

COMHAIRLE CONTAE ÁTHA CLIATH THEAS SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 11th July 2022

Headed Item No. 9

Chief Executive's Report on Public Consultation for Proposed Social and Affordable Housing Development of 263 New Homes in Clonburris SDZ (Kishoge Development Area)



Fig.1: Aerial View of Proposed Development

Planning Report in Accordance with Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended)

1. Introduction & Legislative Background

In accordance with Section 179 (3) (a) of the Act, the purpose of this Chief Executive's Report is to present to the Elected Members of the Council 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.

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As per Section 179 (3) (b) of the Act this report, which is accompanied by the County Architect's report on the public consultation in relation to the proposed development, also:

- 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 if 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.
- 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.
- List the persons or bodies who made submissions or observations.
- 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; and
- Recommends whether or not the proposed development should be proceeded with as proposed, or as varied or modified.

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.

2. Policy Context and Project Background

2.1 National and Regional Planning Policy

Key objectives of national and regional planning policy, under both the National Planning Framework 2018 and the Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy, such as compact growth, new homes in locations that can support sustainable and an appropriate scale of development, at appropriate densities with the integration of safe and convenient alternatives to car use by prioritising walking and cycling accessibility to proposed developments, and improved integration and greater accessibility align strongly with the proposed housing delivery within Clonburris SDZ.

2.2 South Dublin County Development Plan 2016-2022

The zoning objective which applies to the subject lands is 'SDZ' - To provide for strategic development in accordance with approved planning schemes. In addition various policies and objectives are applicable to the subject site including ensuring connectivity for pedestrians and cyclists, infrastructure and environmental quality incorporating SuDS into design, integration of green infrastructure and protecting existing trees/hedgerows, and connectivity of public open spaces and amenity spaces. In addition, the key relevant SDCC housing objectives include increasing social housing stock and promoting social integration.

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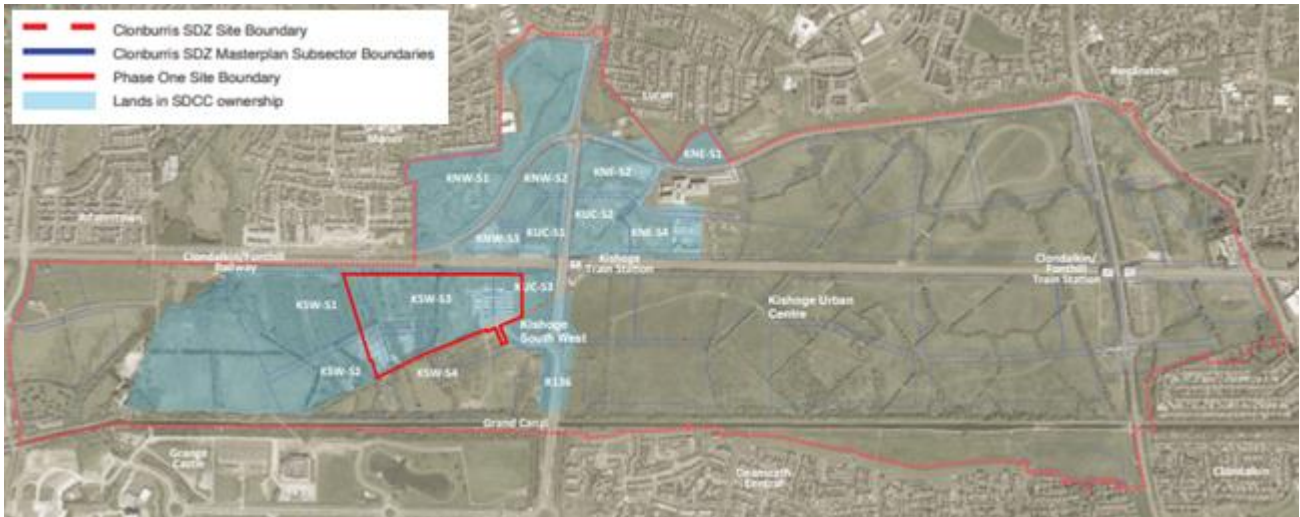


Fig.2: Site Location within Clonburris SDZ

2.3 Clonburris SDZ

In December 2015, the Government approved the designation of the lands at Balgaddy/Clonburris, as a site for the establishment of a Strategic Development Zone (SDZ). The final planning scheme was approved by An Bord Pleanála in May 2019, to be used by the planning authority in assessing all planning applications in the SDZ. The SDZ consists of approx. 280 hectares of land located to the west of Dublin City Centre and the M50 within the triangle between Lucan, Clondalkin and Liffey Valley. The vision for the Clonburris planning scheme is to create a sustainable community which provides and supports future residential, social, economic, and environmental development as an expansion of the established Lucan and Clondalkin areas in South Dublin County. This Council owns approximately 40 hectares of land located within the Clonburris SDZ with the remainder of the land in private ownership. This proposed development at Kishoge, R136 Road, Lucan is one of six proposed Council-owned phases of mixed-tenure residential development in the SDZ.

The SDZ planning scheme sets an overview for the future residential, social, economic, and environmental development of a new planned and sustainable community in South Dublin County. The SDZ planning scheme is centred on the provision of a choice of high-quality homes and access to open spaces, parks and a range of local services and amenities, together with the delivery of reliable public transport options to ensure a sustainable community. It also promotes best practice in place making and sustainable development, with optimum development of the SDZ area offering a choice of dwelling types, sizes, and tenure options, maximising existing and proposed public transport opportunities, supported by an integrated network of streets and routes with a clear hierarchy that promotes walking and cycling.

2.4 Clonburris SDZ: Kishoge Development Areas

Key objectives for the Kishoge development areas within the SDZ relevant to the subject site include:

- To develop a high-quality residential neighbourhood, integrating with existing housing, and with a range of housing provided along the new Link Street/avenue, and local streets including homezones.
- To provide locally accessible open spaces of local and strategic importance.
- To ensure high levels of legibility and ease of orientation
- To prioritise pedestrian and cyclist movement
- To provide for a range of housing and local streets

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- To provide significant and integrated SuDS infrastructure



Fig.3: CGI Image of Community Green & Adjacent Homes in Proposed Development

2.5 Housing Delivery Action Plan (HDAP) 2022-2026

The Council’s draft Housing Delivery Action Plan (HDAP) 2022-2026, under the national housing policy, Housing for All, envisages the delivery of over 5,000 social and affordable homes in South Dublin County, with Council-owned lands in Clonburris, including this Phase 1 site, forming a substantial part of this. The HDAP is predicated on the current demand for social housing supports and the interim Housing Needs Demand Assessment (HNDA) carried out as part of the draft South Dublin County Development Plan 2022-2028 and associated affordability constraints identified.

