

Headed Item 9

Part 8 Report on Public Consultation for Proposed Development of Age Friendly Housing at:

- (a) St. Ronan's Crescent, Dublin 22
- (b) Pearse Brothers Park, Dublin 16
- (c) St. Aongus Green, Dublin 24

Meeting of South Dublin County Council

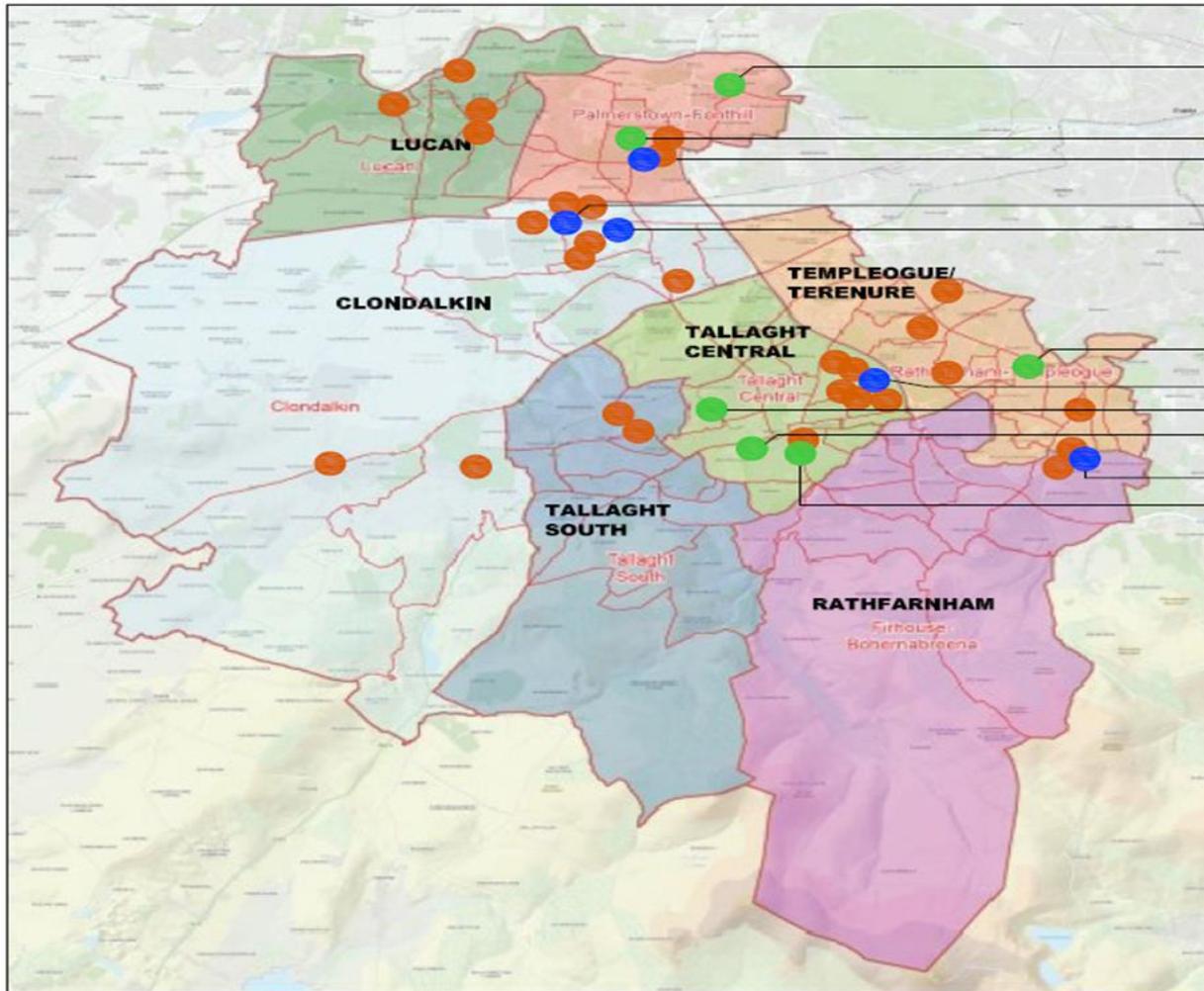
13th September 2021

Context:

- Ageing population – local demographics and future projections
- Best practice & policy development focusing on older people living in their communities for longer
- County Age Friendly Strategy & associated commitment to deliver age friendly housing across the County (presentations to Council & SPCs in Sept 2020)
- Need to provide appropriate & secure housing options to meet needs of older people
- Rightsizing research / under-occupancy study / housing demand / site selection
- Rightsizing Policy adopted Dec 2020
- Developing liaison and support roles



Age Friendly Housing:



- **OLD LUCAN ROAD, PALMERSTON**
- **ROWLAGH CRESCENT**
- **ST. ROMAN'S CRESCENT**
- **ST. CUTHBERT'S PARK/ DEANSRATH GREEN**
- **ALPINE HEIGHTS**
- **TEMPLEOGUE VILLAGE**
- **ST. AONGUS GREEN, TYMON**
- **FERNWOOD & MAPLEWOOD**
- **WHITESTOWN WAY**
- **PEARSE BROTHER'S PARK**
- **BRADY'S FIELD**

LEGEND

- **PLANNED SITES**
- **FURTHER POTENTIAL DEVELOPMENT LOCATIONS**
- **EXISTING AGE FRIENDLY HOUSING**

Age Friendly Housing:

Need:

- Households of 1 or 2 older adults only, aged 55+
- 892 applicants on housing list
- 76 rightsizing applications & 27 EOIs for Community List to date
- 1,000+ underoccupied 3/4-bed Council tenancies

Supply:

- 450+ current age friendly homes (SDCC & AHBs)
- 239 approved new homes at various stages of delivery
- More sites under consideration– review of site selection process with SPC

Design/Location:

- Best practice design by Age Friendly Technical Specialist
- Shared courtyard in lieu of individual back gardens for amenity & security
- Location within communities and near existing supports for local rightsizing (policy)

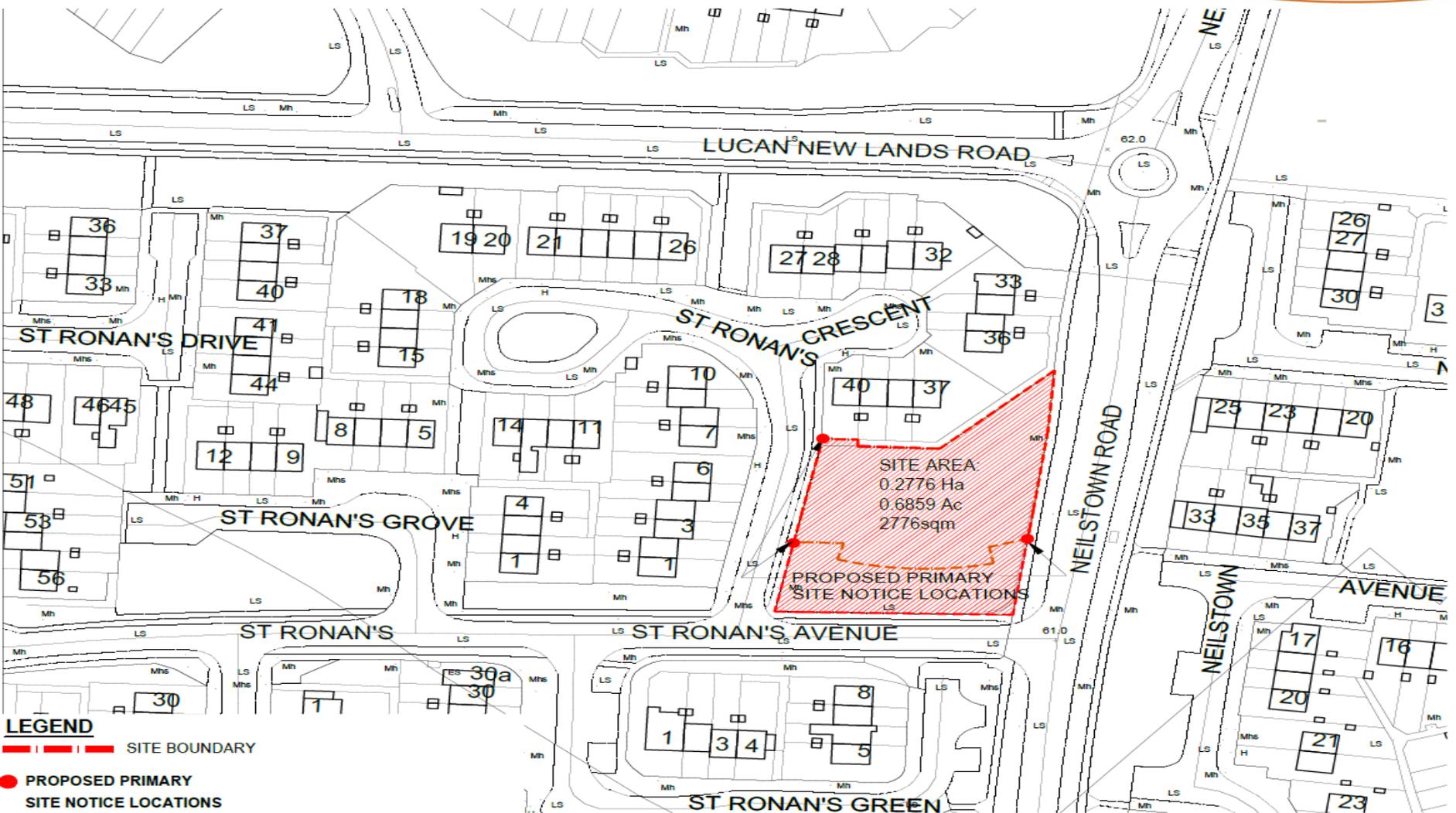
Supports:

- Age friendly liaison / healthy homes project
- Community rooms for healthcare/other supports to existing/new residents

Part 8 Report on Public Consultation for Proposed Development of Age Friendly Social Housing at St Ronans Crescent, Clondalkin, Dublin 22

Meeting of South Dublin County Council
13th September 2021

Site Location: St. Ronan's Crescent



CGI of Proposed Development: St. Ronan's Crescent



Public Consultation:

Proposal for 9 new age friendly homes

- 5 x 1-bedroom houses (2 person)
- 2 x 2-bedroom ground floor apartments (3 person)
- 2 x 2-bedroom 1st floor apartments (3 person)

6-week public consultation from 20th May-2nd July 2021 inclusive
40 submissions received

Overview of Submissions:

- Loss of open green space & existing trees
- Roads, traffic and parking concerns
- Design issues/density and location of scheme
- Statutory body submissions
- Non-planning related matters

Submissions Responses (1)

Open space & existing trees

- ✓ Landscape plan with provision for new planting & trees
- ✓ Passive surveillance & usable activity areas - paved community space zone, green area, walking paths = enhanced open space identity and pedestrian links with Neilstown Road
- ✓ Nearby parkland (Collinstown Park, Rowlagh Park)
- ✓ Zoning OS–residential/housing for older people open for consideration

Roads, traffic and parking concerns

- ✓ Limited traffic and parking impact from 9 older persons' homes
- ✓ 12 additional parking spaces provided
- ✓ Safe access and egress
- ✓ New cross footpath improve pedestrian access
- ✓ Construction Traffic Management Plan

Submission Responses (2)

Design, density and location

- ✓ Density and provision of open space sufficient and complies with County Development Plan
- ✓ No three storey blocks provided - 2 x two-storey duplex & 5 x single storey homes
- ✓ Courtyard provided for secure, communal & efficient use of space for older residents
- ✓ Linear layout would require more open space

Submissions from statutory bodies noted & agreed

Non Planning related matters

Summary

Submissions addressed in CE Report & proposal considered to be in accordance with proper planning & sustainable development of the area

