

COUNTY ARCHITECTS REPORT ON COMPLETION OF PART 8 DISPLAY

Proposed Development of a Social Housing Project for Independent Living for Older Persons, consisting of 10 units on undeveloped lands at Pearse Brothers' Park, Rathfarnham, Dublin 16.

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

RECOMMENDATION PROCESS STAGE.

**Recommendation to Council to Approve Development
following display and consultation, and incorporating responses to
observations and consultation**



Issued August 2021

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	COUNTY ARCHITECTS REPORT – Part 8 – display / consultation
Project Title:	Proposed Development on a site located at Pearse Brothers’ Park, Rathfarnham, Dublin 16.
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</i></p>

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 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.

Public Notice:

South Dublin County Council - Proposed Development

Proposed Development of a Social Housing Project for Independent Living for Older Persons, consisting of 10 units on undeveloped lands at Pearse Brothers' Park, Rathfarnham, Dublin 16.

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 10 units on undeveloped lands at Pearse Brothers' Park, Rathfarnham, Dublin 16.

The proposed development shall consist of:

- 6 No. 1 Bedroom 1 storey houses (2 person)
- 2 No. 2 Bedroom Ground Floor Apartments (3 person)
- 2 No. 2 Bedroom First Floor Apartments (3 person)

The works include: Landscaping works to boundaries and all necessary associated ancillary works on the site and to adjacent areas including community room. The housing provision comprises of one storey terraced units and two storey terraced end 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.

Due to Covid-19 restrictions, plans and particulars of the proposed scheme will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy for a period of four weeks from Thursday 27th May 2021 only by appointment at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24, and available online on the Consultation Portal.

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** on **Friday 9th July 2021**

Or

Written submissions not later than **5.00pm, on Friday 9th July 2021**

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 **Friday 9th July 2021** 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.

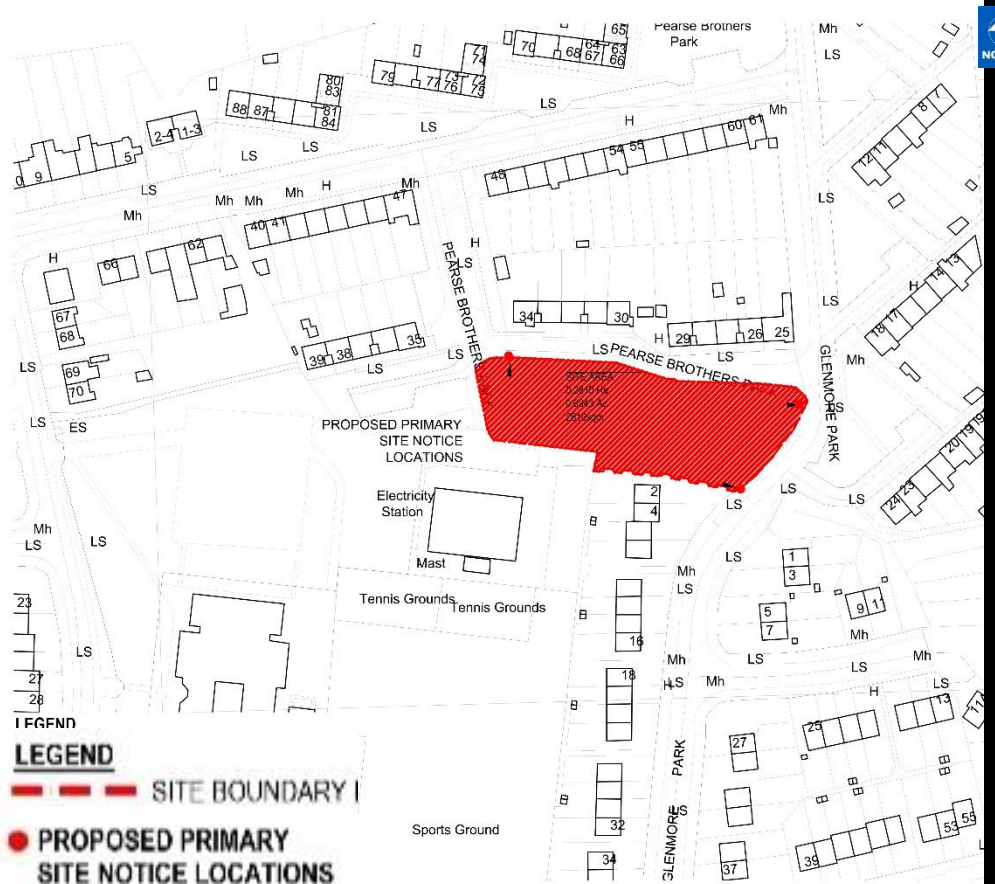
Date site notice erected: 27/05/2021

Context:

The proposed site is located in the townlands of Rathfarnham, South Dublin County. The proposed development is situated at the undeveloped open space lands at Pearse Brothers' Park. The described development comprises an area of 0.28ha.

The site is in a residential area, open space to the West, with Pearse Brothers' Park residential development to the north and east – whilst the Glenmore Park forms the Southern boundary. Scoil Mhuire school is adjacent to the south-west 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 Pearse Brothers' Park / Glenmore Park (Google)



View from South East Corner of Pearse Brothers' Park (Google)



View from North West Corner of Pearse Brothers' Park (Google)

