

**To the Chairperson and Members of the  
North West Area Committee**

**Meeting: 21<sup>st</sup> November 2017**

**Item No: 7**

**Part 8 Report for Scribblestown**

Notification is provided herewith that, in compliance with the provisions of Section 179 of the Planning and Development Act 2000 (as amended) Part 8 of the Planning and Development Regulations 2001 and with the provisions of the Local Government Act 2001 (as amended), it is Dublin City Council's intention to submit a Part VIII proposal, for consideration by the Elected Members of the Council at its December Meeting, to carry out the following works:

**The development of 70 residential units on 1.05 hectares of land situated adjacent to Ratoath Road, Scribblestown Lane, Scribblestown Road and Scribblestown Park, Finglas, Dublin 11.**

The approval of a Part VIII development proposal is a reserved function of the City Council.

**1. Background to the Proposed Development**

The Government's Social Housing Strategy 2020 includes a programme for delivery of approximately 1,500 new social housing units nationally via an 'availability based' Public Private Partnership (PPP) model. The proposed development is part of the first bundle of sites to be developed under this programme. The site at Scribblestown was identified and proposed for inclusion in the Social Housing PPP Programme by Dublin City Council, having regard to the social housing need and the suitability of the site for social housing development.

The units are proposed to be delivered using, an 'availability-based PPP model'. Under this model a specially formed project company (PPP Co.) designs (in accordance with the Part VIII approval), builds, finances and maintains the social housing units on behalf of the local authority subject to a contract. The maintenance and upkeep services are provided for a period of 25 years after construction. This model has previously been used successfully in Ireland to build a number of roads, schools and courts projects with a primary care centre project currently under construction.

Under this model, local authorities retain ownership of the land and are guaranteed that when the units are returned to the local authority at the end of the contract period they remain in good, pre-defined condition. The local authority remains the landlord and is responsible for nominating tenants from the local authority social housing waiting list, based on the local authority's allocation scheme.

The subject site has been identified to deliver 70 no. social housing units. While the 70 units proposed for development are all for social housing purposes, sustainability is achieved within the wider residential area as outlined in the Planning Supporting Statement and the Social Infrastructure Audit which were included as part of the Part VIII proposal. Section 7 of this report

provides additional information in relation to the tenure mix for Finglas South D Electoral District within which the site proposed for development is located.

A description of the proposed development is provided in Sections 5 & 6 of this report.

## **2. Social Housing Need**

A National Social Housing Needs Assessment undertaken in 2016 identifies Dublin City as having 19,811 households qualifying for Social Housing support. The site proposed for this development falls within DCC's 'Housing Area E'. Housing List statistics collated in July 2017 indicate that Area E alone currently has 3,380 households with an identified social housing need and some 48 per cent of all families with a social housing need in Area E have been on the waiting list in excess of 5 years.

Faced with this level of demand, it is critical for Dublin City Council to maximise, in so far as possible, social housing provision on lands in its ownership.

## **3. Statutory Planning Framework**

The statutory planning document guiding development in the area of the subject site is the new Dublin City Development Plan 2016 – 2022 (CDP) which came into effect in November 2016. The CDP identifies the site as being zoned Z1 - *"to protect, provide and improve residential amenities"*.

## **4. Site Description**

The subject site, outlined in red in the images below, is a 1.05 hectare fenced green-field site bounded to the north and north west by two-storey terraced housing set out in a series of cul-de-sacs within the Scribblestown Estate, to the east by the Ratoath Road, a local distributor road linking the Cabra, Finglas and Pelletstown suburbs, to the south by Scribblestown Lane, a narrow cul-de-sac serving agricultural lands further west and to the south west by undeveloped land zoned for residential use.

The site has a moderate slope north to south and the soil is well drained with a hedgerow on the boundary at the south side. The site is situated in front of Tolka Valley Park which is an integrated constructed wetland park of approximately 50 Hectares. This Park contains a number of recreation facilities such as pitch & putt golf courses, football pitches, angling areas and riverside walks. The park also has a number of ponds which store excess water from hard surface run offs.



