of existing Council tenancies in the County has shown more than 1,000 current tenancies comprising solely of single or joint occupiers of three- and four-bedroom homes aged 55 or over, who could be candidates for rightsizing to new and more appropriate age friendly homes (if it is the right option for them) that will enable them to live independently for longer in their own communities with their associated network of support and services. Mapping these tenancies has further informed prospective locations for targeted infill development of age friendly homes within existing communities and our Healthy Homes assessment programme in conjunction with Age Friendly Ireland will help these tenants to explore rightsizing options, if they wish to, in conjunction with other supports. It is likely that such underoccupancy is replicated in existing private homes in the County and up to 10% of homes in new age friendly housing developments can be allocated to such private rightsizing applicants under the Community List (Financial Contribution Scheme) in the Council’s Policy for Rightsizing and Allocation of Age Friendly Accommodation. This proposed development is designed as step-down accommodation for local older people living in the area, that will enable them to stay within local environment and community whereas the housing planned for Clonburris SDZ will create new communities but will not offer the same opportunities to stay locally within well-known and established community networks for older residents.



**Mapping showing cluster of underoccupied tenancies in proximity to proposed Part 8 site**

Furthermore, there are currently almost approximately 900 applications on the Council’s housing list, comprising solely of single or joint applicants aged 55 or over requiring accommodation in the County.



**CGI Aerial View of Proposed Development**

The proposal provides for a courtyard-type development within its confines that is designed to support independent living for older persons while encouraging communal interaction through secure, shared space. The courtyard merely utilises the space that would have ordinarily been provided for individual rear gardens for each home in a shared fashion for the residents as the design seeks to establish a “village” model with one and two storey terraced homes grouped around a central courtyard. That space creates shared rear gardens for the residents with small adjoining private patios. This approach to the design offers a secure, sheltered environment to residents while also providing passive surveillance to both the proposed scheme and the currently exposed boundaries of adjacent properties. The alternative, more standard, linear layout of houses with longer back-gardens proposed in some submissions would use more area than the efficient courtyard arrangement proposed. The layout proposed was carefully considered and developed in consultation with Age Friendly Ireland and is not intended as gated, enclosed and cut off development but rather as a being complementary and managed amenity for older persons to enjoy within step-down accommodation within their familiar environment and community.

The proposed two-storey units within the development are keeping in scale with the existing housing and are orientated and located sufficient distance from the existing adjacent properties to eliminate overlooking of the houses to the north while supervising the green space to the south with the design specifically providing for views and mitigating any possible overlooking.

The comments made in submissions about the existing vacant site within St. Ronan’s Estate are noted and an initial desktop study revealed no services on site indicating potential for development or alternative use and this will be explored in conjunction with local representatives while the Public Realm department have been requested to address and clear the overgrown site in the meantime.

#### Chief Executive's Recommendation

It is recommended that no variation or modification be made to the proposed development.

#### **8.4 Statutory Bodies Submissions**

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

- **Geological Survey Ireland:** No specific comment or observations made.
- **Inland Fisheries Ireland:** Requested that construction in line with Construction Environmental Management Plan (CEMP). IFI recommend a revised surface water layout for the operation of the development which would incorporate soft engineering options such as swales or bio-retention areas rather than the hard-underground attenuation proposed, if technically possible.
- **Transport Infrastructure Ireland:** No specific observations made.
- **Department of Communications, Climate Action and Environment:** Requiring consultation with the Regional Waste Management Planning Office regarding the proposed development.
- **Irish Water:** Requested the Council to engage with Irish Water through the Pre-Connection Enquiry (PCE) process. Noting that the proposed development is located near existing Irish Water infrastructure, required that any proposals to build over or divert existing water or wastewater services be submitted to Irish Water for assessment.

#### **Response:**

The statutory bodies' submissions are noted and their recommendations and requested will be implemented as appropriate in the detailed design stage of development but, due to the small scale of the development, the possibility of implementation of soft engineering options such as swales or bio-retention areas are limited.

The project delivery and construction will be in line with Construction Environmental Management Plan (CEMP) and the Council will consult with the Regional Waste Management Planning Office regarding the proposed development on ongoing basis, during detailed design and construction stages of the project. The Council will also engage with Irish Water through the Pre-Connection Enquiry (PCE) process and further as necessary.

#### Chief Executive's Recommendation

It is recommended that no variation or modification be made to the proposed development and that recommendations proposed by statutory bodies as appropriate be implemented at the detailed design stage.

#### **8.5 Issues raised in relation to the construction period:**

- Duration of construction & pedestrian access during construction period.

#### **Response:**

A comprehensive Construction Traffic Management Plan will form part of the contract, if the development is approved, and the contractor appointed will be required to nominate a community liaison representative to engage with local residents during the construction period including to address safe and appropriate pedestrian access and walkways. In addition, a liaison system between residents, contractor and the Council will be established for the duration of the contract.

The development is intended to be delivered as rapid build project, with an appropriately selected build system, maximising the use of prefabrication and dry fixing of finishes to accelerate and minimise the construction period.

#### Chief Executive's Recommendation

It is recommended that no variation or modification be made to the proposed development.

#### **8.6 Issues raised in relation to Part 8 process pursuant to Section 179 of the Planning and Development Act, 2000:**

- Query raised in relation to implementation of section 179 of Planning and Development Act. 2000

#### **Response:**

The Part 8 process undertaken for the proposed development is in full compliance with Section 179 of the Planning and Development Act 2000 and, counter to the suggestion in a submission, with no reliance the emergency provision under Section 179 (6) of the Act.

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.
- 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, Department of Housing, Local Government and Heritage 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, 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 the consultation process for the purpose of the response to the matter raised in the submission and is not intended to be exhaustive or prescriptive noting that the full requirements are set out in the Planning Acts.

#### Chief Executive's Recommendation

It is recommended that no variation or modification be made to the proposed development.

#### **8.7 Submissions received on non-planning related matters.**

- Expression of interest in the proposed housing scheme.
- Allocation of proposed new housing

#### **Response:**

The Council note and welcomes submissions received stating expressions of interest in the proposed housing scheme. The new homes, if approved, will be allocated only in accordance with the Council's recently adopted Policy for Rightsizing and Allocation of Age Friendly accommodation. This provides for allocation to persons aged 55+ only, from the housing list, existing social housing tenants transferring on "rightsizing" grounds (particularly from or with connections to the local area) or from the Community List (whereby a financial contribution is paid by former private homeowners who "rightsized" into age friendly accommodation).

#### Chief Executive's Recommendation

These issues are outside of the scope of the planning proposal and do not impact consideration of the proposal.

#### **9. Recommendation**

Following detailed consideration of the issues outlined and noting the view of that the issues raised in submissions will be satisfactorily addressed as outlined in the foregoing report with no variation or modification of the proposal recommended, it is considered that the proposed development is in accordance with the proper planning and sustainable development of the area and therefore it is recommended that the Council adopt the following Motion:

"That this Council approves the proposed social housing development of nine homes for older persons on undeveloped lands at St. Ronan's Crescent, Dublin 22, it being in accordance with the proper planning and sustainable development of the area."