The Council has secured initial funding approval from the Department of Housing, Local Government and Heritage (DHLGH) under the Social Housing Investment Programme (SHIP) for the social housing units and will apply separately for support for affordable housing delivery through the DHLGH Affordable Housing Fund.

3. Site Description

The subject site is a greenfield, undeveloped site of approximately 10 hectares, located on Lynch’s Lane in the south-west area of Clonburris SDZ. The development is proposed to wrap around existing Traveller accommodation at Kishogue Park that currently comprises 10 group houses, 10 halting site bays and a small community room. The lands are bounded on the northern side by the Dublin to Kildare railway line with an ecological corridor approximately 13 meters in width, and including 11-metre-high common alder, running parallel with the railway line. The eastern boundary of the site is adjacent to the R136 Outer Ring Road with a local road extending west from the Outer Ring Road to serve the existing Kishogue Park Traveller accommodation site and a South Dublin County Council Parks Department tree nursery. This local road defines the southern boundary of the site.

The site is located within Clonburris SDZ with the majority of the site located in sub-sectors KSW-S3 and KSW-S4 of the Kishoge South West development area and the remainder within sub-sector KUC-S3 of the Kishoge Urban Centre development area, as shown in figure x below

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Fig.4: Site Outline with SDZ Sub-Sectors Identified

The site will benefit from proximity to Kishoge railway station to the north-east that will provide direct links into Dublin city centre and good access to bus routes. A proposed new infrastructural link road, ‘The Clonburris South Link Street’, runs along the length of the SDZ Lands, bisecting the site, providing a primary street connection between Adamstown and Cappagh.

4. Advertisement & Public Consultation Process

A public notice in respect of this Part 8 proposal was placed in the Irish Independent on 27th April 2022 and site notices were also erected on the subject lands in accordance with legislative requirements. Details of the proposed development were made publicly available as follows:

- Through the Council’s Consultation Portal <https://consult.sdublincoco.ie> from 27th April 2022 to 10th June 2022 (both dates inclusive)
- On digital displays in County Hall Tallaght, Dublin 24, D24 A3XC from Wednesday 27th April 2022 to 5.00pm on Thursday 26th May 2022 (both dates inclusive) with hard copies also available for inspection at the Planning counter in County Hall.

Submissions were invited from Thursday 27th April 2022 up to and including 10th June 2022.

A pre-Part 8 consultation briefing was held with the Council’s Lucan Palmerstown North Clondalkin Area Committee on 26th April 2022.

There has also been ongoing engagement with the residents of Kishogue Park, the existing Traveller accommodation around which the development is proposed, and their representatives, while the Council’s Local Traveller Accommodation Consultative Committee were briefed regularly on both the development of the proposals and the ongoing engagement with residents of the existing accommodation, most recently at its meeting on 6th April 2022.

In addition, the application was referred to the Council’s Water and Drainage, Public Realm, Planning and Roads Departments as well as various prescribed public bodies including:

- Department of Defence
- Department of Housing, Local Government & Heritage

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- Environmental Protection Agency
- Fáilte Ireland
- Heritage Council
- Inland Fisheries Ireland
- Irish Aviation Authority
- Irish Water
- Minister for Agriculture, Food & the Marine
- National Transport Authority
- Regional Planning Authority
- Sustainable Energy Ireland
- Transport Infrastructure Ireland
- Waterways Ireland

5. Description and Extent of the Proposed Development

The proposed development is for 263 new social and affordable homes together with a new community facility and three large open green spaces within sub-sectors of the Kishoge South West and Kishoge Urban Centre development areas in Clonburris SDZ.



Image Source:
Phase One Site boundary overlaid on Plan extract of Development Areas in Clonburris and Subsectors, p94, Clonburris Strategic Development Zone Planning Scheme 2019



Site Plan Illustrating the Kishoge South West Development Area with Phase One Site Boundary overlaid
Image Source: Figure 3.3.17, p120, Clonburris Strategic Development Zone Planning Scheme 2019

The proposed scheme consists of 129 houses, 16 duplex apartments and 118 apartments in a mix of one to five-storey buildings, all with a minimum Building Energy Rating (BER) of A2, in a mixed-tenure layout, with approximately one-third of the development each for social, affordable purchase and cost rental homes. The breakdown of the 263 new homes proposed to be developed across six development plot areas, A to F, is as follows:

- 1 no. single-storey, specially adapted two-bedroom house
- 1 no. single-storey, specially adapted four-bedroom house
- 65 one-bedroom apartments
- 53 two-bedroom apartments

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- 106 two-storey three-bedroom terraced/semi-detached houses
- 16 three-bedroom duplexes
- 15 three-storey four-bedroom houses
- 6 two-storey four-bedroom houses

The breakdown of the proposed tenure of these homes is 90 social, 90 affordable purchase and 83 cost rental.