**Legend**

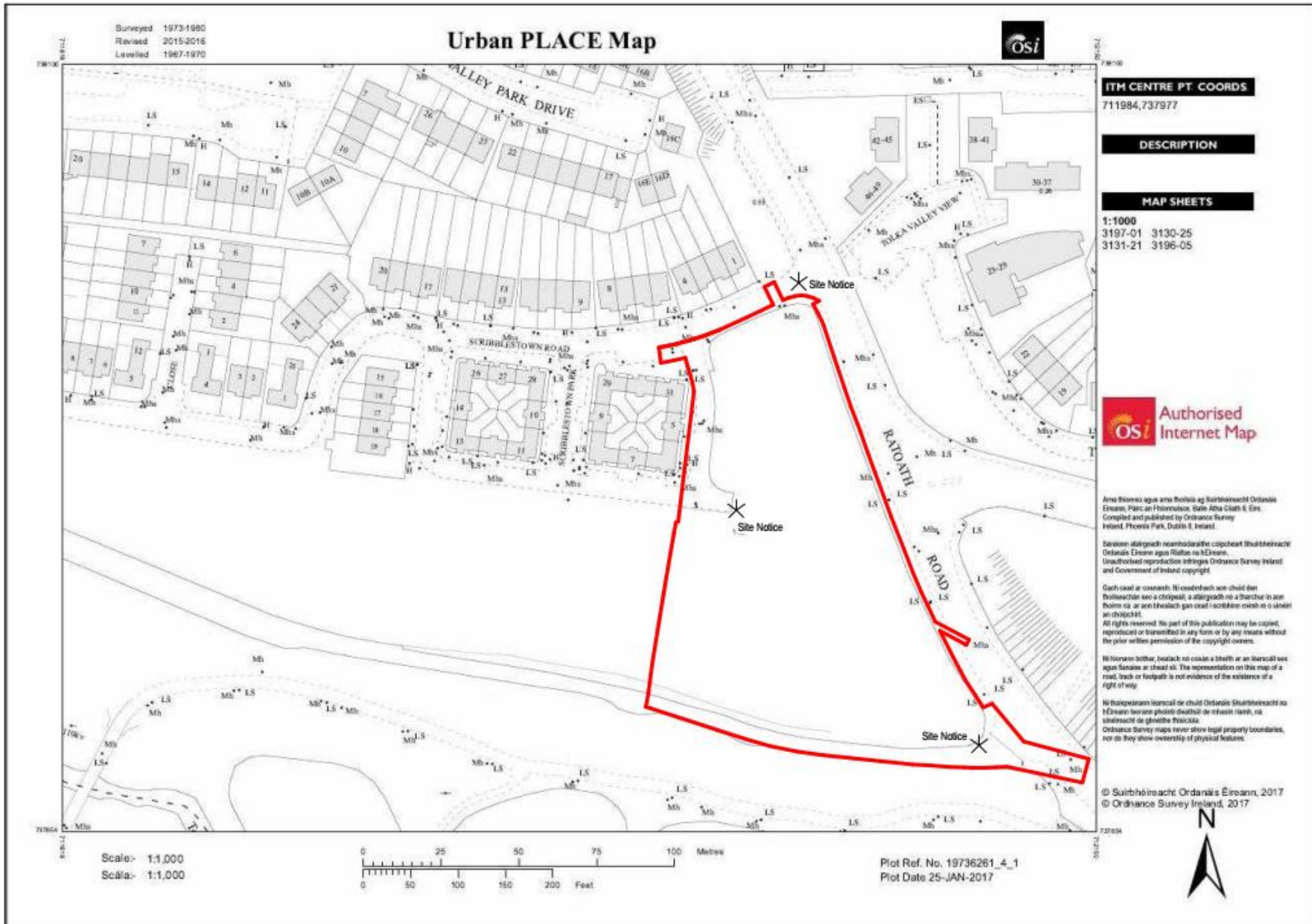
 Scribblestown, Finglas



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chartered town planning consultants

**Figure 1.0** Site Location & Context

**Aerial Photograph of the Subject Site**



Site Location Map

## 5. Development of Site Design Proposal

Much consideration has been given to the layout and design for the proposed scheme with particular emphasis given to:

1. Adjoining residential development & associated boundary treatment;
2. The protection and enhancement of residential amenities;
3. The confined & sloping nature of the site;
4. Access to the site; and
5. Provision of on-site car parking;

