

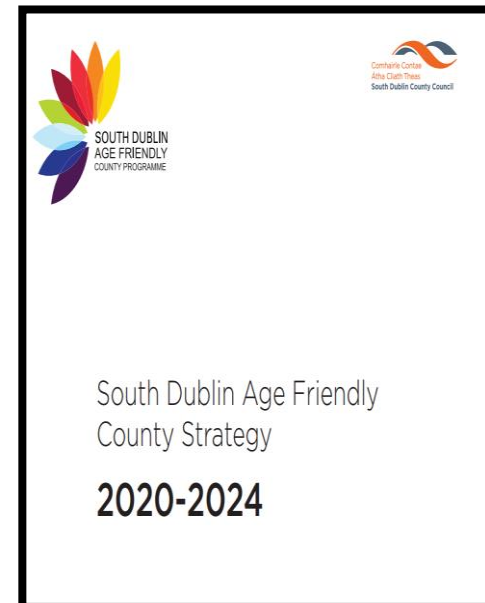
# Headed Item 10

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

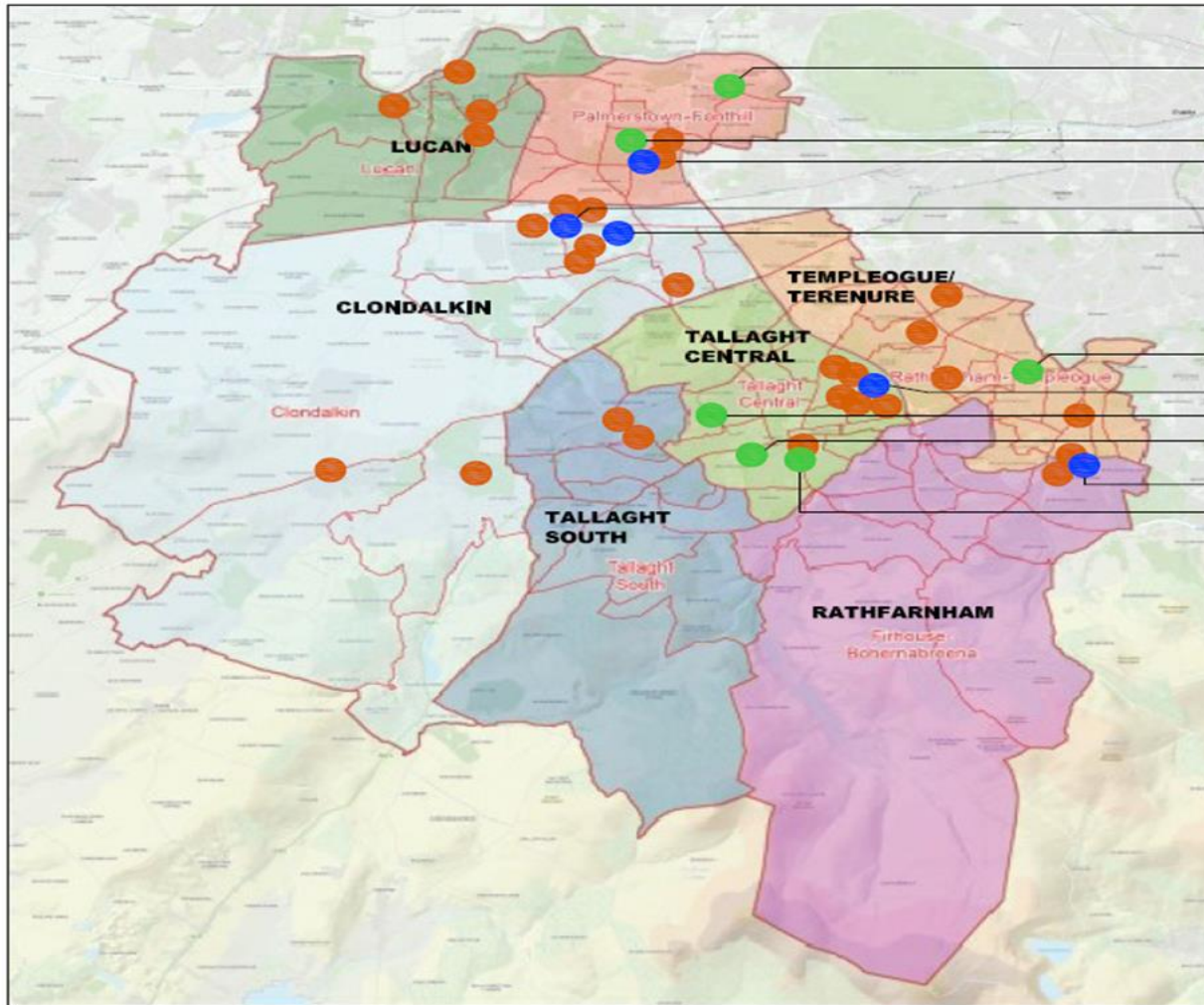
Meeting of South Dublin County Council  
11<sup>th</sup> October 2021