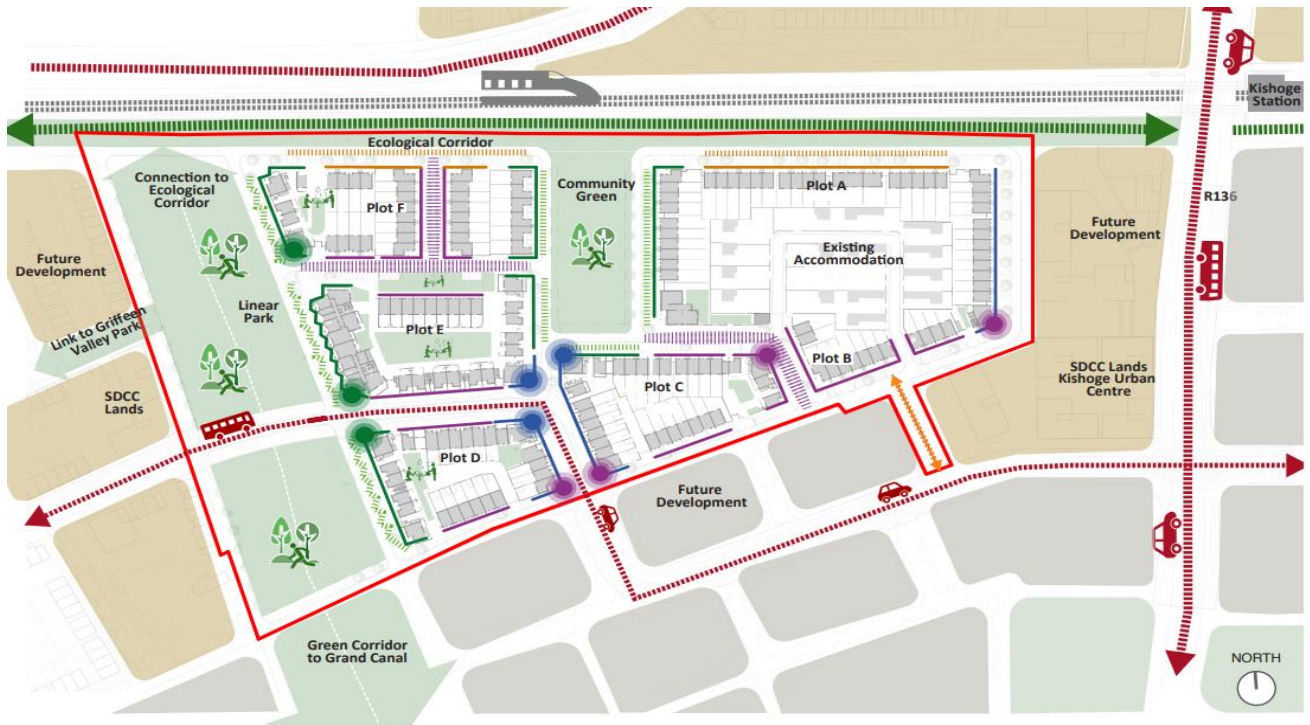


Fig 5: Proposed Site Strategy

An 276m² community facility is also provided along with an ancillary 46m² homework room to replace the facility used by existing residents.

A community green is central to the proposed development with a larger linear park forming a green spine running north-south on the western side of the development, providing local amenity and forming the basis for future wider connections to Griffeen Valley Park to the west and the Grand Canal to the south. These high-quality open spaces are complemented by a comprehensive landscaping plan across the development. The scheme is also designed as an exemplar SuDS development, utilising a management train of collection, conveyance and treatment connecting with the proposed surface water infrastructure in the wider SDZ network.

The proposed works also include landscaping works to boundaries and all necessary associated ancillary works on the site and to adjacent areas to include a revised junction at the entrance from Lynch’s Lane, ESB substations & all associated ancillary works including 253 car parking spaces in the development, achieving a parking ratio of 1:0.96, with roads and streets throughout providing cycle connectivity to the existing cycle infrastructure and linkages to Clondalkin, Ronanstown and Adamstown Town Centre. 169 cycle spaces are proposed to serve the apartment and duplex units of which 134 spaces are secure, sheltered spaces for residents with the remaining 35 spaces provided for visitors.

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

[AA Screening Report](#)
[Ecological Impact Assessment](#)
[Invasive Species Management Options Report](#)
[Archaeology and Cultural Heritage Report](#)
[Architectural Design Statement](#)
[Part 8 Civil Engineering Report](#)
[Part 8 Flood Risk Assessment](#)
[Environmental Impact Assessment Screening Report](#)
[Landscape Architectural Design Report](#)
[Mech Elec Engineering Report](#)
[Energy, Sustainability & Part L Compliance](#)
[Public Lighting Report](#)
[Traffic and Transport Assessment](#)
[Outline Construction & Demolition](#)
[Waste Management Plan](#)
[Outline Construction Environmental Management Plan](#)
[Arboricultural Assessment & Impact Report](#)
[Appendix 1 Tree Protection Strategy](#)
[Appendix II Tree Condition Analysis & Preliminary Recommendations Rev A](#)
[Proposed General Arrangement](#)
[Proposed Vis Splay](#)
[Proposed Swept Path Analysis](#)
[Proposed Drainage Layout](#)
[Proposed SuDS Layout](#)
[Proposed SuDS Details](#)
[Proposed Flood Exceedance Route](#)
[Proposed Levels Layout](#)
[Proposed Road and Site Levels Sheet 1 of 2](#)
[Proposed Road and Site Levels Sheet 2 of 2](#)
[Proposed Watermain Layout](#)
[Landscape Masterplan](#)
[Landscape Plan 1/3](#)
[Landscape Plan 2/3](#)
[Landscape Plan 3/3](#)
[Planting Schedules](#)
[Landscape Sections 1/2](#)
[Landscape Sections 2/2](#)
[Landscape Detail 1/6](#)
[Landscape Detail 2/6](#)
[Landscape Detail 3/6](#)
[Landscape Detail 4/6](#)
[Landscape Detail 5/6](#)
[Landscape Detail 6/6](#)
[Taking in Charge](#)