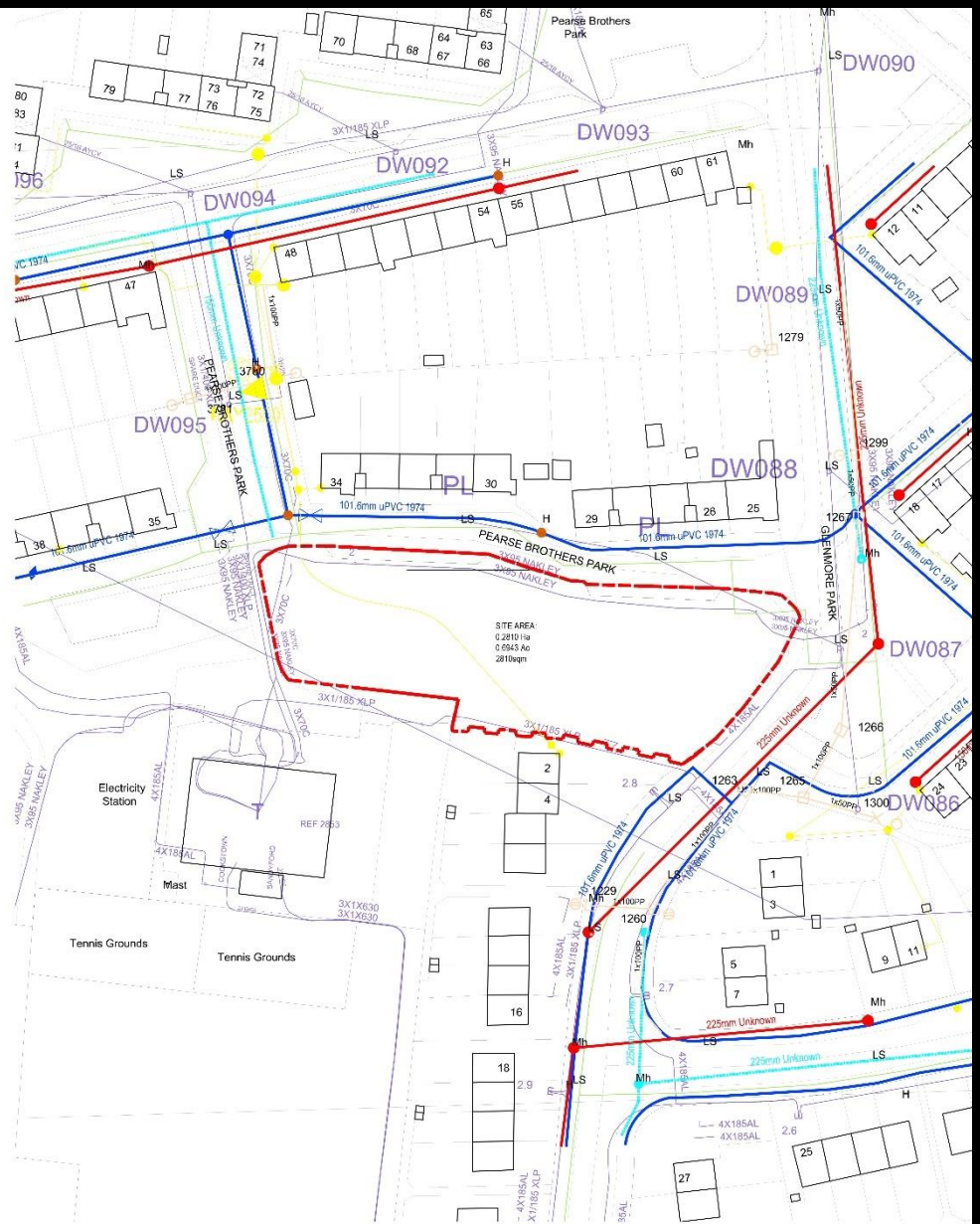
Housing Need in the area:

There is an identified need for suitable age-friendly housing in the county. It is desirable that the age friendly housing is developed in the established communities, to give security and protection of the overall community. This site has many of these qualities, that are recognised for age friendly housing.

Site Location:

Site Location and Extent – Local facilities, shops, schools, surgery 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 (Marley Park, St Enda's Park etc.) as well as nearby shopping facilities and golf course.



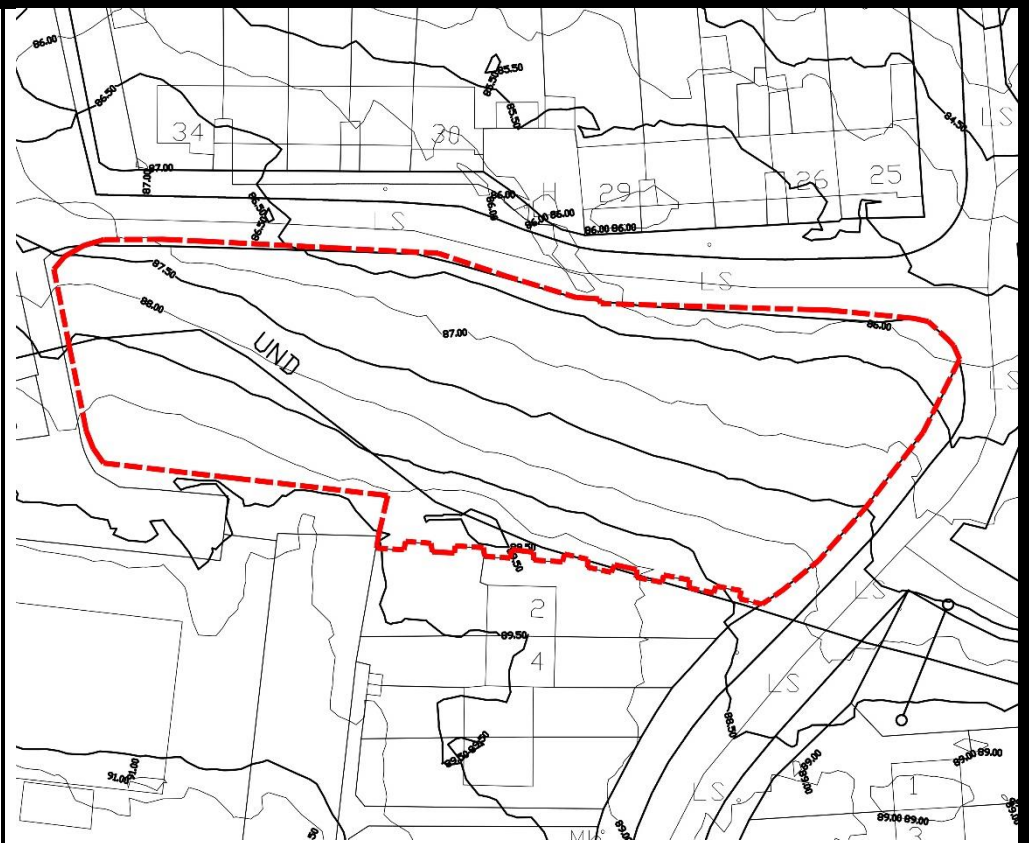
01 CONSTRAINTS PLAN
 SCALE = 1:500 @A1, 1:1000@A3

- LEGEND**
- SITE BOUNDARY
 - ESB**
 - MV/LV (110, V120, V, 00V, 230V) UNDERGROUND CABLE ROUTES
 - BORD GAIS**
 - DISTRIBUTION PIPE (MEDIAN PRESSURE)

