

	<b>COUNTY ARCHITECTS REPORT – part 8 – display</b>
<b>Project Title:</b>	<b>Infill at Letts Field, Neilstown, Clondalkin, Dublin 22.</b>
<b>County Architect:</b> <b>Senior Architect:</b> <b>Architects:</b>	<b>Eddie Conroy FRIAI Patrick de Roe FRIAI Architectural Services Department, South Dublin County Council</b>
<b>Description Part 8 Consultation Notice and Site Notice:</b>	<p style="text-align: center;"><b><u>Proposed New Works</u></b></p> <p><b>PLANNING &amp; DEVELOPMENT ACT 2000-2011 PUBLIC CONSULTATION PROCEDURE UNDER PART 8 OF THE LOCAL GOVERNMENT (PLANNING &amp; DEVELOPMENT) REGULATIONS 2001 – 2012</b></p> <p><b>Pursuant to the requirements of the above, Notice is hereby given of the proposal to construct the following scheme by South Dublin County Council:</b></p> <p><b>Development of a 48 unit infill housing project on undeveloped lands located at Letts Field abutting both the Neilstown Road and Ninth Lock Road, Neilstown, Clondalkin, Dublin 22 comprising:</b></p> <p><b>18 no. 3 bedroom/4 person units 25 no. 3 bedroom/ 5 person units 4 no. 4 bedroom/ 6 person units 1 no special adapted dormer unit</b></p> <p><b>The proposal consists of:</b></p> <p><b>Landscaping works to boundaries and new park / play area, ancillary works to landscape housing areas, and all necessary associated ancillary works on the site and adjacent areas. The housing provision includes two storey houses primarily grouped in terraces, or semidetached with four number two storey units at end of terrace with attic converted.</b></p> <p><b>Plans and particulars of the proposed schemes will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from Thursday 7th May 2015 to 18th June 2015 at the following location: South Dublin County Council, County Hall, Tallaght, Dublin 24 and South Dublin County Council, Civic Offices, Clondalkin, Dublin 22 (between the hours of 9:00am – 5:00pm Monday to Thursday and 9.00am - 4.30pm on Friday).</b></p> <p><b>The plans and particulars can be viewed on South Dublin County Council’s website – <a href="http://www.sdcc.ie">www.sdcc.ie</a></b></p> <p><b>Written submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the developments would be situated, may be made in writing to arrive no later than 4.00pm on Thursday the 2<sup>nd</sup> July 2015 to:</b></p>

The Senior Executive Officer,  
Housing Department,  
South Dublin County Council, County Hall,  
Tallaght,  
Dublin 24

It should be noted that the Freedom of Information Act applies to all records held by South Dublin County Council.

*All advertised information, maps and drawings in relation to South Dublin County Council is available on our website 24 hours a day seven day a week*

**Context:**

The site is located between Neilstown Road and Ninth Lock Road or a triangular piece of land bounded at the rear by a school, and a the rear of a small section of Wood Avens estate. A corner section of the site is in private ownership.

The land currently used as a low intensity recreation space. Goal posts are evident but the pitch is not in registered as a placing pitch, nor is it in frequent use by teams. There are no formalised walking areas and the land is generally in use as an 'open field'. The school grounds, and some houses, are exposed with no passive supervision. This condition is particularly noticeable at night as the boundaries are exposed to entry with no public lighting available.

The site is served by public transport, schools, and local facilities.