[Site Illumination Levels](#)
[Site Plan Existing and Proposed layout](#)
[Tree Survey and Constraints Keyplan](#)
[Tree Survey and Constraints 1/3](#)
[Tree Survey and Constraints 2/3](#)
[Tree Survey and Constraints 3/3](#)
[Arb Impact Keyplan](#)
[Arb Impact 1/3](#)
[Arb Impact 2/3](#)
[Arb Impact 3/3](#)
[Tree Protection Keyplan](#)
[Tree Protection 1/3](#)
[Tree Protection 2/3](#)
[Tree Protection 3/3](#)
[Existing Site Plan](#)
[Demolition Plans](#)
[Masterplan Site plan](#)
[Masterplan Roof plan](#)
[Plot A & B Neighbourhood Plan](#)
[Plot C & D Neighbourhood Plan](#)
[Plot E & F Neighbourhood Plan](#)
[Sitewide Elevations 1/5](#)
[Sitewide Elevations 2/5](#)
[Sitewide Elevations 3/5](#)
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[Sitewide Elevations 5/5](#)
[Site Section A](#)
[HT1 Unit Layout](#)
[HT1 Unit Sections and Elevations 1/2](#)
[HT1 Unit Section and Elevations 2/2](#)
[HT2 Unit Layout Plans](#)
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[HT2 Unit Section and Elevations 2/2](#)
[HT3 - Unit Layout](#)
[HT3 - Unit Elevations](#)
[HT3 Unit Section and Elevations](#)
[HT4 Unit Floor Plans](#)
[HT4 Unit Layout Sections](#)
[HT5 Unit Layout Plans](#)
[HT5 Unit Layout Elevations 1/2](#)
[HT5 Unit Layout Elevations 2/2](#)
[HT6 Unit Layout Plans](#)
[HT6 Unit Elevations and Sections 1/2](#)
[HT6 Unit Elevations and Sections 2/2](#)
[B1 Unit Layout Plan](#)
[B1 Unit Elevation Sections](#)
[B2 Unit Layout Plan](#)
[B2 Unit Elevation Sections](#)
[Community Building - Ground Floor Plan](#)
[Community Building - Roof Plan](#)
[Community Building - Elevations](#)
[Community Building - Sections](#)

[Block A10 Floor Plans](#)
[Block A10 Elevations](#)
[Block A10 Sections](#)
[Block C2 Ground and First Floor Plan](#)
[Block C2 Second Floor and Roof Plan](#)
[Block C2 Elevations](#)
[Block C2 Sections](#)
[Block C5 Ground and First Floor Plan](#)
[Block C5 Second Floor and Roof Plan](#)
[Block C5 Elevations](#)
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[Block D1 Ground Floor Plan](#)
[Block D1 First Floor Plan](#)
[Block D1 Second Floor Plan](#)
[Block D1 Roof Plan](#)
[Block D1 Elevations](#)
[Block D1 Sections](#)
[Block D3 Ground and First Floor Plan](#)
[Block D3 Second Floor and Roof Plan](#)
[Block D3 Elevations](#)
[Block D3 Sections](#)
[Block E1 Ground Floor Plan](#)
[Block E1 First Floor Plan](#)
[Block E1 Second Floor Plan](#)
[Block E1 Third Floor Plan](#)
[Block E1 Fourth Floor Plan](#)
[Block E1 Roof Plan](#)
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[Block E1 Sections](#)
[Block E3 Ground and First Floor Plans](#)
[Block E3 Second Floor and Roof Plan](#)
[Block E3 Elevations](#)
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[Block E4 Ground and First Floor Plan](#)
[Block E4 Second Floor and Roof Plan](#)
[Block E4 Elevations](#)
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[Block F1 Ground Floor Plan](#)
[Block F1 First Floor Plan](#)
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[Block F1 Sections](#)
[Project Schedules](#)
[Schedule of Accommodation](#)
[Housing Quality Assessment](#)
[Apartment Sheet 1](#)
[Housing Quality Assessment](#)
[Apartment Sheet 2](#)
[Housing Quality Assessment Houses](#)

6. Appropriate Assessment and Environmental Impact 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 (EIA), the planning authority and An Bord Pleanála 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. Therefore, in accordance with Part XI of the Act, the Elected Members of the Council can consider the proposed development.

7. Outcome of Public Consultation Programme

A total of 12 (twelve) submissions/observations were received, of which two were subsequently withdrawn and one was a duplicate submission, leaving a total of 9 (nine) valid submissions. All submissions have been considered and are summarised later in this report. A list of all the persons, organisations and bodies that made submissions is provided in the table below together with a link which can be clicked to individually view each submission. (For reasons of data protection, these documents have the personal addresses of submitters redacted where appropriate.)

Ref.	Person/Organisation	Submission
1	Proinsias Mac Fhlannchadha	Link
2	Inland Fisheries Ireland	Link
3	Lungile Moyo	Link
4	Bartosz Kierklo	Link
5	Hang Tran	Link
6	Beatriz Martinez	Link
7	Nan Wang	Link
8	Kishogue Park Residents (12 households)	Link
9	Development Applications Unit, Dept. of Housing, Local Government & Heritage	Link

A breakdown of the issues raised in the submissions received for all categories is outlined below, noting that submissions may have referenced more than one category. (Summaries and responses to issues raised therein are provided in Section 8 below):

Category of Submissions	Number of Related Submissions
Density, Height, Location & Design	2
Traffic and Transportation	1
Amenities, Facilities Public Realm	3
Statutory Bodies Submissions	2
Non-Planning Matters	5

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 gives the responses of the Chief Executive followed by recommendations. The summaries, responses and recommendations are collated and categorised under relevant headings. The responses and recommendations of the Chief Executive have been framed in a manner that takes account of proper planning and sustainable development of the area to which the development

relates while having regard to the provisions of the County Development Plan, Clonburris SDZ and the relevant guidelines.

8.1 Density, Design, Height and Location

8.1.1 Density

Increased density proposed in a submission, even beyond the maximum SDZ density of 298 homes for the development area, citing proximity to transport links, urban development and greater density to act as a sound barrier along the railway lines.

Chief Executive’s Response

The proposed development is located across parts of both the Kishoge South-West (SKW) sub-sectors 3 and 4 and Kishoge Urban Centre (KUC) sub-sector 3 within Clonburris SDZ with target densities for each sub-sector determined by the prescribed density ranges in the SDZ Planning Scheme¹. The table below shows the required densities per hectare for the relevant areas together with the densities proposed and commentary on same:

SDZ Sub-Sector	SDZ Target Density (Dwellings per hectare)	Proposed Density (Dwellings per hectare)	No. of Dwellings	Comment
KSW-S3	46-56	46	202	Meets required SDZ density
KSW-S4	49-59	51	38	Meets required SDZ density
KUC-S3	65-125	28	23	Achieve density in future KUC development
Overall		45	263	

As can be seen the development substantially complies with the required densities for the SDZ sub-sectors, noting that the shortfall in density in the KUC-S3 sub-sector can be explained and justified by the need to deliver a lower density to respond to the existing Traveller accommodation and the extremely small portion of the sub-sector, 0.81 hectares, or 7% of the overall development area, included in this proposal. This is demonstrated by Kishoge Urban Centre being recognised in the SDZ as facilitating a wider range of minimum and maximum densities. It is also mitigated by the opportunity to achieve the required densities across the remainder of development in the sub-sector, all land in which is fully owned by the Council, particularly the urban core which necessitates significantly higher densities in any case.