- VIRGIN MEDIA**
 - VIRGIN MEDIA
- EIRCOM**
 - EIR SERVICES
- IW**
 - WATER MAINS
 - SEWER MAINS
 - STORM MAINS

Site Constraints

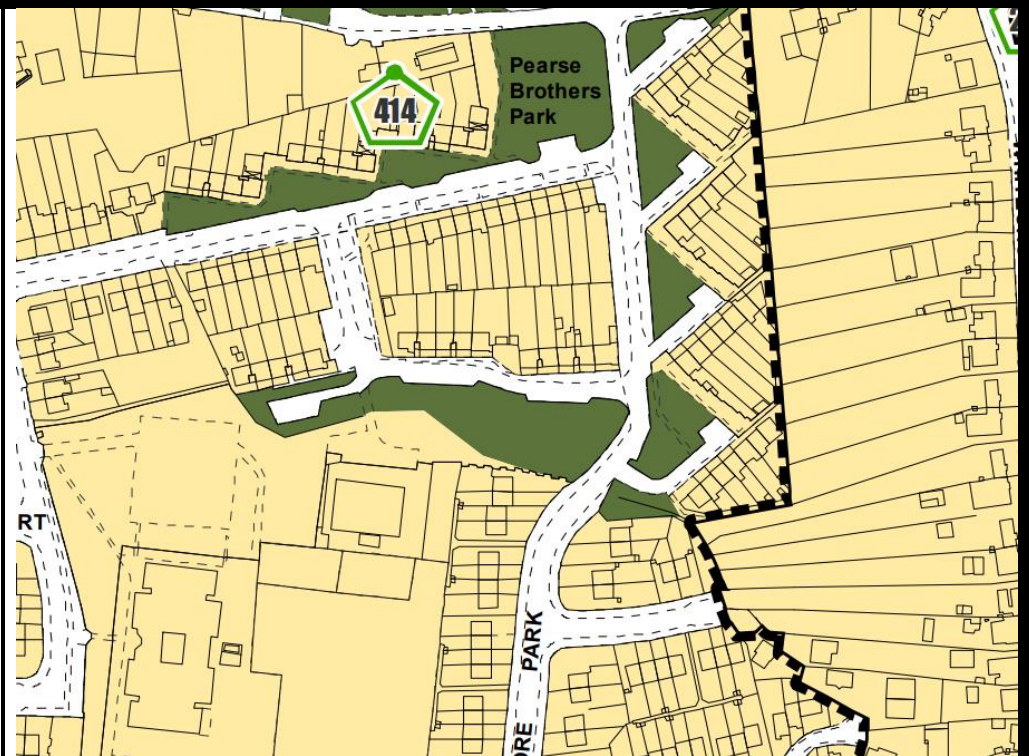
All services are available, and the development proposed is has been considered as part of an overall planning / zoning for the area.



Site Contours Map

The site has approx. a 2.5m level change along the Eastern and Western boundary.

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 ^e , 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 10 no. residential units on lands, that currently form part of undeveloped open space area.

The proposal includes for associated landscaping 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. 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 – 0.2809 ha [2809 m²]

Number of units – 10 [6no. of 1-bedroom single storey houses and 4 no 2 bedroom apartments]

Residential Density

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

	<p>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 private open space, incidental open space and landscaping. For density purposes, the site area is circa 0.28ha. The development of 10 Units in the proposed development would give density 35 units per hectare as recommended in the Development Plan. 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.</p> <p>Open Space provided by means of Community Courtyard / shared community space and public open space to the West.</p> <p>The above provision meets requirements of SDCOCO Development Plan, section 11.3.1 (iii) Public Open Space <i>“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)”</i>.</p> <p>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.</p>
<p>Project Description and Design</p>	<p>Proposed Development of a Social Housing Project for Independent Living for Older Persons, consisting of 10 units on undeveloped lands off Pearse Brothers’ Park, Rathfarnham, Dublin 16.</p> <p>The scheme will consist of 2no two storey semi-detached duplex units (housing 2 apartments each) and 6no standard 1-bedroom single storey house type arranged in terraces, grouped around secure community garden / shared area, and overlooking existing 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 West), public footpaths and roads (to the North and East) and the boundary wall of 2 Glenmore Park and Scoil Mhuire (to the South).</p> <p>The works include: Landscaping works to boundaries, ancillary works to landscape housing areas, and all necessary associated ancillary works on the site and adjacent areas.</p>



Proposed site plan

LEGEND		
REF	HOUSE / APT TYPE	QUANTITY
S2	2 PERSON 1 BED HOUSE	6
E(2U)-3P-GF	3 PERSON 2 BED GROUND FLOOR APARTMENT	2
E(2U)-3P-GF	3 PERSON 2 BED FIRST FLOOR APARTMENT	2
TOTAL NUMBER OF UNITS		10

Mix of Units

Screening for Appropriate Assessment

The Screening for Appropriate Assessment report has been prepared by JBA Consulting on behalf of South Dublin County Council (the applicant), as part of a planning application for a residential development at Pearse Brothers' Park, Rathfarnham, Dublin 16. The proposed development is a social-housing project that will provide independent living for older persons. It will involve the construction of 10 no. residential units, with associated 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 Screening Report: Concluding Statement <i>Following this initial screening of the proposed development at Pearse Brothers Park, it can be concluded that significant impacts are not anticipated via surface water, groundwater, or land/air pathways on the following Natura 2000 sites:</i></p> <ul style="list-style-type: none"> • Wicklow Mountains SAC [002122] • Glenasmole Valley SAC [001209] • South Dublin Bay SAC [000210] • North Dublin Bay SAC [000206] • Knocksink Wood SAC [000725] • Wicklow Mountains SPA [004040] • South Dublin Bay and River Tolka Estuary SPA [004024] • North Bull Island SPA [004006] <p><i>If any changes occur in the design of these works, a new Screening for Appropriate Assessment is required.</i></p>
<p>Screening for Environmental Impact Assessment</p>	<p>Conclusions and Recommendations taken from EIA Screening Report: <i>It was determined that the proposed development does not fall under Schedule 5 (Parts 1 and 2) of the Act. As such, an EIAR has not been automatically triggered. To determine whether the development may fall under the category of Sub-threshold development, with the potential to give rise to significant environmental effects, a screening exercise was undertaken.</i></p> <p><i>During construction, typical impacts such as noise, dust, traffic disruption, and the generation of small amounts of waste are to be expected. These are typical construction phase impacts and will be mitigated against by environmental operating plans devised by the on-site contractor, following best practice guidance.</i></p> <p><i>There is the potential for encounters with groundwater during construction of the underground attenuation tank. It is recommended that controls be put in place by the appointed contractor in case this occurs. These should include:</i></p> <ul style="list-style-type: none"> <i>the erection of a bund or barrier around the excavated area until the attenuation tank is in place and the area made good.</i> • <i>the storage of fuel oils on site should be located in a compound as far from the excavated area as possible</i> • <i>no washout of concrete trucks or material should take place in the area.</i> <p><i>An EIA Screening Report completed by JBA for the proposed development determined that no likely significant impacts are expected as a result of the proposed development. This is due to the small size of the development and the distance and lack of pathways to Natura 2000 sites.</i></p> <p><i>Once operational, the proposed development is expected to be low in environmental impact. There are similarly sized residential developments in the surrounding area, and the development includes open green spaces. It has been concluded that the proposed development does not fall under the category of sub-threshold development, and thus an EIAR is not required.</i></p>