View of Existing Estate circa 2009 with site outlined in red



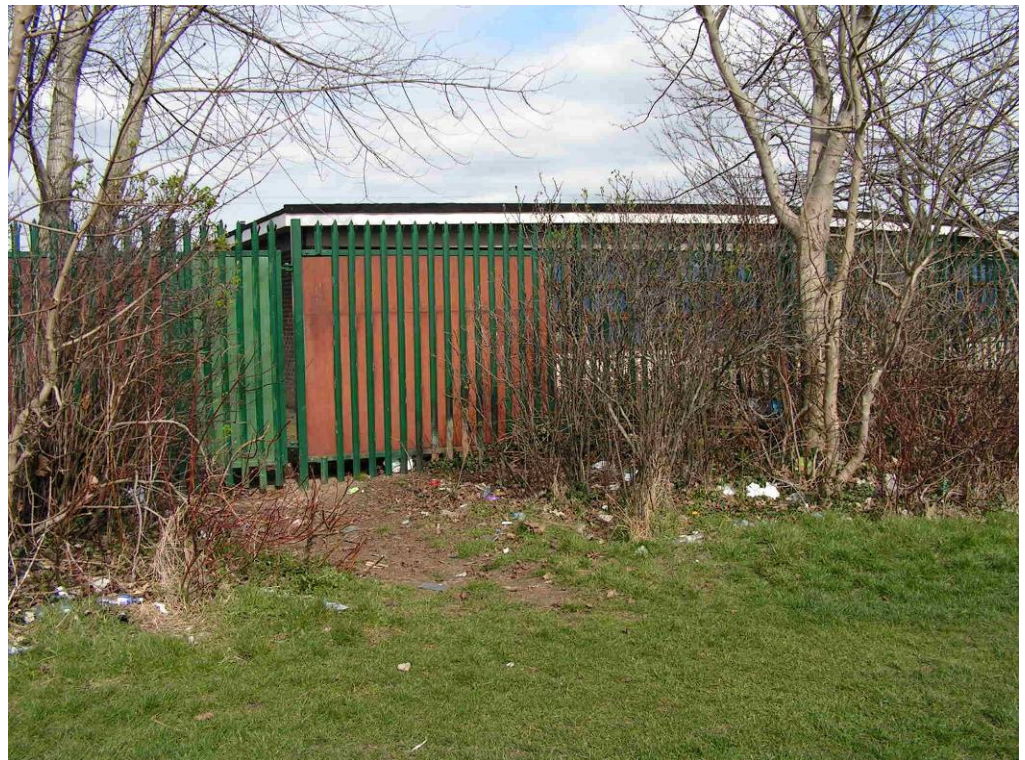
**Neilstown Road – proposed park area to be retained**



**Boundary to housing**



**Boundary to Housing / School**



**Boundary to School**



**View towards Wood Avens boundary**



**View down Ninth Lock Road**

**Housing Need in the area:  
There is an established and chronic housing need in the area.**

## Planning / Zoning

### Land-Use Zoning

**The lands are zoned –**

*Zoning Objective 'F'*

*"To Preserve and Provide for Open Space and Recreational Amenities"*

*Open for Consideration includes:*

*Agricultural buildings, Bed & Breakfast, Childcare Facilities, Education, Garden Centre, Home Based*

*Economic Activities, Place of Worship, Public*

*Services, Recreational-Commercial, Residential.*

**The above requires a considered view of any development on the site to ensure that the ensuing development complies with the relevant Development plan polices.**



### Zoning map for Area

**The development plan policies that affect the site directly - proposed residential use Zone 'F' - are the following :**

*1.2.14.v Policy H5: Inner suburban/ infill Densities*

*It is the policy of the Council to promote the provision of additional dwellings on appropriate sites within inner suburban*

*areas, proximate to existing or due to be improved public transport corridors, particularly to eliminate where there is proven anti-social behaviour in the area, by facilitating infill residential development or sub-division of dwellings subject to safeguards outlined in Sustainable Neighbourhoods in Section 1.4 or being in accordance with Local Area Plans or Approved Plans.*

*1.2.14.vi Policy H6: Inner suburban/ infill Densities on Council Owned Land*

*It is the policy of the Council to identify sites for small-scale infill housing development on lands in Council ownership which are no longer considered appropriate for retention as open space and/or recreational areas (i.e. lands subject to zoning objective 'F').*

*These are areas of open space in some estates which are of little amenity value due to their size, location or configuration. Open spaces which are not overlooked by housing can also become the focus of anti-social behaviour. The Council will identify suitable sites for appropriate infill development, having regard to protection of the amenity of existing residents, and the availability of alternative usable space in close proximity. This policy will only be pursued where in-depth consultation takes place with the relevant communities concerned and when examining nearby alternative usable open space takes account all age groups. This policy will be pursued in accordance with the same standards as apply to private estates i.e. building heights, building lines etc. An Approved Plan will be drawn up and adopted to control any such proposed infill development, where the area of land considered for development is greater than 2 hectares.*