Density and building heights adjacent to the railway line are compliant with the SDZ requirements for two to four storey development. The design aims to a high-quality sustainable community prioritising quality housing, residential amenity and quality of urban realm rather than designing housing to act as sound barriers. Additionally, the pending plans to provide electrified rail services there will considerably reduce noise impacts.

8.1.2 Height & Design

The inclusion of six-storey buildings along the entire the link road was proposed. Existing residents, in their submission, requested that no three-storey buildings are included adjacent to existing accommodation.

The potential for district heating for the development using waste heat from nearby data centres in the Grange Castle area was suggested while the overall approach to compliance with Part L (Conservation of Fuel and Energy–Dwellings) building regulations and the use of solar panels within the development were raised, while proposed brick finishes to development were also queried.

Chief Executive’s Response

The scheme was designed to deliver a mix of one, two and three-storey houses, three storey walk-up apartment over duplex blocks and a three to five storey apartment block addressing the western

¹ See Table 2.13.1: Summary of Planning Scheme Tables (p.95/96 [Clonburris SDZ Planning-Scheme](#))

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edge beside the linear park. These buildings have been designed to a height range of generally 2-6 storeys in accordance with SDZ building height requirements, delivering 263 homes in a wide range of typologies and tenures. Where possible, own-door homes with high quality private amenity have been prioritised over maximising density and height, recognising the character area envisaged by the SDZ.

The homes to the Link Road are designed in accordance with the requirements in the SDZ Planning Scheme for Clonburris². The Link Road is noted as 'BH2' with building height requirements of 3-4 storeys for residential buildings with three-storey buildings proposed in this development, in compliance with the SDZ.

Separately, all proposed new homes in Plot A directly adjacent to existing Traveller accommodation will be a maximum of two-storeys high. Two one-storey bungalows were proposed in the development in Plot A to potentially provide specially adapted homes to meet medical needs of residents in adjacent existing accommodation, replacing their current one-storey accommodation, but the households have stated that the proposed location is not suitable to their requirements and preferences and, recognising the SDZ requirements for minimum two-storey new residential development in this area, it is proposed to amend the layout within Plot A to include five two-storey terraced houses to replace the two single-storey dwellings (see Fig.6 below), resulting in a net gain of three homes overall, while noting that provision will be made within the proposed development for households with medical priority in need of accommodation.



Fig. 6: Plot A Site Plan Showing Single-Storey Homes to be replaced

The material palette for the design of the homes achieves diversity and promotes tangible identity within the development area in keeping with the objectives of the SDZ.

While connectivity between Grange Castle Business Centre and Clonburris SDZ is a long-term objective, the delivery of district heating networks requires the synergy of diverse and concentrated heat demand alongside heat sources. The use of waste heat for delivery of district heating to Clonburris is a large-scale infrastructure project and needs to be right sized to meet demand with opportunities identified for same within high-density, mixed-use development of the two SDZ urban centres of Clonburris and Kishoge.

The scheme has been developed in compliance with Part L of the building regulations with indicative compliance set out in the associated documentation having regard for the energy masterplan prepared as part of the SDZ planning process. While the SDZ promotes the potential for solar technology on roofscapes, it is not specially required within this development and the planned use

² See Fig. 3.3.2 demonstrating the building height concept (p.105 of SDZ Planning Scheme)

of heat pumps meets the requirements of Technical Guidance Document Part L: Conservation of Fuel and Energy, with detailed compliance with all building regulations, including Part L, to be developed and achieved at the detailed design stage.

8.1.3 Location (& Potential Re-location) of Existing Traveller Accommodation

The constraints and challenges in retaining the Traveller Accommodation on site were raised citing challenges to existing amenity during and after the construction works while the representation from some of the households in the existing accommodation also requested re-development and/or re-location of the existing site and that any redevelopment of the Traveller accommodation should be completed prior to any other development.

Chief Executive’s Response:

The proposal is for development of the areas adjacent to the existing accommodation which has been communicated on an ongoing basis to residents. A specific point of contact will be established to liaise with residents for the duration of the works and measures will be put in place to protect their existing amenity as fully as possible. In addition, as outlined in more detail in section 8.5 below.

There is ongoing engagement with the various extended family groupings, individual households and various representatives of same to explore and resolve the future accommodation preferences, including for Traveller specific accommodation where required, of the households living in the existing accommodation. Three existing units of accommodation are required to be demolished to facilitate the new development and options are being explored in engagement with the affected households, with some offers of alternative accommodation already made to facilitate this.

The existing Traveller accommodation at Kishogue Park and Lynch’s Park is intended to be integrated into the ongoing development within the SDZ and works to existing Traveller Accommodation are not included in this development proposal and would be subject to a separate process. The relocation of the existing Traveller accommodation site is not envisaged or required within the SDZ or in the Council’s current Traveller Accommodation Programme, but specific upgrade works are being separately explored in the context of the future accommodation preferences of those households, having been raised during the ongoing engagement with residents.

8.1.4 Chief Executive’s Recommendation

As outlined in the responses above and in compliance with the SDZ building height requirements, it is proposed to amend development plot A to replace two proposed single-storey houses with five two-storey, 3-bedroom, terraced houses providing a net gain of 3 homes in the proposed development which will now provide for a total of 266 homes. Subject to final detailed design, the additional homes are provisionally proposed as social homes, amending the tenure breakdown to 93 social, 90 affordable purchase and 83 cost rental homes, with typology and size as follows:

Unit Type & Size	Published	Revised	Change
Single-storey, 2-bed house	1	0	-1
Single-storey, 4-bed house	1	0	-1
1-bed apartments	65	65	0
2-bed apartments	53	53	0
Two-storey, 3-bed terraced/semi-detached houses	106	111	+5
3-bed duplexes	16	16	0
Three-storey, 4-bed houses	15	15	0
Two-storey 4-bed houses	6	6	0
Total	263	266	+3

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8.2 Amenities, Facilities, Public Realm, Biodiversity and Drainage

The development of local facilities, schools and amenities in conjunction with the proposed development was raised while local residents highlighted the need for a play area for their children and community space/homework room to replace the existing facility that will be removed to facilitate the development.