The image below illustrates the original site design proposal for the Scribblestown development:



The above design proposal was the subject of extensive consultation with elected representatives, the local residents and with the technical departments from both DCC & DoHPCLG which led to a number of revisions to the proposal including:

1. An increase in car parking provision on & adjacent to the site;
2. Re-positioning of the development further to the south of the site to create a larger public open space at the north of the site for use by both the residents of the proposed development and the wider community;
3. A revised traffic management plan for the proposed development with access/egress predominately from Scribblestown Lane;
4. The incorporation of design measures to discourage anti-social behaviour such as ensuring that all access routes and public areas are overlooked by dwellings to facilitate passive surveillance;

The image below illustrates the revised site design proposal for the Scribblestown development:



## 6. Development Proposal

The proposed development is a Part VIII Local Authority Works (LAW) made by Dublin City Council, Housing & Community Department and consists of:

1. Two separate apartment building blocks ranging in height from 3 to 6 storeys,
2. 70 no. apartment units including:
  - (a) 19 no. 1 bed units,
  - (b) 40 no. 2 bed units; and
  - (c) 11 no. 3 bed units;
3. 1,620 m<sup>2</sup> public open space and associated perimeter fencing;
4. 850 m<sup>2</sup> communal open space;
5. 108 no. car parking spaces;
6. Vehicular access to the site shall be from Scribblestown Lane with vehicular access from Scribblestown Road to accommodate emergency and maintenance vehicles only;
7. Widening and upgrade works to Scribblestown Lane to provide for access and additional on-street car parking;
8. Renewable energy design measures externally to the building at roof level;
9. Underground surface water attenuation; ESB substation;
10. Temporary construction signage; Estate signage;
11. Provision of wall and railing boundary treatment to perimeter of apartment complex; and all associated site works.

A selection of the design drawings for the proposed development has been attached to this report.

## **7. Consideration of Housing Tenure & Social Mix**

Census data provides an overview of existing housing stock by Electoral District (ED). According to Census Data compiled in 2016, Finglas South D, the ED in which the subject site is located, contains a housing stock of some 829 residential units, of which:

- 74% are privately owned / rented.
- 21% are social housing rented from either the Local Authority (LA) / Voluntary Housing Body (VHB).
- 5% not stated.

The proposed addition of 70 social housing units increases social housing provision in Finglas South D ED to 27% (inclusive of VHBs). The ratio of private to social housing outlined above is considered to be broadly consistent with a balanced and integrated tenure mix.

The subject site is in the ownership of Dublin City Council and therefore can be efficiently utilised to meet some of the demand for social housing arising in Finglas and the surrounding area.

## **8. Area Committee**

The North West Area (NWA) Committee was informed of the intent to initiate the Part VIII planning process for the proposed development at its meeting on the 20<sup>th</sup> June 2017.

## **9. Dublin City Council Pre Part VIII Technical Review**

In line with DCC's internal part VIII procedure (developed by the Planning Department) an internal technical review of the development proposal was arranged by the Project Team and design input was sought and received from the following key departments:

- City Architects
- Roads
- Drainage
- Landscaping
- Public Lighting

As outlined in section 5 above, a number of minor revisions to the original design proposal were requested during this technical review and the appropriate adjustments were made to the design proposal. Revised site plans were subsequently reviewed and approved by the relevant DCC technical advisors in advance of lodgement of the Part VIII proposal on 19<sup>th</sup> September 2017.

Dublin City Council's Roads Department advised that both the preliminary proposal (presented herewith) and the detailed design for this development should comply with the following DCC standard:

- **Construction Standards for Road and Street Works in Dublin City Council**

Dublin City Council's Public Lighting Section advised that the detailed lighting system design for this development should comply with the following DCC standards:

- **General Specification for Public Lighting Design and Installation in Housing, Industrial and Commercial Developments**

Copies of these documents have been made available to the Design Team for the project and compliance with these standards will be incorporated as a requirement in the contract documents for this project.

## **10. Public Consultation**

The Part VIII planning proposal for the proposed development was placed on public display from 19 September 2017 until 17<sup>th</sup> October 2017. The closing date for written submissions/observations on the proposal was 1<sup>st</sup> November 2017 and approximately 40 submissions were received within the statutory timeframe.