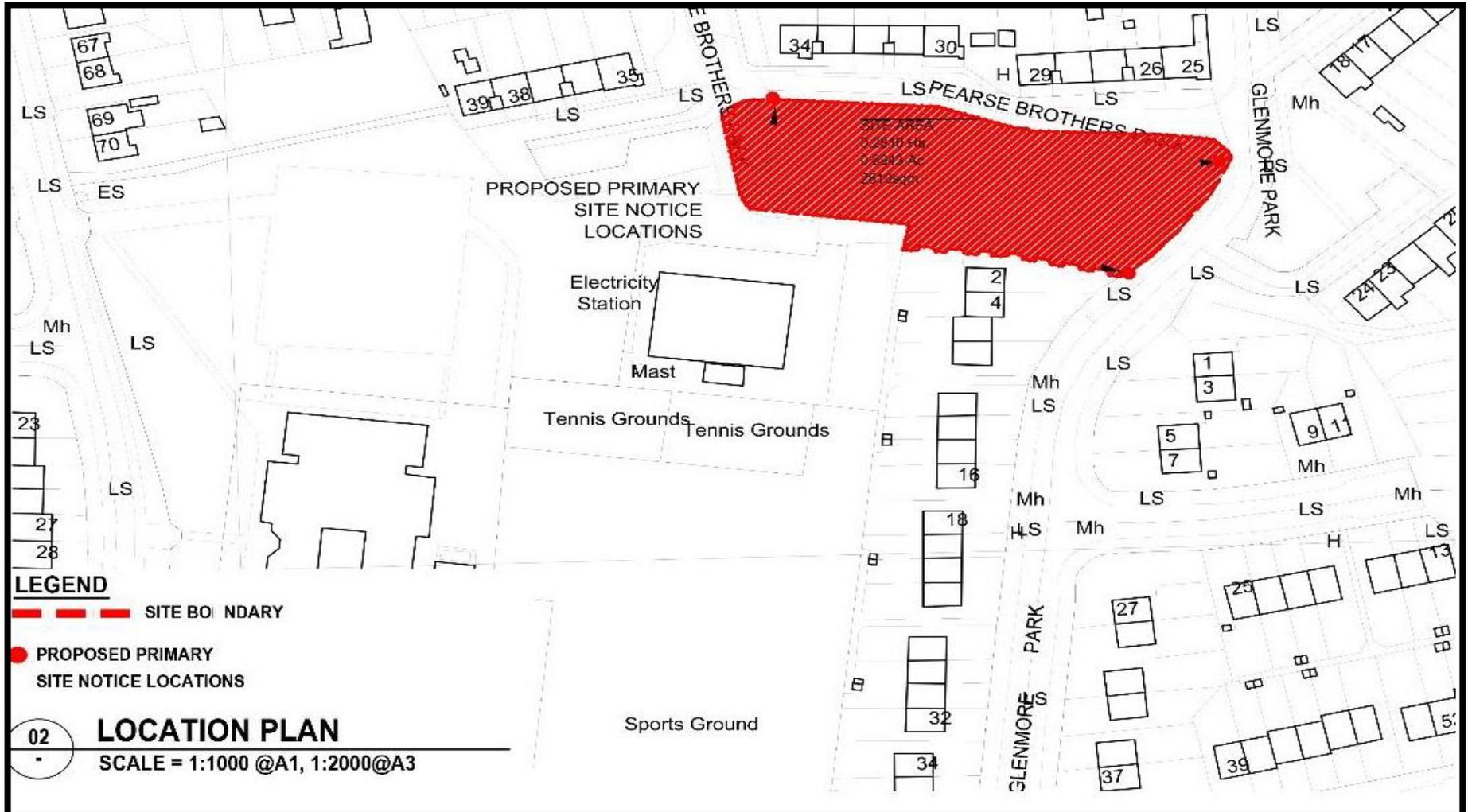
Recommendation to Elected Members to proceed with the development as proposed

Part 8 Report on Public Consultation for Proposed Development of Age Friendly Social Housing at Pearse Brothers Park, Ballyboden, Dublin 16

Meeting of South Dublin County Council
13th September 2021

Site Location

Pearse Brothers Pk:



CGI of Proposed Development: Pearse Brothers Park



Public Consultation:

- Proposal for 10 new age friendly homes & community room
 - 6 x 1-bedroom one storey houses
 - 2 x 2-bedroom ground floor apartments
 - 2 x 2-bedroom first floor apartments
- Six-week public consultation 27th May-9th July 2021 inclusive
- Twenty-one submissions received

Overview of Submissions:

- Public realm/loss of open space/recreation amenity/ impact of services/children's wellbeing & safety
- Roads/traffic/parking/waste/drainage
- Consultation
- Design issues, density and location
- Site investigations/scoping
- Submissions from statutory bodies
- Non-planning related matters

Submissions Responses (1)

Public Realm/Open Space/Recreation & Amenity

- ✓ Balanced proposed development retaining significant & enhanced open space overlooked by homes
- ✓ Detailed landscaping plan/ trees maintained /green space
- ✓ Courtyard model/efficient use of open space and best practice for secure, communal, outdoor area for older people
- ✓ Consistent with age friendly strategy objectives

Roads, Traffic and Parking etc.

- ✓ Limited impact from 10 new age friendly homes
- ✓ Safe access and egress from proposed development with adequate parking provision & improvements to existing road
- ✓ Traffic & waste management plans

Consultation

- ✓ Site notices erected & consultation in compliance with regulations

Submission Responses (2):

Design and location

- ✓ Low density scheme of 10 single & two storey homes
- ✓ Integrity of policy and best practice age friendly design for integration & longer living in established community
- ✓ Careful consideration of layout / shared courtyard instead of multiple back gardens for communal amenity, maintenance & security

Site investigations/scoping

- ✓ No potential for bat nesting noted in screening report
- ✓ Site free from constraints & sufficient distance from mast
- ✓ Arborist Report at detailed design stage

Submissions from statutory bodies

Non-planning related matters

Summary

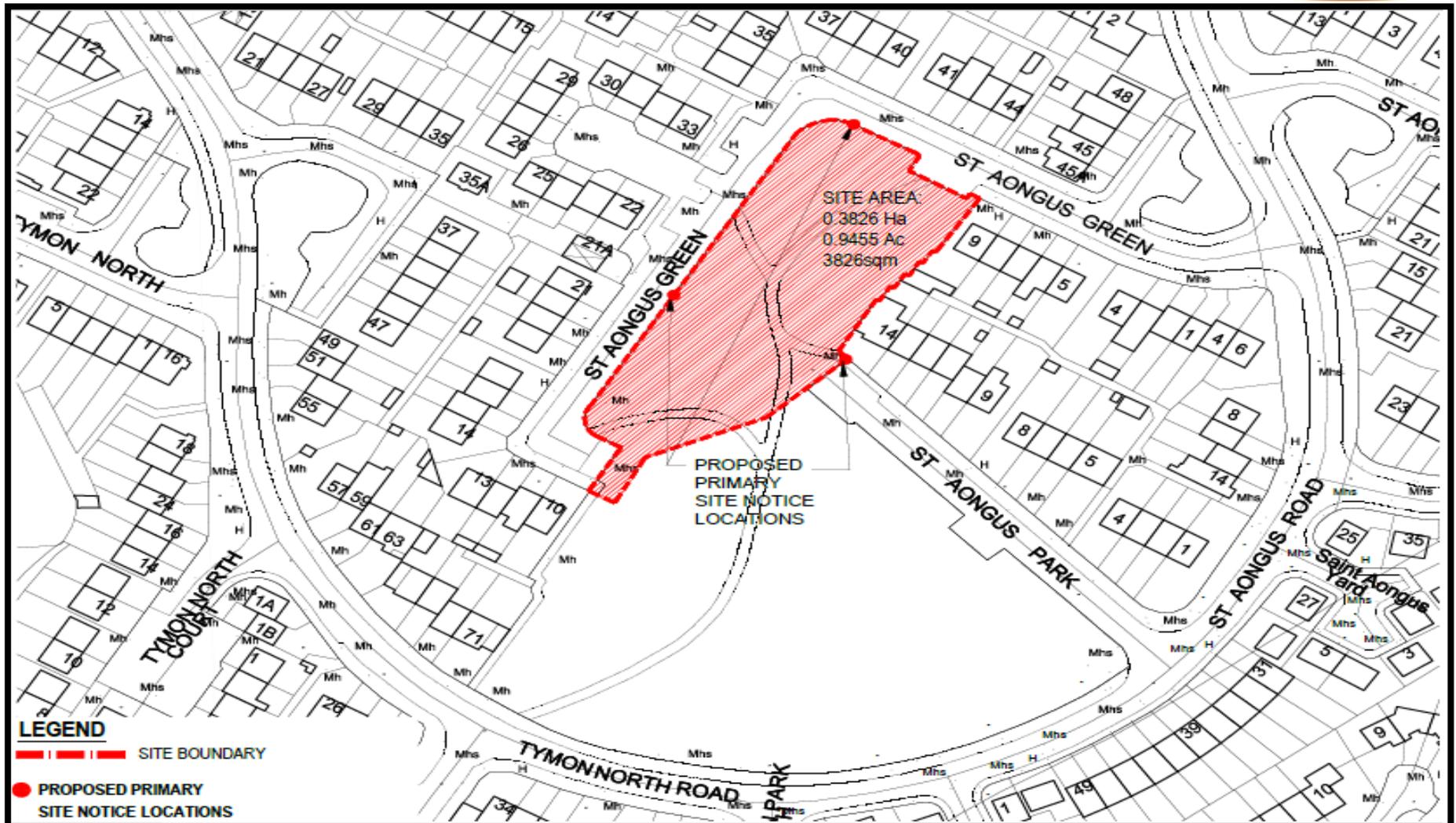
Submissions addressed in CE Report & proposal considered to be in accordance with proper planning & sustainable development