The lack of attenuation features in the development and a request for planting and maintenance to be in accordance with best practice and recommendations of the All-Ireland Pollinator Plan were also cited

Chief Executive’s Response:

The SDZ sets out a phasing table for the delivery of strategic infrastructure and amenities in tandem with the development of residential units. The planning scheme has identified two core centres the Clonburris and Kishoge catchment areas for delivery of retail facilities and services, one of which, the Kishoge urban centre, will be required with development after the current proposal.

Phase	Residential Units constructed and occupied	Minimum delivery in Phase
	Prior to commencement of development	<ul style="list-style-type: none"> » Prior to the commencement of development, strategic district level measures and detailed design shall be prepared by the developer(s) and agreed with South Dublin County Council through a Surface Water Management Plan to implement the prepared Surface Water Strategy. » Prior to the commencement of development, a strategic level Parks and Landscape Strategy (incorporating a Biodiversity Management Plan) shall be prepared by the developer(s) and agreed in writing with South Dublin County Council. » Prior to the commencement of development, detailed Water and Wastewater plans for the Planning Scheme shall be prepared by the developers and agreed with Irish Water and South Dublin County Council.
1A	0 – 1,000	<ul style="list-style-type: none"> » Retail Core development in accordance with the Place Making Requirements. » Development shall accord with the Local Level Infrastructure Requirements in relation to agreeing timeline for the opening of Kishoge Train Station & completion of the realignment of Lock Road (R120). » Provision of Water and Wastewater infrastructure on a pro rata basis in accordance with detailed plans agreed with Irish Water and SDCC. » The planning of works for the provision of community floor space and the availability of childcare spaces.

Fig.7: Extract from SDZ Phased Delivery Requirements

As the proposed development subject to this Part 8 is less than 1,000 homes there is no requirement to deliver retail facilities, however the proposal does deliver high quality open spaces and a park as the requirements of the planning scheme. Delivery requirements for retail and urban core for Kishoge Urban Centre area is as set out in figure 8 below:

<p>Delivery of Kishoge Centre (Core Area)</p> <ul style="list-style-type: none"> - Linked to unit construction in Kishoge catchment - Kishoge Centre Retail Core is defined as sub sector KUC-S4 (see Figure 4.3) 	<p>Every 1,000 units constructed in the catchment requires construction of a minimum of 33% of Kishoge Centre Core.</p> <p>The percentage of the proposed/ completed development in the Retail Core will be assessed by the Planning Authority based on the number of blocks completed, the delivery of urban grain and the delivery of public realm works.</p> <p>Planning applications for residential development in the catchment shall include a Place Making Strategy to demonstrate compliance with this table.</p> <p>Proposals in the Retail Core are required to detail associated public realm works including for the urban square and pedestrian streets.</p> <p>Proposals in the Retail Core are required to be in accordance with the requirements of the Planning Scheme.</p>
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Fig. 8: Extract from SDZ Requirements for Construction of Kishoge Core Centre

The requirement for additional primary and post-primary schools within Clonburris SDZ has been established by Department of Education & Skills and will be developed in accordance with the phasing requirements of the SDZ.

The proposed new community facility will incorporate a separately accessed room for potential use as a homework room for the residents of Kishogue Park Traveller accommodation. It should be noted that the proposed new community building, while replacing the existing facility on site, is intended as a resource for the wider, integrated community of existing and new residents and is positioned accordingly at the intersection of existing and new accommodation.

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All proposed planting, landscaping and associated maintenance proposals will be developed during detailed design, in consultation with the Council’s Parks Section, and incorporating best practice, guidance and requirements as applicable. A mixture of native and adaptive planting is proposed through the scheme with consideration given to the form, function, and maintenance and this will be further developed to ensure best practice and maximised biodiversity.



Fig.9: Proposed Site Planting

The scheme has been developed in accordance with the Clonburris SDZ, particularly the associated Surface Water Management Plan (Dec 2020) which forms part of the overall SDZ strategy. As outlined in sections 2.3 and 2.4 of the Civil Engineering Report accompanying this application, most of the proposed site is within sub-catchment 5 of the SDZ with most of the required attenuation envisaged within regional ponds outside the site plan for this development. The location of these regional ponds is specified in a previously granted planning application (Planning Reference SDZ20A/0021). In addition, a small section is attenuated within the site and a detention basin has been proposed within the community green.



Fig.10: Site Plan showing Proposed Development within wider Kishoge Development Area

8.2.1 Chief Executive’s Recommendation

No variation or modification is required to the proposed development.

8.3 Traffic and Transportation

Queries were raised in relation to the accompanying Traffic and Transportation Assessment in relation to speed limit and traffic assessments, public transport capacity, frequency of service and demand and rail services.

Chief Executive’s Response:

The Traffic and Transport Assessment report addresses the factual representation of the site’s current receiving environment and was carried out in conjunction with the National Transport Authority. It should also be noted that there is ongoing engagement in an iterative process between relevant stakeholders in relation to development of SDZ lands.

In the immediate vicinity of the proposed development, where the Clonburris South Link Street connects to the R136, the speed limit is currently 80km/h and this is the point at which the Clonburris South Link Street, and residents of the new development, will be entering the surrounding road network. The Thomas Omer Way speed limit and Ballyowen Road speed limits were not within the scope of this development’s speed limit review given that these zones are over 1km from the proposed development. If, in practice, speeds are lower than the posted speed limits, this would be beneficial for pedestrian, cyclists, and vehicular safety. The traffic and transport assessment carried out as part planning scheme sets out the speed limits for arterial, link and local streets within the SDZ. It is an objective of the SDZ to upgrade existing strategic roads as urban streets with reduced traffic speeds. Figure 10 below shows proposed speed limits including the intention that sections of the R136 will be reduced to 50kph.