Landscape / Site	<p>The substantial part of the site is of existing grassed area. The South boundary of the site has a boarder of trees and bushes. The existing landscape of this part of the site is substandard.</p> <p>Provision is made for supplementary planting to the new boundaries and for hard landscaping within the project, for both public and common space areas and private patios.</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>At the design stage we will liaise with SDCC Public Realm Department re: landscape design and detailed aspects of landscape will be incorporated into building contract.</p>
Ancillary Works to Project:	<p>Re-routing of existing services</p> <p>Alteration / Upgrading of existing landscaping and open space.</p>
Project Partners	<p>Architects & Housing Construction Department</p> <p>Department of Housing, Planning and Local Government</p> <p>Environment Department</p>
Site / Services Contraints :	<p>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.</p>
Internal Comments	<p>Will be reported at final stage of Part 8.</p>
Flood	<p>Ensure floor levels are above 100 year projected floor events.</p>
Surface Water & Attenuation	<p>Surface water - requires to be fully scoped. The services network is readily available adjacent to the site. The drainage system design will be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works. Overall study to be undertaken to determine most sustainable and appropriate attenuation on site.</p>
Foul drainage	<p>Foul drainage will be designed in compliance with the IW standards. Will be fully scoped to ensure capacity of existing network. An Irish Water pre-application will be submitted at the appropriate stage of the project development.</p>
Roads Roads Access	<p>Roads access and capacity are within acceptable and safe limits.</p> <p>Roads will be to taking in charge standards [TIC] and DMURS criteria.</p> <p>Parking provision of 11 No. spaces is considered adequate due to excellent public transport links on site.</p>
Irish Water	<p>Application for Foul and Water services to be completed.</p> <p>No known diversions.</p>
Invasive Non-native Species (INNS)	<p>No Invasive Non-native Species on the Third Schedule list of Non-native species (subject to restrictions under Regulations 49 and 50) were recorded</p>

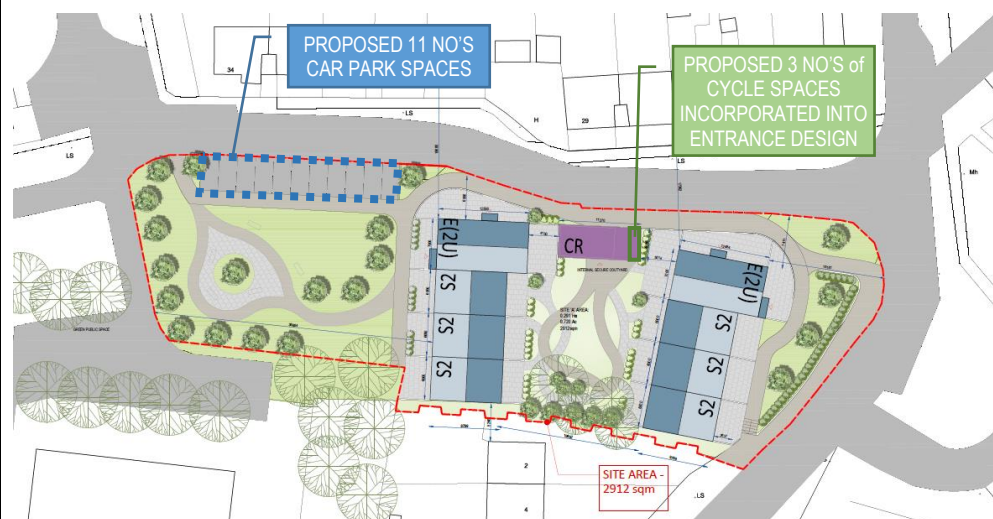
	on the site visit. Survey was carried out by JBA Consulting Engineers and Scientists Ltd on behalf of South Dublin County Council.
County Heritage Officer	The finished development will incorporate nesting sites where practicable. The EIA screening indicates that the walkover survey of the site by JBA ecologists found no evidence of the breeding places of species protected under the Wildlife Act.
Contract:	The project will be carried out under The Capital Works Management Framework (CWMF) Public Works Contract. Performance Bond will be retained to appropriate level as required under the contract.
May 2021	Patrick de Roe FRIAI Senior Architect

	CONSULTATION and RECOMMENDATION STAGE
Summary of Consultation process	<p>The project was reviewed in principle at the Local Area Committee 2020 with all councillors circulated with the proposal. The project, at consultation stage, was notified through newspaper and site notices with observations invited. 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.</p> <p>A summary of the observations is as follows:</p> <ul style="list-style-type: none"> • Public Realm/Loss of Green Space/Recreational Amenity/Impact of Services/Children wellbeing and safety • Road/Traffic/Parking/Waste/Drainage. • Design/Density/Site Location • Statutory Bodies Submissions • Consultation • Site Investigations/Project Scoping • Allocation of Housing • Miscellaneous Issues <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>The observations throughout the consultation process are review below.</p>
Submissions regarding Public Realm /Loss of Green Space /Recreational Amenity /Impact of Services/ children wellbeing safety	<ul style="list-style-type: none"> • Loss of green space in the area, contrary to H3 objective 3 of SDCC Development Plan 2016-2022 • Loss of safe play space for the children, which will have a negative impact on children's mental health • Loss of multipurpose green area, the space for sports and social events, get together, dog walks. The green space is also used by residents of Glenmore, which has no green space. • Lack of comprehensive study of the overall provision, quality, and quantum of open space in the larger local area – concerns that the open space allocation / level for existing houses is already underprovided.

	<ul style="list-style-type: none"> • Lack of demonstration that the remaining open space is adequate for use and amenities in the area. • Loss of biodiversity and wildlife habitat, including birds, bats, foxes and concerns over loss of pollinator beds and biodiversity on the green. • Challenge raised that no an EIA Screening determination has been made by Council, required under Regulation 120(1B) • Removal of trees contrary to HCL 15 objective 3 of SDCC Development Plan 2016-2022. • Residents state that there was a previous agreement, dating back circa 1980, that the green space would not be built on due a division of previous green space and allowing for access through to Glenmore Park. • Green space was recently upgraded by residents in agreement with Public Realm. • Concerns raised that remaining proposed open space will not be available to all residents. • Importance of communal green space for residents in existing homes on Pearse Brothers Park that have no front gardens highlighted. • Recommendation for a play area to be constructed instead of a housing development.
<p>Response:</p>	<p><i>While a proportion of the open space is being utilized for age-friendly housing the overall social value, passive surveillance security, public access and facilities will be improved.</i></p> <p><i>It is proposed to provide the remaining open space with usable activity areas to include for paved walking paths with benches and green areas for other activities like informal landscaped areas for children to play. The provision has been made for planting new trees to this part of open space and enhancing the existing soft landscape as per displayed Part 8 plans and drawings. A more detail landscape proposal will be developed by Landscape Architect at the detail design stage of the project in consultation with SDCC Public Realm department.</i></p> <p><i>The proposal has undergone an Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and Environmental Impact Assessment</i></p> <p><i>An EIA Screening Report completed by JBA for the proposed development determined that no likely significant impacts are expected as a result of the proposed development. This is due to the small size of the development and the distance and lack of pathways to Natura 2000 sites.</i></p> <p><i>Once operational, the proposed development is expected to be low in environmental impact. There are similarly sized residential developments in the surrounding area, and the development includes open green spaces.</i></p> <p><i>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.</i></p> <p><i>The above text of SDCC determination in regards to EIA Screening was included in Site Notice & County Architect Report that accompanied Part 8 application.</i></p> <p><i>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.</i></p>