## 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:

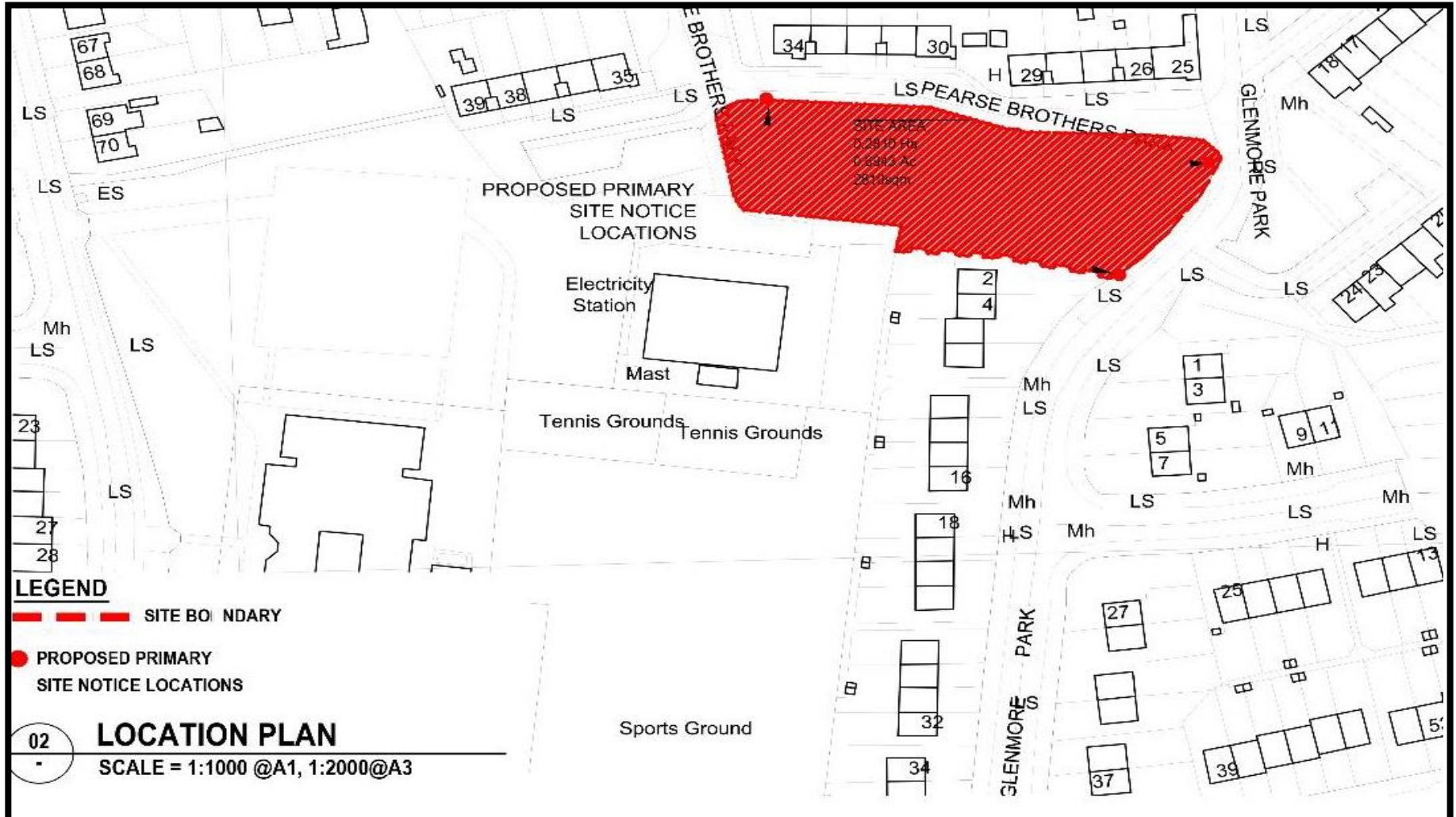
- Best practice design by Age Friendly Technical Specialist
- Shared courtyard in lieu of individual back gardens for amenity & security
- Location within communities and near existing supports for local rightsizing (policy)

## Supports:

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

# 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 27<sup>th</sup> May-9<sup>th</sup> 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, 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 of the area

**Recommendation to Elected Members to proceed with the development as proposed**

Consideration by Members adjourned at Sept Council meeting

**Decision now required to approve, amend or reject the proposal**

## Next Steps if Part 8 Approved:

- Develop detailed designs incorporating input and commitments from report
- Conduct tender processes for design/build contract
- Progress funding application to DHLGH
- Anticipated construction start in late 2022