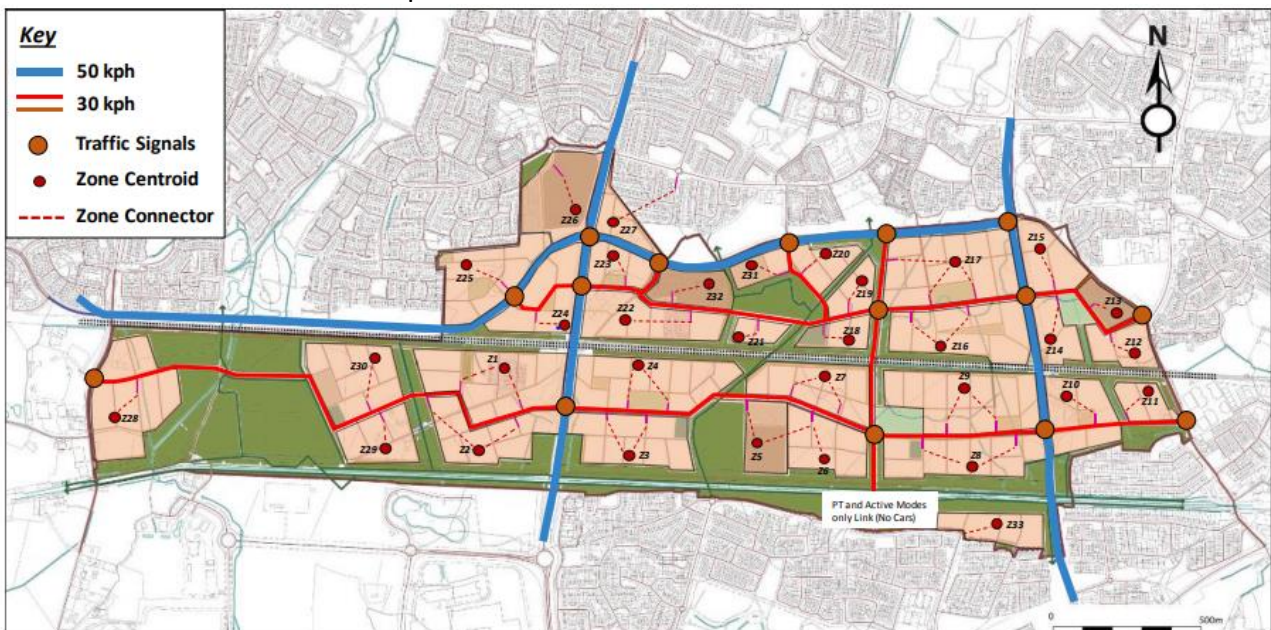


Fig. 10: Extract from SDZ Traffic & Transport Assessment

A reference to a distance of 400 metres to a bus stop was measured from midpoints of the proposed housing blocks within the development site to bus stops proposed along the Clonburris South Link Road, which will be open and operational before the completion of the proposed development, in line with the SDZ planning scheme. The D1 route referenced forms part of the overall D Spine of the Bus Connects network re-design³ and is proposed to operate between Clongriffin, City Centre and Grange Castle at a 15-minute frequency. (Further details can be found on the Bus Connects website, [https://busconnects.ie/.](https://busconnects.ie/))

³ <https://busconnects.ie/wp-content/uploads/2021/01/big-picture-map-170920-oe-web.pdf>

Kishoge Railway Station is understood to be scheduled for refurbishment and anticipated to open in reasonable proximity to the planned completion of this new development.

8.3.1 Chief Executive's Recommendation

No variation or modification is required to the proposed development.

8.4 Submissions from Statutory Bodies

A submission from Inland Fisheries Ireland raised the following key points:

- Opposition to any culverting or re-routing of any surface water course, temporary or otherwise, pre or post construction phases, except for in extreme or emergency situations.
- Nature-based solutions to be incorporated as part of the drainage attenuation design for surface water management and consideration to be had for the DHLGH interim best practice guidance on drainage system design.
- All construction to be in line with a detailed, site-specific Construction Environmental Management Plan.
- Recommended minimum 10-metre, vegetated buffer zone be maintained adjacent to the stream during the construction and post construction phase.

A submission from the Development Applications Units of the Department of Housing, Local Government and Heritage raised the following main requirements:

- Requirement for Archaeological Impact Assessment.
- Variation of layout requested to preserve the hedgerow on Lynch's Lane.
- Measures proposed in the Ecological Impact Assessment to be included in Construction Environmental Management Plan.
- Recommendation for clearance of vegetation during the period September to February inclusive only.
- Bat friendly lighting measures, to be approved by a bat specialist, for the development
- Biodiversity Enhancement Plan to agreed prior to development.

Chief Executive's Response

The submissions received from relevant statutory bodies are noted and the Council agrees to ensure compliance with requirements, best practice and recommendations where appropriate.

In particular, an appropriate and site-specific Construction Environmental Management Plan will be agreed in advance, addressing the necessary requirements outlined.

An Archaeological Impact Assessment, a Biodiversity Enhancement Plan and appropriate bat lighting measures will be undertaken with recommendations incorporated into the project as necessary and recommended vegetation buffer and clearance guidance will be followed.

The proposed landscape plan for the site complies with the SDZ parks and landscaping strategy which does not require the removal of the hedgerow on Lynch's Lane that is requested by the DLGH Development Applications Unit. The removal of this hedgerow would result in the potential loss of up to 7 homes in the proposed development.

8.4.1 Chief Executive's Recommendation

No variation or modification is required to the proposed development at this stage, but further measures will be undertaken as necessary in accordance with the commitments given.

8.5 Engagement with Residents of Existing Traveller Accommodation

Including matters referred to earlier, the submission on behalf of twelve households, who are existing residents of Kishoge Park Traveller accommodation, raised the following issues:

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- Requirement for full engagement with families and a strong commitment to detailed consultation, with families to be in full agreement with final plans.
- Provision of homes and a communal area for these households prior to commencement of the rest of the development and retention of existing community centre facility that is used as homework club as well as provision of a small community house for use by existing residents.
- Re-location and reduction of existing accommodation with culturally appropriate accommodation provided for the reduced number of families likely to wish to remain there, and with no three-story buildings to overlook the homes of these residents.