The Planning Department are currently evaluating the submissions/observations received and a copy of their report will form part of the Chief Executive's Report submitted to the Elected Members for consideration in advance of the December Council Meeting.

## **11. Conclusion**

The proposed development provides for a mix of apartment types and sizes all in response to the demands of the Dublin City Council Housing Waiting List. The scheme of apartments has had full regard to the provisions of the Design Standards for New Apartments: Guidelines for Planning Authorities (2015) and is compliant with the mandatory requirements as set out in the Guidelines.

There is adequate service infrastructure in the area to accommodate the development proposal including water and transport infrastructure. The proposed development seeks to address and meet some of the critical need for housing in the Finglas area, providing much needed accommodation for those on the Housing Waiting List.

As indicated in section 2, a key priority for Dublin City Council, and indeed all local authorities, is to deliver social housing and consequently there is an obligation on local authorities to maximise the use of resources within their control. The land in question is in public ownership, is appropriately zoned for residential use, and under this PPP model social housing can be delivered using private finance which is separate and additional to exchequer funding. The PPP format allows more social housing to be built in the context of constrained state resources and in a time of chronic need.

**James Nolan/Mary Davis**  
**SHB1 Project Unit**





**Notes:**  
 Do not scale from this drawing. Use figure dimensions only.  
 Dimensions and quantities shall be reported to the Architect.  
 This drawing is to be read in conjunction with relevant architectural drawings.  
 All dimensions are in millimeters and all lengths are in meters, in metric units unless otherwise noted.

**Contractor Design Responsibility:**  
 It is noted that there are many elements within the works that require contractor design and will be subject to confirmation as per RSCD's early Preliminary Inspection Plan for study on confirmation request.  
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**LEGEND**

- Green: Grass
- Dark Green: Reinforced Grass
- Light Green: Ground Covering Planting
- Orange: Amenity Path
- Purple: Coloured Tarmac/ Feature paving
- Grey: Road finish

**Other Symbols:**  
 - - - Existing levels  
 Solid lines Proposed levels  
 Red circle with slash: Existing Trees To Be Removed  
 Green circle: Proposed New Trees

**Annotations:**  
 - 2.1m high metal railing on brickwork plinth and piers to detail  
 - 1.2m high metal railing to detail  
 - 1.5m high metal railing to detail  
 - 1.8m high metal railing to detail  
 - 2.1m high metal railing on brickwork plinth and piers to detail  
 - Vehicular/pedestrian gates to detail  
 - Existing Road and junction reconfigured to alter junction and add extra parking for existing houses  
 - Pedestrian crossing  
 - New services connection  
 - New pedestrian gate

**Site Area:**  
 1.05 ha Total Site Area (Planning Red Line)  
 0.79 ha Site Net Development Area + Public Open Space

**House Types:**

Type	Count	Percentage
1 Bed apartments	19 Units	27%
2 Bed apartments	42 Units	57%
3 Bed apartments	11 Units	16%
<b>Total number of units</b>	<b>70 Units</b>	<b>(100%)</b>
Start Type Approval		70%

**Density:**  
 66 Units/ha (Net Development Area)  
 Public Open Space: 1030m<sup>2</sup> (10%)  
 Communal Open Space: 4100m<sup>2</sup>  
 Private Open Space: 4740m<sup>2</sup> Total: 8840m<sup>2</sup>

**Car Parking provision:**  
 1.38 spaces per unit  
 102.6 spaces total  
 20% for public use (20.5 spaces)  
 82.1 spaces for private use  
**Total: 102.6 spaces**

**Cycle Stands:**  
 75 Spaces

**Bins:**  
 12 Bins

**Revision Table:**

No.	Description	Date	By

**Project:**  
 Proposed development of 70 residential units, Scribblestown, Finglas

**Client:**  
 Dublin City Council

**Title:**  
 Planning - Proposed Site Plan

**Drawn:**  
 2219      0203      PS

**Scale:**  
 1:200

**Drawn by:**  
 5/00    05    08    08    08    08    08    08    08    08

**Check:**  
 5/00    05    08    08    08    08    08    08    08    08

**Project No:**  
 54 - For Stage Approval

**Date:**  
 08/08/2024

**COADY ARCHITECTS**

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 Tel: +353 1 272 3400  
 Fax: +353 1 272 3401  
 Email: info@coadyarchitects.com