Recommendation to Elected Members to proceed with the development as proposed

Part 8 Report on Public Consultation for Proposed Development of Age Friendly Social Housing at St Aongus, Tallaght, Dublin 24

Meeting of South Dublin County Council
13th September 2021

Site Location: St Aongus' Green



CGI of Proposed Development: St. Aongus' Green



Public Consultation:

Proposal for 12 new age friendly homes & community room

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

Six-week public consultation 27th May-9th July 2021 inclusive

Twenty-one submissions received

Overview of Submissions:

- Public realm/loss of open space/recreation amenity
- Roads/traffic and parking
- Design issues, density and location
- Construction period concerns
- Site investigations/scoping
- Submissions from statutory bodies
- Non-planning related matters

Submissions Responses (1)

Public Realm/Open space/ Recreation/Amenity/Safety

- ✓ Development balanced approach – small scale/retain proportion of open space – useable/functional/safe
- ✓ Development in line with CDP/Age Friendly objectives
- ✓ landscaping plan/ views of mountains remain
- ✓ Memorial - consultation with residents

Roads, Traffic and Parking

- ✓ Limited traffic impact from 12 new homes
- ✓ Safe access and egress from development with adequate parking

Design, density and location

- ✓ Low density scheme of single and two storey homes integrated with but not overlooking existing homes
- ✓ No scope to relocate proposal within development area

Submission Responses (2):

Construction Period

- ✓ Environmental operation plan
- ✓ Construction site management plan & liaison officer for residents

Site investigations/scoping

- ✓ Site suitable for development based on comprehensive studies
- ✓ Selection of sites for age friendly homes – agreed with members
- ✓ Careful consideration of building layout and orientation

Submissions from statutory bodies agreed

Non Planning related matters

Summary

- Submissions addressed in CE Report & proposal considered to be in accordance with proper planning & sustainable development of the area
- **Recommendation to Elected Members to proceed with the development as proposed**

Next Steps if Part 8(s) Approved:

- Develop detailed designs incorporating input and commitments from reports
- Conduct tender processes for design/build contract for each site
- Progress funding applications to Department of Housing, Local Government and Heritage
- Anticipated construction start in late 2022