Chief Executive's Response:

In addition to and expanding on the matters referred to earlier, the current Kishogue Park Traveller accommodation consists of 10 group homes and 10 bays with day houses as well as a small community room. In June 2020, staff from the Council's Traveller Accommodation Unit commenced a consultation process with residents from Kishogue Park and their various representatives with remote information sessions and discussion regarding proposals for new homes in Clonburris SDZ adjacent to the existing Kishogue Park. Comprehensive and ongoing engagement has continued on all related issues, from consultation on site surveys being carried out, through various site management issues and discussion on development plans, up to current, detailed discussions on future accommodation needs, preferences and options, including potential future development of the existing site. In addition, the Local Traveller Accommodation Consultative Committee (LTACC) have been regularly updated on the ongoing consultation process, with Kishogue/ Clonburris SDZ included as a regular item on LTACC meeting agendas.

The engagement with existing residents has included multiple individual and group meetings variously held online, in person and on-site over the last two years. Three households have been notified that their current homes are directly impacted by the new development and offers of accommodation are progressing to facilitate this. A detailed household survey also commenced with residents in November 2021 and their representatives from Clondalkin Traveller Development Group to explore the various housing options available to the residents based on their preferences, household needs, family formations and extended family groupings, including:

- Remaining in Kishogue Park for a managed refurbishment project based on a reduced number of units of accommodation.
- Relocation to new Traveller group housing or alternative existing Traveller accommodation in the County.
- Moving to new standard social homes in the proposed adjacent, new development that appropriately meet household preferences and needs with all necessary adaptations and other internal layout configurations to be undertaken to meet medical/health requirements.
- Moving to a standard social or Approved Housing Body home in South Dublin in an area of their preference and which meets their accommodation needs.

Since this initial planning for the proposed redevelopment commenced, three households have been allocated tenancies in standard social housing in accordance with their stated accommodation preferences and two further households have indicated their preference for standard social housing in new developments becoming available from this month. Another four households have expressed a preference to relocate to a future new Traveller group housing scheme and are in discussion about accepting temporary offers of alternative accommodation in standard social housing in areas of their preference in the interim. While there are some new and pending family formations within the site along with additional households living off site that will form part of extend family groupings to be accommodated together, the nine households accommodated and/or with clear stated pathways to

their accommodation preference provide on-site vacancies and the scope for immediate reconfiguration within the existing accommodation to facilitate the proposed development. It should also be noted that some households have indicated various and changing preferences throughout the consultation process for various reasons and, at this stage, out of necessity due to the protracted nature of the engagement, it is apparent that there will not be consensus on the specific households to remain in Kishogue Park in sufficient time to develop and approve redevelopment/refurbishment plans for the existing accommodation in advance of or in conjunction with the proposed adjacent social and affordable housing development. However, it is also clear that a significant number of current households have a preference for accommodation in alternative locations due to personal preference, specific circumstances and/or the pending adjacent development. Once this is finalised, and it is an immediate imperative to achieve that clarity through our ongoing engagement with residents, a proposal will be progressed with relevant households for a revised and reduced Traveller accommodation development on the footprint of the existing accommodation, to incorporate refurbished/redeveloped bays and group houses in line with household preferences. The existing footprint is the only possible location for such development under the SDZ and, as requested in the residents' submission, will not be subject to surrounding buildings any higher than two-storeys. The reduced number of households also allows the inclusion of appropriate communal and play areas within the site, preferably adjacent to the proposed new community and homework facilities. The proposed facilities represent appropriate integrated community facilities for the new development but replicates and improves the current homework room for existing households. The integration of the community facilities and the location at the intersection between existing and new accommodation is intended to foster social inclusion, rather than providing separate and/or duplicated facilities for existing residents only.

8.5.1 Chief Executive's Recommendation

No variation or modification is required to the proposed development, but the Council absolutely commits to ongoing and detailed engagement with residents of the existing Traveller accommodation to address and prioritise their future accommodation needs, including redesign/redevelopment of the existing accommodation as appropriate.

8.6 Non Planning Related Matters

A number of submissions expressed interest in occupancy of the proposed new homes.

Chief Executive's Response:

The submissions received are noted.

Affordable housing applications are accepted through an online application system only on a development-by-development basis and will be allocated in accordance with the Council's Scheme for Allocation of Affordable Dwellings. Details of future affordable housing opportunities will be advertised on www.sdcc.ie and other Council social media channels in due course.

Social housing applications are accepted on an ongoing basis by the Council. For information on how to apply for Council housing (see <https://www.sdcc.ie/en/services/housing/finding-a-home/> for more details).with requests for expressions of interest through Choice Based Letting for this development to be advertised in due course at a time approaching the completion of the development.

8.6.1 Chief Executive's Recommendation:

No variation or modification is required to the proposed development.

9. Conclusion and Recommendation

Having regard to the nature and extent of the proposed development, it is considered that the proposed development is in accordance with the proper planning and sustainable development of the area and is consistent with the South Dublin County Development Plan 2022-2028 and the objectives of the Clonburris SDZ. After detailed consideration of the submissions and the requirements of the SDZ, the following modifications to the proposed development are recommended, as referenced in the foregoing report:

- Replace two single storey bungalows, located in Plot A, with five two-storey three-bedroomed terraced houses to address the height requirements for the sub-sector as set out in the SDZ planning scheme.

This will result in an overall net increase of three homes in proposed development with a revised total of 266 homes (proposed 93 social, 90 affordable purchase and 83 cost rental homes).

Commitments relating to the proposed development resulting from the public consultation process include the following:

- Noting the lower than required density in Kishoge sub-sector in the context of proposed development of 7% of that overall development area, the required overall density for the area is to be achieved in future development on Council-owned land there.
- An appropriate Archaeological Impact Assessment, Construction Environmental Management Plan, Biodiversity Enhancement Plan and other requirements and best practice recommendations will each be undertaken as part of the development process as outlined earlier in this report.
- Ongoing engagement will underpin the Council's commitment to ensure that the accommodation needs and preferences of all households within the existing Traveller accommodation are appropriately met.

Therefore, it is recommended that the Council adopt the following Motion:

“That this Council approves the proposed development of 266 social and affordable homes in the Kishoge development area of the Clonburris Strategic Development Zone, it being in accordance with the proper planning and sustainable development of the area.”

Daniel McLoughlin

Chief Executive

6th July 2022