- large scale structure tree planting 18-20cm girth
- medium scale street tree planting 18-20cm girth fastigate form
- feature tree planting 18-20cm girth
- pleached tree planting espalier 18-20cm girth
- reinforced grass
- grass seeding on minimum 200mm depth topsoil
- spring bulb planting
- low groundcover shrub and perennial planting <1m high on minimum 450mm depth topsoil
- native hedge planting on minimum 600mm depth topsoil
- wetpour rubber safety ply surface
- compacted gravel
- hardwood timber bench
- 5m high light column - refer to lighting plan  
7m radius clear of tree stems

**INDICATIVE PLANTING SCHEDULE**

**LARGE SCALE STRUCTURE TREES** - public open spaces and boundary areas  
 All trees should be full and well shaped, well established and have healthy root systems. Planted in same species groups. All trees should be 18-20cm girth.

SPECIES	COMMON NAME	HEIGHT	FORM
Quercus robur	Common Oak	18-20m	rounded
Castanea sativa	Chestnut	18-20m	rounded
Malus domestica	Domestic Apple	18-20m	rounded

**MEDIUM SCALE FASTIGIATE TREES** - streets  
 All trees should be full and well shaped, well established and have healthy root systems. Planted in same species groups. All trees should be 18-20cm girth.

SPECIES	COMMON NAME	HEIGHT	FORM
Quercus robur	Common Oak	18-20m	rounded
Castanea sativa	Chestnut	18-20m	rounded
Malus domestica	Domestic Apple	18-20m	rounded

**FEATURE TREES** - LARGE SPECIES PLANTINGS - courtyard  
 All trees should be full and well shaped, well established and have healthy root systems.

SPECIES	COMMON NAME	HEIGHT	FORM
Quercus robur	Common Oak	18-20m	rounded
Castanea sativa	Chestnut	18-20m	rounded
Malus domestica	Domestic Apple	18-20m	rounded

**SMALL-MEDIUM SCALE TREES** - courtyard areas  
 All trees should be full and well shaped, well established and have healthy root systems.

SPECIES	COMMON NAME	HEIGHT	FORM
Quercus robur	Common Oak	18-20m	rounded
Castanea sativa	Chestnut	18-20m	rounded
Malus domestica	Domestic Apple	18-20m	rounded

**NATIVE HEDGE PLANTING** - boundaries  
 All plants in same species group of 0-1 plants in each segment except 0.5m sections

SPECIES	COMMON NAME	HEIGHT	DENSITY
Quercus robur	Common Oak	18-20m	100 plants/m
Castanea sativa	Chestnut	18-20m	100 plants/m
Malus domestica	Domestic Apple	18-20m	100 plants/m

**SHRUBS** - building terraces, courtyard and public open space  
 All shrubs should be full and well shaped, well established and have healthy root systems. They should be container plants, 10-15cm high and described as established. Shrubs shall conform to the appropriate British Standard.

SPECIES	COMMON NAME	FOY SIZE	HEIGHT	DENSITY
Quercus robur	Common Oak	10-15cm	100 plants/m	100 plants/m
Castanea sativa	Chestnut	10-15cm	100 plants/m	100 plants/m
Malus domestica	Domestic Apple	10-15cm	100 plants/m	100 plants/m

**PERENNIALS** - building terraces and courtyard  
 All plants in same species group of 0-1 plants in each segment except 0.5m sections

SPECIES	COMMON NAME	FOY SIZE	HEIGHT	DENSITY
Quercus robur	Common Oak	10-15cm	100 plants/m	100 plants/m
Castanea sativa	Chestnut	10-15cm	100 plants/m	100 plants/m
Malus domestica	Domestic Apple	10-15cm	100 plants/m	100 plants/m

**SHRUBS** - groundcover planting within public open spaces  
 All shrubs should be full and well shaped, well established and have healthy root systems. They should be container plants, 10-15cm high and described as established. Shrubs shall conform to the appropriate British Standard.