	<p><i>Should the proposed development be approved an Arborist report will be completed to assess the impact of the proposal on the existing mature trees.</i></p> <p><i>The immediate area and nearby environs are well-served by a number of well-maintained and large green spaces. The scheme offers a balance between the provision of badly-needed age-friendly housing with the potential to release a number of under-used homes to growing families and the enhancement of the remaining half of the open space as a more intensive amenity space.</i></p>
<p>Submissions regarding Road /Traffic /Parking /Waste /Drainage</p>	<ul style="list-style-type: none"> • Concerns over increased traffic levels and public health hazard - the junction of Pearse Brothers onto Taylor's Lane is already dangerous and busy. • Concerns over additional traffic & congestion at the construction phase. • Concerns that existing parking facilities are already limited in the area, with inconsiderate and dangerous on street parking and limited road visibility, as existing houses do not have driveways. • The Pearse Brothers Park road width of 4.8m is below standard of minimum of 5-5.5m carriageway width. • Inconsistencies in the documentation in relation to number of the proposed carparking spaces. • Loss of 8-9 of existing carparking spaces (2 parallel bays on south side of the road) not sufficiently addressed in Part 8 Documentation. • Lack of the assessment for the provision of new carparking spaces required for this development under SDCC Development Plan • the proposed development lacks the Traffic Impact Assessment or the Carparking Strategy included with Part 8 application. • The proposal for new carparking spaces lacks Auto Track and swept paths assessment to give an evidence that cars can take such manoeuvres. • The provision of cycle spaces for the development (3no's) not identified in Part 8 documentation • The provision of electric charging car spaces for the development (10%) not identified in Part 8 documentation. • Lack of Road Safety Audit (RSA) by independent specialist. • Arrangement for waste collection not included in Part 8 application • Concerns over existing drainage issues – paths flooding. • Lack of more comprehensive details of drainage design – location of services, attenuation tanks under open space (concerns that it is contradiction to 11.6.1 (iii) section of a current SDCC Development plan)
<p>Response:</p>	<p><i>The concerns and comments regarding traffic related matters on this proposed project are noted.</i></p> <p><i>A complete Construction Traffic Management Plan will form part of the contract should the development be approved.</i></p> <p><i>As with all sites being developed, the site will generate the construction traffic and some temporary congestion. The usual conditions will be moderated by rapid off-site construction and a shortened on site construction period.</i></p> <p><i>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 the traffic in the area and safe egress and access can be achieved.</i></p> <p><i>Transport Infrastructure Ireland (TII) is one of the prescribed bodies who received the proposed Part 8 scheme details but did not make the submission.</i></p> <p><i>The Council note that the site is well serviced with public transport links which can be accessed by tenants and visitors of the proposed housing development.</i></p>

Traffic and parking requirements resulting from age-friendly housing are significantly lower than those required for a standard housing development. It is considered that Pearse Brothers Park will not be subject to any significant additional traffic as a result of this development. The 11 proposed (including relocated 8-9) parking spaces will be provided on the Northern West side of development, adjacent to the open space area to cater for the local resident and visitors (see figure below – proposed Site Plan). Parking provision of 11 no's. spaces is considered adequate due to excellent public transport links on site. Parking is minimal for such type of development and car ownership/parking will not form part of the tenancy agreement as local transport options are readily available.



PROPOSED SITE PLAN

The proposal will improve and address the substandard road width for this section of Pearse Brothers Park, by realigning the road to provide minimum 5m carriageway and the pedestrian footpath on the south side of the road.

The proposal will improve and address the substandard road width for this section of Pearse Brothers Park, by realigning the road to provide minimum 5m carriageway and the pedestrian footpath on the south side of the road.

The provision of 3 no's cycle spaces will be located near to and incorporated into entrance design as part of SDCC sustainable approach to this development.

The provision of electric charging car spaces for the development (10% - 1 space), will be included within 11 proposed spaces.

Due to small scale of the development the Road Safety Audit (RSA) by independent specialist wasn't required at the Part 8 application stage. All road and path detailed design will be in compliance with taking in charge standards [TIC] and DMURS criteria, and in consultation with SDCC Road department.

The selected contractor shall produce Construction Waste Management Plan for approval of SDCC, before commencement on site, as part of their contract agreement should the development be approved.

The age friendly development will be maintained by SDCC Housing or Approved Housing Body, and they will have waste management plan in place for development. The proposal is to have communal refuse space rather than privately own bins. All disposal / collection will be on site with regular collection.

Council will work in conjunction with Irish Water to protect existing and improve water and drainage infrastructure. The detail drainage design will be developed and fully scoped to ensure capacity of existing network at design stage by appointed specialist / engineers and in consultation with SDCC Road & Drainage Department. The drainage

	<p><i>system will be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works. Overall study to be undertaken to determine most sustainable and appropriate attenuation on site.</i></p>
<p>Design/Density/ Site Location</p>	<ul style="list-style-type: none"> • Lack of the comprehensive study for provision of age-friendly housing in alternative locations. • Lack of evidence based on data for the need of age-friendly accommodation in this location. • Submission references the other age-friendly social housing development being built recently and located nearby in Pearse Brother Park and Glenmore Park. • Design does not integrate with existing houses. • Loss of residential amenity as a result of overlooking to the existing houses Located at the Pearse Brothers Park. • Overshadowing and loss of light to existing houses to the North. • Overlooking issue raised to No 2 Glenmore Park Property • Concern that insufficient distances are kept from existing properties (the distance less of 22m and 35m from the properties). Loss of privacy. • Concern that 2-storey apartment will be elevated higher than existing 2 storey houses due to natural site gradient – increased overlooking. • Submission challenges that the development is contrary to Development Plan policy H3 objective 3 <i>"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"</i>. • Inclusion of an enclosed private / semi-public courtyard for residents of the accommodation at the expense of the green space utilised by existing residents is inappropriate. A request to redesign the space, utilising the existing green space for the benefit of both existing and new residents. • The proposed landscaping of remaining open space does not promote play and requests the design should be reviewed to maximise open space • Lack of rationale behind the Community Consultation Facility / Community Room. Question raised of how this facility will be resourced, what its intended use and if this is substitute for lost open space. • Concerns that there is no reference to the accessibility and mobility measures of the proposal. • Concern over provision of steps proposed of the southern end of the footway. • Proximity of proposed housing to the telecommunication mast of ca. 80 metres (required distance is no longer prescribed in current Development Plan). • The OAP housing proposal not fit for purpose in relation to age friendly design, location and distance to amenities.
<p>Response:</p>	<p><i>The site for the proposed development is one of many sites considered suitable for the provision of age friendly specific housing and this development is carefully designed as part of an initiative of age friendly housing in the Council's current social housing building programme approved by the Department of Housing and Local Government.</i></p> <p><i>The proposal for this housing was selected as part of an established neighbourhood with community facilities. The site is well located in relation to local facilities and services with bus stop and shops within 500mm distance.</i></p> <p><i>This proposed development is design as a step-down accommodation for the older generation living in the area, that will enable them to stay within local environment and community.</i></p>

