

10th October 2017

The Chairperson and Members
South Central Area Committee

Report on the Part VIII for the proposed Development of the site formerly known as Cornamona Court, Kylemore Road, Ballyfermot, Dublin 10

Housing & Community Services Housing Development Section lodged a Part VIII for the proposed construction of 61 no. social dwellings units on a site, formerly known as Cornamona Court on Kylemore Road, Ballyfermot, Dublin 10. The development will comprise of a shared residential landscaped courtyard with 16 no. 2-bedroom, 2 storey housing units to the rear of the site, with their own private back gardens, and 4 storey and 5 storey residential buildings fronting onto Kylemore Road comprising of 33 Senior Citizens apartments over 12 no. ground floor duplex units and a Common Room directly accessed from Kylemore Road with its own private landscaped area off the courtyard. The residential buildings accommodate, 12 no. 3-bedroom duplex units with own door access from Kylemore Road and private terraces off the courtyard, 29 no. 1-bedroom Senior Citizens apartments and 4 no. 2-bedroom Senior Citizens apartments with associated balconies and gallery access. A Basement car-park provides 59 no. car-parking spaces, cycle and motorcycle parking spaces, plant and ancillary accommodation with vehicular ramped access to the southern part of the site from Kylemore Road, with a separate emergency vehicle access at the northern end of site. A stand alone ancillary ESB and Switch room are provided at the northern end of the site adjacent to the emergency and service vehicle access. The proposal includes for public realm improvements to the existing footpath and provisions of additional on street car-parking spaces

The submission of observations period ended on the 20th September 2017. No third party submissions have been received during the statutory consultation period. In light of policies and objectives in support of developments such as that now proposed, it is considered that the floor area and mix of units in the form provided is acceptable and the development as proposed is in accordance with the proper planning and sustainable development of the area.

It is considered that the overall design and scale of the proposal is well reasoned and can be accommodated on site. Blocks A and B located onto Kylemore Road are 4 and 5 storeys in height. This height will help create a streetscape appearance as one travels both north and south on Kylemore Road. Block C, bordering the two storey dwellings on Colepark Drive are two storey and will provide the transition between the lower residential densities to the west and the potential for higher residential density on the

eastern portion of the site.

Internal DCC Departments made no objections to the proposed development. DCC Roads and Drainage Departments have recommended conditions.



In conclusion the proposed development is considered to be in accordance with the Development Plan 2016-2022. The proposed development is considered acceptable.

As approval of a Part VIII application is a reserved function of the Elected Members of the Council, it is our intention to bring the proposal to the November Council Meeting for formal approval.

Anthony Flynn
Executive Manager
10th October 2017