SPECIES	COMMON NAME	FOY SIZE	HEIGHT	DENSITY
Quercus robur	Common Oak	10-15cm	100 plants/m	100 plants/m
Castanea sativa	Chestnut	10-15cm	100 plants/m	100 plants/m
Malus domestica	Domestic Apple	10-15cm	100 plants/m	100 plants/m

**GRASSES AND PERENNIALS** - groundcover planting public open spaces  
 All plants in same species group of 0-1 plants in each segment except 0.5m sections

SPECIES	COMMON NAME	FOY SIZE	HEIGHT	DENSITY
Quercus robur	Common Oak	10-15cm	100 plants/m	100 plants/m
Castanea sativa	Chestnut	10-15cm	100 plants/m	100 plants/m
Malus domestica	Domestic Apple	10-15cm	100 plants/m	100 plants/m

**SPRING BULB PLANTING** - edges of grassed areas and beneath trees

SPECIES	COMMON NAME	COVERAGE
Quercus robur	Common Oak	100 plants/m
Castanea sativa	Chestnut	100 plants/m
Malus domestica	Domestic Apple	100 plants/m



1 3D View 1- Rathbath Road



2 3D View 2- Scribblestown Road



3 3D View 3- From Road



4 3D View 4- From Rathbath Road

Notes  
 Do not scale from this drawing.  
 Use figure dimensions only.  
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 This drawing is for use in conjunction with other architectural drawings.  
 All dimensions are in millimeters and all levels are in meters to mean  
 datum unless otherwise noted.  
 Contractor Design responsibility  
 It is indicated there are many elements within the context that require  
 specialist design, and all are subject to local conditions as part of the  
 Authority's Preliminary Inspection Plan for all projects and conditions required.  
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Revisions	
1. Based for Comment	JMB/TTT 08
2. Based for Submission	JMB/TTT 12
Rev	Description
Project Proposed development of 70 no residential units, Scribblestown, Finglas	
Client Dublin City Council	
Title Planning- 3D Views	
Drawing / Document Name	Project No.
2219 SHB1-SCRAP-COADR-0227	
Subsidiary Status / Code / Description	Phase
S4 - For Stage Approval	P- 2
Scale @ A1	Drawn
1:500	JMB
Checked	Date
JMB	01/07/17
<b>COADY</b> ARCHITECTS <small>1st Floor, 100, North Circular Road, Dublin 15, Ireland. Tel: 01 856 8100          2nd Floor, 100, North Circular Road, Dublin 15, Ireland. Tel: 01 856 8100          3rd Floor, 100, North Circular Road, Dublin 15, Ireland. Tel: 01 856 8100</small>	



1 Axonometric North East



2 Axonometric North West



3 Axonometric South East



4 Axonometric South West

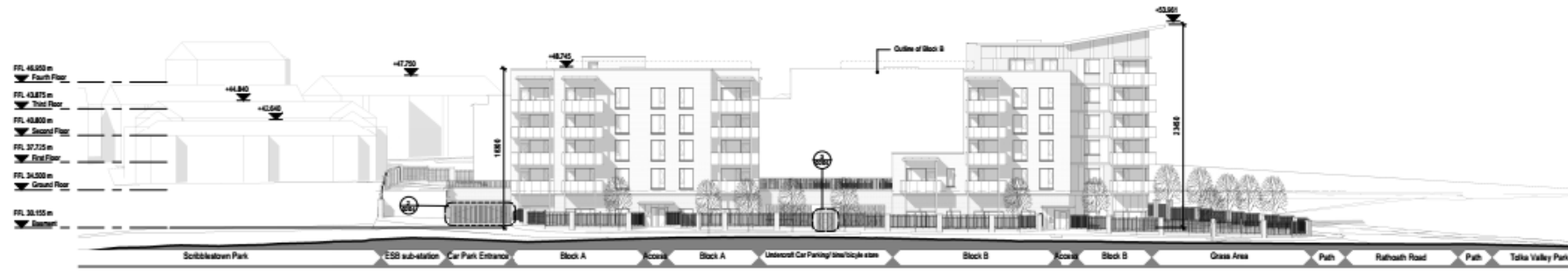
Notes  
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 All dimensions are to millimetres and all levels, or in order to match  
 others, otherwise stated.  
 Contractor Design responsibility  
 It is advised that there are many elements within the works that require  
 particular design, and will be subject to verification as part of RCM-  
 see Preliminary Response Plan for details on verification required.  
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Revisions	
1	Issued for Comment
2	Issued for Information