The proposal is a courtyard-type development designed to support independent living for older persons while encouraging communal interaction through shared space.

The design seeks to establish a “village” model with a 1 and 2 -storey terraced units grouped around a central courtyard. That space creates shared rear garden for the residents, with small private patios adjoining. This approach to the design offers secure, sheltered environment to residents while also providing passive surveillance to both the proposed scheme and the currently exposed boundaries of adjacent properties. The standard layout of houses with longer back-gardens, would use up much more of the open space than the efficient courtyard arrangement proposed. The courtyard type design with shared garden space allows to utilize to maximum potential an existing open to benefit of new and existing residents.

The only two 2-storey units within development are keeping in scale with the existing housing and are orientated towards the road and they are located sufficient distance from the adjacent property to the South and from North properties to eliminate overlooking issues.

In addition, the one storey and 2 storey units are configured such way the only blank gables are facing No 2 Glenmore Park. In addition, existing boundary wall to be retained and the section of existing trees mature trees to be kept. Therefore, there is no potential for overlooking or loss of privacy for this property.

The layout of units facing the road are design to minimise the potential for overlooking. The urban setting of the street scape allows for the 22m distance as the units (bedroom windows) are not directly opposing adjacent properties (refer to figure below). This arrangement complies with Development Plan 2016-2022 section 11.3.1 RESIDENTIAL (v) - “Reduced distances will be considered in respect of higher density schemes or compact infill sites where innovative design solutions are used to maintain a high standard of privacy. Dwellings with direct street frontage should generally include a privacy strip of at least 1 metre or a front garden”.

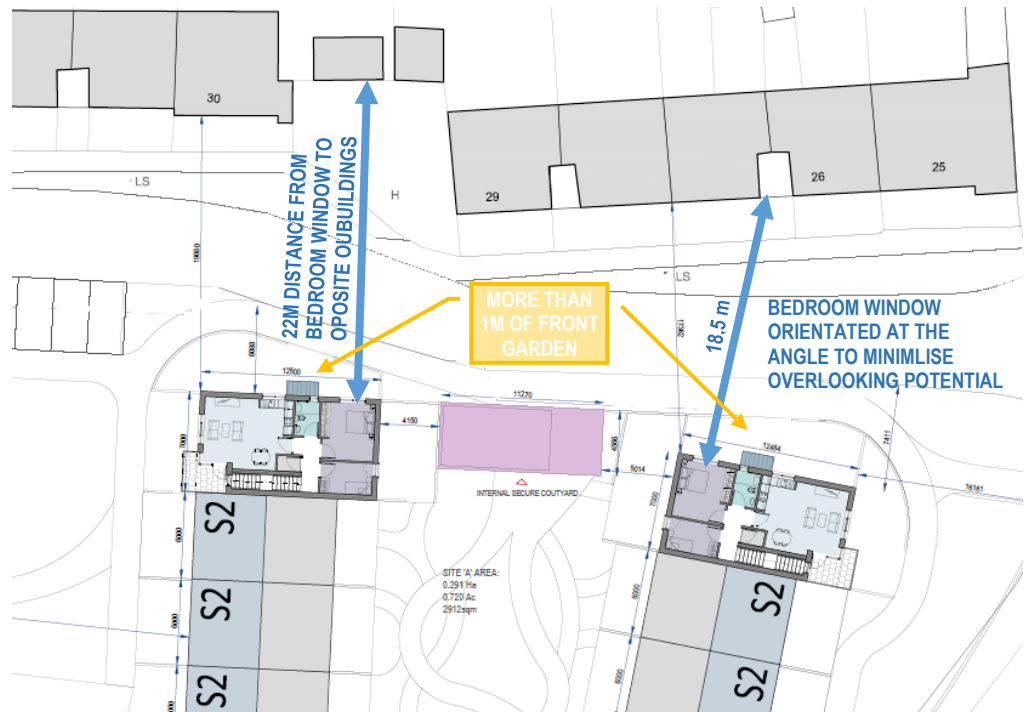


FIGURE DEMONSTRATES DISTANCES RELATION BETWEEN STREETSCAPE PROPERTIES

As the units are maximum 2 storey in height maintaining of the 35m distance for adjoining properties does not apply in this situation. (Development Plan 2016-2022 section 11.2.7 BUILDING HEIGHT – “The proximity of existing housing - new residential development that adjoins existing one and/or two storey housing (backs or

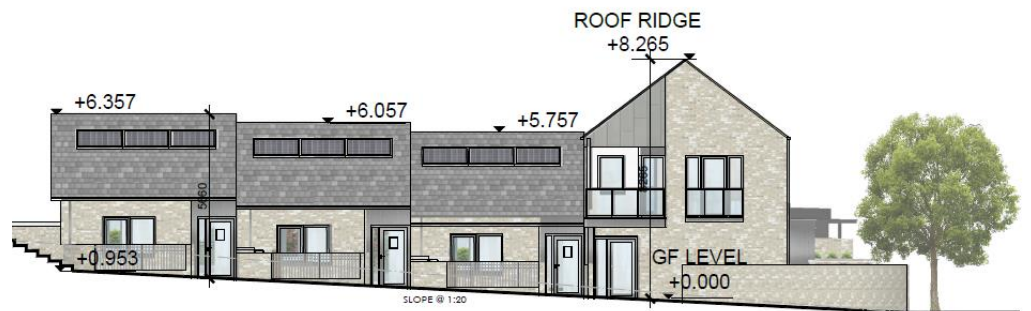
sides onto or faces) **shall be no more than two storeys in height**, unless a separation distance of 35 metres or greater is achieved.”)

SDCC carried out internal 3d software shadow analyses and determined that no overshadowing by proposed development of existing properties to the north will result.