**The proposals as submitted for Part 8 Public Consultation are in compliance with the Development Plan Objectives.**

**Project Description**

**Development of a 48 unit infill housing project on undeveloped lands located at Letts Field abutting both the Neilstown Road and Ninth Lock Road, Neilstown, Clondalkin, Dublin 22 comprising:**

- 18 no. 3 bedroom/4 person units**
- 25 no. 3 bedroom/ 5 person units**
- 4 no. 4 bedroom/ 6 person units**
- 1 no special adapted dormer unit**

**The proposal consists of:**

**Landscaping works to boundaries and new park / play area, ancillary works to landscape housing areas, and all necessary associated ancillary works on the site and adjacent areas. The housing provision includes two storey houses primarily grouped in terraces, or semidetached with four number two storey units at end of terrace with attic converted.**

**The proposal for the housing infill includes a series of terrace housing units, that that are placed against exposed school boundary and shorter terraces that similarly protect the long boundary. The houses are orientated to overlook the remaining green space, road or new housing spaces.**

**A distinct line of footpaths and planting, with intimate open spaces adjacent to the new housing, will cross the two areas of site from east to west, defining a new park area. The park area will be landscaped, existing trees supplemented, a new play area closest to the housing installed, and a area will be set aside for use as a ball playing / recreational area.**

**The concept is illustrated below.**



**Plan of Proposal**

	<p>Following the end of the consultation process, and following the final presentation to the Council Chamber, the layout will be adjusted to reflect the outcomes of the public consultation.</p> <p>The Overall Project Budget is subject to DoELGH approval.</p>
<p><b>Architectural Design:</b></p>	<p>The housing is grouped to address the public space –</p> <ul style="list-style-type: none"> <li>• Provide a landscaped pedestrian link between the different estate areas that is safe and supervised by dwellings.</li> <li>• The new housing is oriented to provide smaller intimate open spaces areas from the existing green.</li> <li>• The rear boundaries, currently exposed, will be protected.</li> <li>• The scale has been retained at two storey scale in detached or terrace form and represents retention of current density and intensity of development.</li> <li>• The new houses have been designed to maximise solar gain and the enjoyment of natural light.</li> </ul>
<p><b>Ancillary Works to Project:</b></p>	<p>Re-routing of existing services Alteration / Upgrading of existing landscaping and open space.</p>
<p><b>Project Partners</b></p>	<p>Housing Construction Department Department of Environment and Local Government Parks Department Local Community and residents</p>
<p><b>Site / Services Constraints:</b></p>	<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>
<p><b>Part 8 Submissions &amp; Commentary</b></p>	<p>All submissions will be recorded by the Housing Department and a commentary will be provided below on the main issues raised.</p> <p>SPACE RESERVED FOR COMMENT</p>

<b>Unit Types</b>	<b>Dwelling Type</b>	<b>Comment</b>	<b>Number of Units according to type</b>
<b>DoE Unit Types [ delete N / A ]</b>			
<b>3 Bed / 4 Person [2 story ]</b>	<b>K4</b>	<b>Smaller family unit</b>	<b>18</b>
<b>3 Bed / 5 Person [2 story ]</b>	<b>K5</b>	<b>medium family unit</b>	<b>19</b>
<b>3-4 bed / 6 person [ 2 storey + attic ]</b>	<b>K6</b>	<b>Medium family + extended</b>	<b>4</b>
<b>3 bed / 5 person- 2 storey</b>	<b>L5</b>	<b>No overlooking to rear. Limited GF adaptability</b>	<b>5</b>
<b>3 Bed / 4 Person [ 1.5 / 2 story ]</b>	<b>C4</b>	<b>Corner unit / small family</b>	
<b>3 Bed / 5 Person [ 1.5 / 2 story ]</b>	<b>C5</b>	<b>Corner unit / medium family</b>	<b>2</b>
<b>Total number of units</b>			<b>48</b>