Project	2021/11	1/1
Client	Dublin City Council	
Title	Planning- 3D Axonometric	
Drawing / Document Name	2219 SHB1-SCR-AR-COA-DR-0226	
Authority Status / Code - Description	54 - For Stage Approval	P- 2
Scale @ A1	Drawn	Checked
	1/100	1/100
Date	15/11/21	



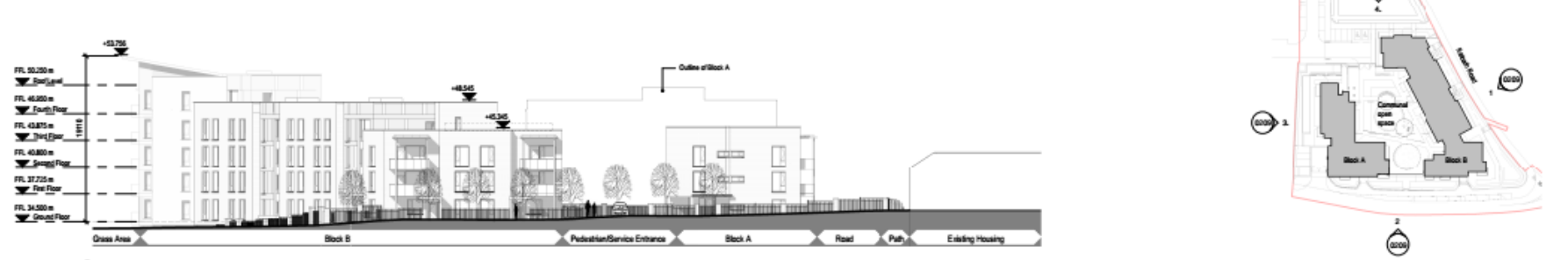
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2 Planning-Contextual Elevation B  
1:100



3 Planning-Contextual Elevation C  
1:100



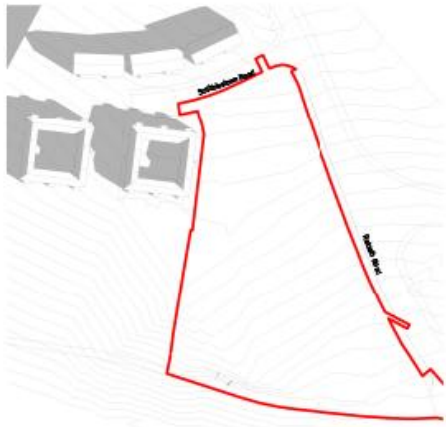
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3 Planning- Key Plan Contextual Elevations

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 All dimensions are in millimetres and all levels are in meters to mean sea level.  
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Proposed development of 70 no residential units, Scobblesdown, Finglas  
 Dublin City Council  
 Title: Planning- Contextual Elevations  
 Drawing/ Document Name: 2219 SH-B1-SCR-AR-COA-DR-0209  
 Page: 3  
 Revision: P- 3  
 Date: 07/11/21  
 COADY ARCHITECTS



1 Pierino-Shadow Analysis- 21st March 9am Existing  
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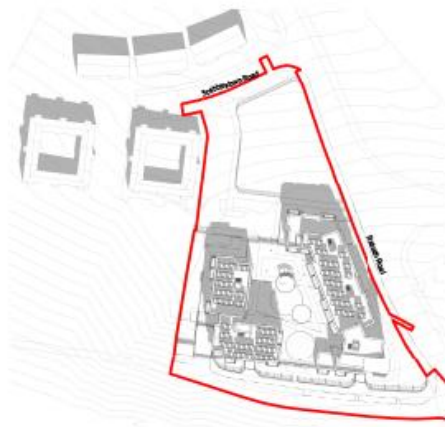
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3 Pierino-Shadow Analysis- 21st March 3pm Existing  
1:1,000



4 Pierino-Shadow Analysis- 21st March 9am Proposed  
1:1,000



5 Pierino-Shadow Analysis- 21st March 12pm Proposed  
1:1,000



6 Pierino-Shadow Analysis- 21st March 3pm Proposed  
1:1,000