The 2-storey apartment buildings will not be elevated higher than existing 2 storey houses, as the access / entrance to these units is from existing road, and existing levels will be maintained. The 1-storey houses to be stepped within to maintain natural site gradient where possible, as shown on 3d view end elevation drawing below.



3D VIEW FROM OPEN SPACE AREA TOWARDS DEVELOPMENT.



ELEVATION (EAST)

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 (Marley Park, St Enda's Park etc.) within few 5-10 min walk, as well as nearby shopping facilities and golf course.

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).

The request to incorporate play areas in the landscape design of remaining open space is noted. It is proposed to provide this open space with usable activity areas to include paved walking paths with benches and green areas for other activities like informal landscaped areas for children to play. A more detail landscape proposal will be developed by Landscape Architect at the detail design stage of the project in consultation with SDCC Public Realm department.

The small community room proposed will facilitate interaction and social activity between the older residents .

The project was developed with older, less mobile people in mind and in consultation with Age Friendly Ireland. The units, access and environment around, them was designed in fully compliance with part M TDG documents.

At the detail design stage of the project will be further assessed by Part M specialist consultant and full DAC (Disable Access Certification) will be obtained.

The support technology included in the units will be aimed to provide security and comfort, with a degree of support in recognition of the age profile – a greater need for monitoring / call assistance, perceivable security.

The steps proposed of the southern end of the footway are alternative pedestrian route option that has been provided, in addition to gently sloped loop footpath that they connect. This design is a response to challenging site condition – contours (approx. 1m drop in levels) and, to accommodate natural gradient of the site and yet to still provide accessible, fully Part M compliant approach and access to the buildings (refer to figure below).

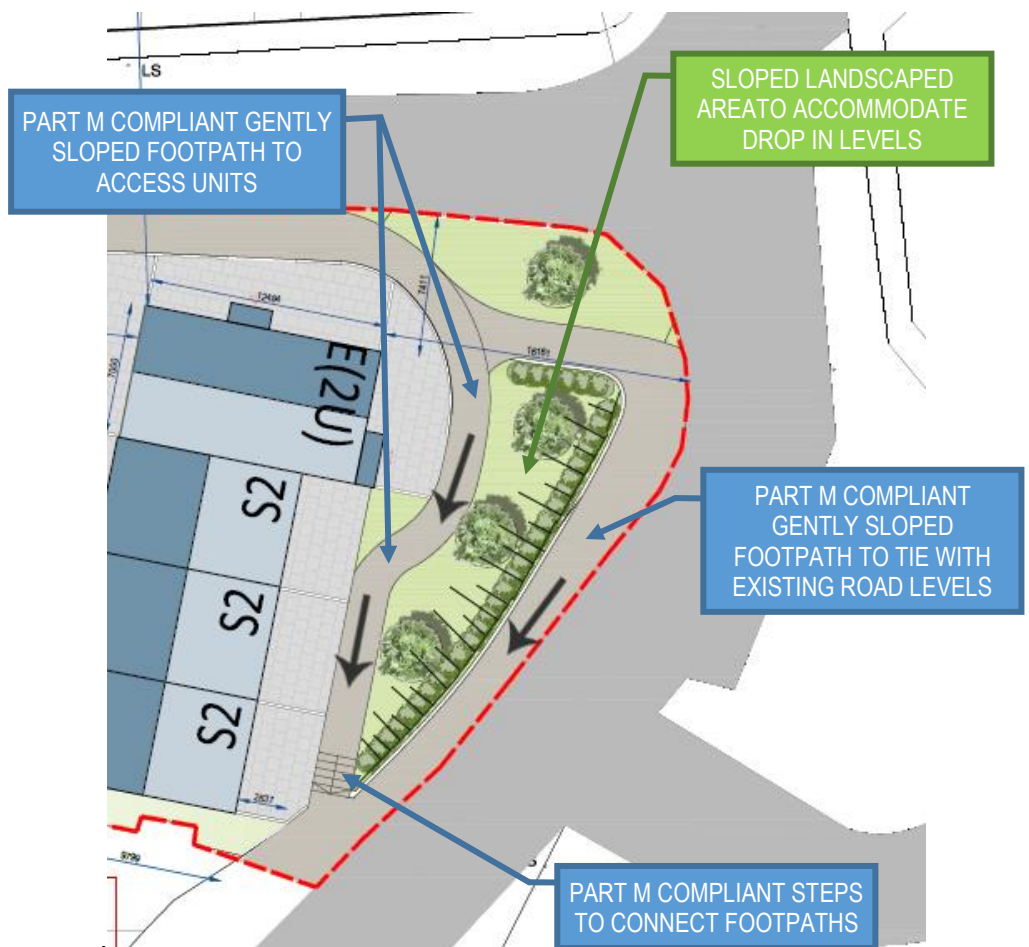


FIGURE TO DEMONSTRATE MOBILITY COMPLIANT PATHS & STEPS ARANGMENTS

A preliminary analysis of the site has been conducted and services have been identified for the design. Services provider didn't make any observation or recommendation at preliminary analysis consultation, as to the constraints or distance of proposal from the telecommunication mast.

The proposed housing in sufficient distance from the telecommunication mast of ca. 80, considering that existing properties are from much lesser distance from the mast

<p>Submissions regarding Statutory Bodies</p>	<ul style="list-style-type: none"> • Inland Fisheries Ireland: 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. • Geological Survey Ireland: No specific comment or observations to make on this matter at this time. • Department of Environment (Waste Policy & Resource Efficiency): Requiring consultation with the Regional Waste Management Planning Office regarding the proposed development of the final plans. • Irish Water: Request SDCC to engage with Irish Water through the Pre-Connection Enquiry (PCE) process in order to assess feasibility of connection to the public water/wastewater infrastructure
<p>Response:</p>	<p><i>The statutory bodies submissions noted and their recommendation to be implemented as appropriate in the detail design stage of development.</i></p> <p><i>Due to the small scale of the development the implementation of soft engineering options such as swales or bio-retention areas are limited.</i></p> <p><i>SDCC shall consult with the Regional Waste Management Planning Office regarding the proposed development on ongoing basis, during detail design and construction stage of the project.</i></p> <p><i>SDCC shall engage with Irish Water through the Pre-Connection Enquiry (PCE) process. If any proposals arise to divert existing water or wastewater services shall be submitted to Irish Water for assessment.</i></p>
<p>Submissions regarding Consultation</p>	<ul style="list-style-type: none"> • Lack of direct communication from SDCC to residents re development. • There was no site notice observed. • Concern over legality of planning consultation meeting with Councillors and Council Officials in contravention of the statutory Part 8 process. • Issue raised as to the online form of the meeting– not accessible to all residents, limiting the numbers of participants. • Concern that Google maps have been used instead an official OSI map for drawing production.
<p>Response:</p>	<p><i>Please note the site notices have been erected 27th of May 2021 in locations as per the displayed Location Plan. The photographic records/ inspections of the site notice displays have been documented by SDCC (see figures below).</i></p> <div data-bbox="459 1505 1481 1953" data-label="Image"> </div> <p>PHOTOGRAPHS WITH LOCATION OF SITE NOTICES ERECTED 27TH MAY 2021</p> <p><i>Part 8 of the Planning and Development Regulations 2001 (as amended) sets the timeframe for third party observations/submissions on the Part 8 application at six weeks from the date of lodgement. The Council published the Part 8 notice on the 27th</i></p>

	<p>May 2021 to 9th July 2021 (inclusive) which provided a six-week period in total for observations and submissions to be made on this proposed development. This Council's Consultation Portal, where the full plans were published, was open 24 hours over the consultation period to allow for electronic submissions and observations. The Council held an advisory consultation meeting on the 30th June 2021 with residents' representatives and local Councillors, though such meetings are not proscribed under the legislation.</p> <p>The Council confirm that the consultation period of this proposed Part 8 development has been followed in accordance with legislation and with full compliance of Planning and Development Act 2000 and Planning and Development Regulations 2001 (as amended).</p> <p>Due to Covid-19 restrictions and Council Covid -19 Policy the broadband online platform has been used for the Part 8 consultation meeting.</p> <p>Please note official current OSI maps (OSI Map Sheet Ref. No. 3391-18) have been used to provide full Part 8 documentation and drawings. The google aerial views have been used for illustrative purposes only.</p>
<p>Submissions regarding Site Investigations /Project Scoping</p>	<ul style="list-style-type: none"> • Lack of an arborist report and tree survey accompanying the Part 8 application • Lack of evidence that bat survey was carried out.
<p>Response:</p>	<p>At the detail design stage of the project a study to be completed by an arborist to establish condition and impact of project on adjacent trees.</p> <p>A Screening for Appropriate Assessment was carried out by JBA Consulting on behalf of SDCC, which advised regarding bat roosting potential as follows:</p> <ul style="list-style-type: none"> - WL2 (see figure below) - A treeline runs along the southern border of the site. The treeline includes mature Ivy <i>Hedera helix</i> covered Hazel <i>Corylus avellana</i>, Beech <i>Fagus sylvatica</i> and Lime <i>Tilia × europaea</i>, which were of low to moderate bat roost potential. Juvenile and newly planted Willow <i>Salix caprea</i>, Ash <i>Fraxinus excelsior</i>, Silver Birch <i>Betula pendula</i> and Elder <i>Sambucus nigra</i> were recorded. The understory consists of Cleaver <i>Galium aparine</i>, Nettle <i>Urtica dioica</i>, Dock <i>Rumex</i> spp, Hogweed <i>Heracleum sphondylium</i>, Bramble <i>Rubus fruticosus</i> and different Vetches <i>Vicia</i>. <u>Bat species are not QIs of any identified Natura 2000 sites listed below, therefore the removal of any tree with bat roosting potential is not considered as an impact on these Natura 2000 sites or their QIs.</u> - WD5 (see figure below)- A small area of scattered immature trees is present in the centre of the proposed site. <u>These trees have no understory, and no bat roosting potential</u>



Figure: HABITAT Map (ESRI – Satellite 2021) (extract from Appropriate Assessment) base

Submissions regarding Allocation of Housing

- Expression of interest in this housing development housing
- There are concerns that housing will not be given to only OAP, resulting in anti-social behaviour

Response:

Expression of interest in the proposed housing scheme are noted.

This proposed development is for older persons' over 55+ only and will only be allocated in accordance with the Council's Policy for Rightsizing & Allocation of Age Friendly Accommodation.

Tenancy will be targeted at older tenants who wish to continue to live nearby but in more appropriate size accommodation. Technology included in the units will be aimed to provide security and comfort, with recognition of the age profile – a greater need for monitoring / call assistance, perceivable security assurance, closeness to facilities/ transport and low running costs for energy.

The units will be allocated to older persons' over 55+ from the Council housing list or those current tenants wishing to downsize from a larger house.

Older Persons are defined as those aged 55 and over. Priority is given to those aged 65 and over, and/or those aged 55 and over who have medical needs.

The Council's Housing Allocations Scheme makes provision for a Financial Contribution Scheme in relation to Older Persons. Section 8 of the Allocations Scheme refers to the Financial Contribution Scheme where Older Persons, who are owners of private dwellings and who find their existing dwelling too large for their

	<p><i>needs, may apply for accommodation in designated Older Persons Dwellings subject to the payment of a financial contribution. Applicants under this section will not be prioritised ahead of Older Persons on the Housing or Transfer Lists but will be included on the list from the date of approval. Applicants under this section must offer their existing dwelling to the Council for purchase in the first instance.</i></p> <p><i>The Housing Department will work closely with all tenants to ensure that they meet their responsibilities as a tenant of the Council and that they actively contribute and respect the environment that they live in.</i></p>
Miscellaneous Issue	<ul style="list-style-type: none"> Residents are upset that they have been requested to remove two wooden posts that were funded by the Council through Ballyboden Tidy Towns
Response:	

Part 8 Approval Recommendation	<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 September 2021 Council Meeting by the County Architect.</p>
	<p>Project Description – for APPROVAL BY COUNCIL</p> <p><u>Proposed Development of a Social Housing Project for Independent Living for Older Persons, consisting of 10 units on undeveloped lands at Pearse Brothers’ Park, Rathfarnham, Dublin 16.</u></p> <p>Planning and Development Act, 2000 (as Amended) Public Consultation Procedure under Part 8 of the Local Government Planning and 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 Development of a Social Housing Project for Independent Living for Older Persons, consisting of 10 units on undeveloped lands at Pearse Brothers’ Park, Rathfarnham, Dublin 16.</p> <p>The proposed development shall consist of:</p> <ul style="list-style-type: none"> 6 No. 1 Bedroom 1 storey houses (2 person) 2 No. 2 Bedroom Ground Floor Apartments (3 person) 2 No. 2 Bedroom First Floor Apartments (3 person) <p>The works include: Landscaping works to boundaries and all necessary associated ancillary works on the site and to adjacent areas including community room. The housing provision comprises of one storey terraced units and two storey terraced end units grouped around a central courtyard.</p>

	<p>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.</p>
<p>Part 8 – Approval -Conditions and modifications to be incorporated in approved project.</p>	<ul style="list-style-type: none"> • 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 general layout to be revised as required to meet DoHPLG requirements for compliance and funding. • 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. • The general layout to be revised as required to affect 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
<p>August 2021</p>	<p>Eddie Conroy FRIAI County Architect Patrick de Roe FRIAI Senior Architect</p>