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- (a) **Planning & Development Act 2000 (as amended) & Planning & Development Regulations 2001 (as amended) (Part VIII)**
- (b) **Local Government Act 2001 (as amended)**
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In compliance with the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) and in compliance with the provisions of the Local Government Act 2001 (as amended), we seek the approval of the Elected Members of Dublin City Council 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 & Financing of 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. 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. 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.

Under an 'availability-based PPP 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. The 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.

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 for DCC 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. Additionally, of the 3,380 households referenced above, some 1,601 families are in need of a 1 bed unit, 1,285 families are in need of a 2 bed unit and 447 families are in need of a 3 bed unit.

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. 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 included with 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 outlined in Sections 5 & 6 of this report

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”*

The Planning Assessment attached as Appendix 1 of this report examines the proposed development's compliance with statutory planning requirements in more detail.

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 slopes 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

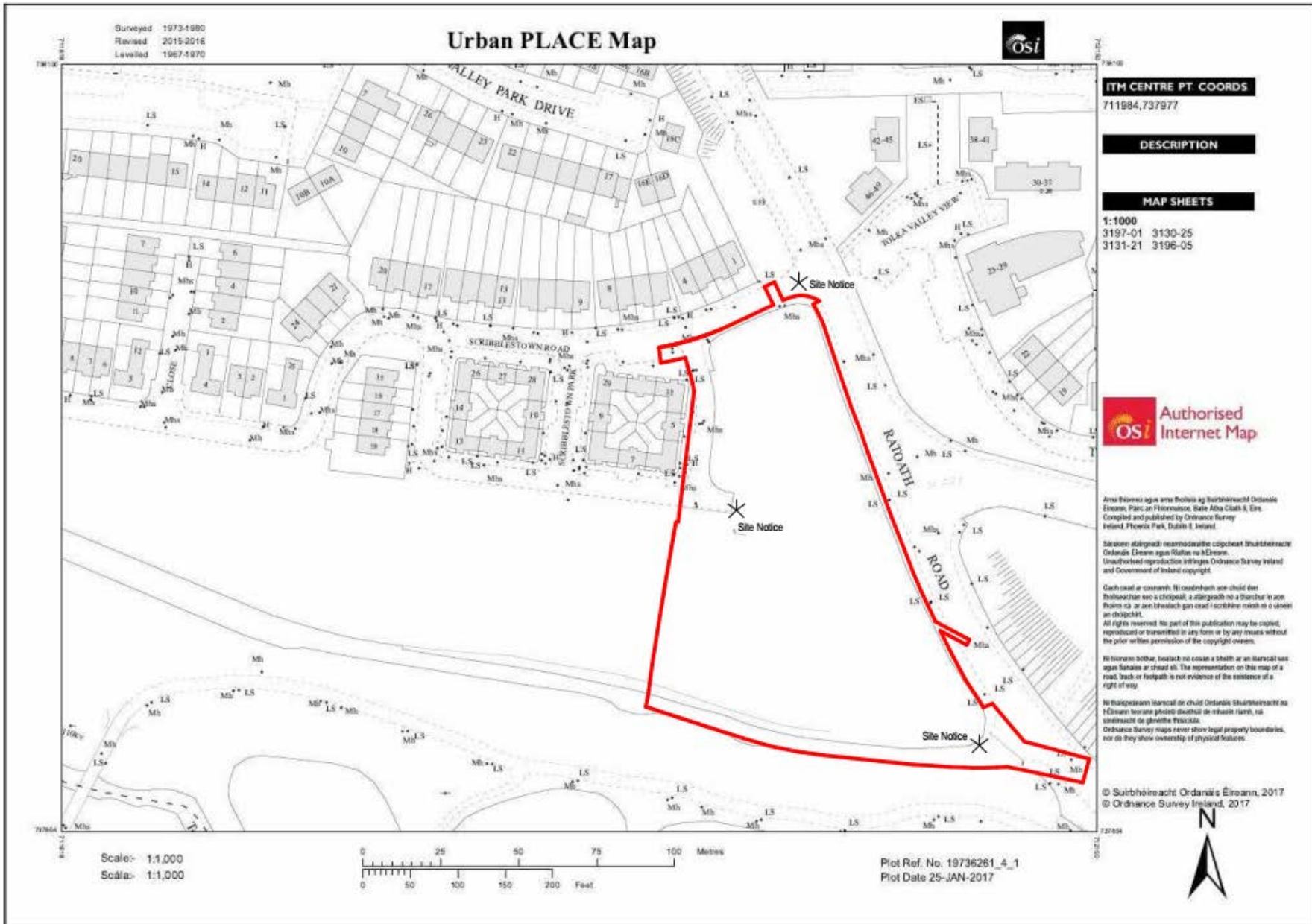
 Scribblestown, Finglas



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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. The demand for 1, 2 & 3 bed social housing units in Area E.
2. Adjoining residential development & associated boundary treatment;
3. The protection and enhancement of residential amenities;
4. The confined & sloping nature of the site;
5. Access to the site; and
6. 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 enhance 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 m² public open space and associated perimeter fencing;
4. 850 m² 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 included with this report. The full planning proposal, including the Planning Supporting Statement and the Social Infrastructure Audit Report, can be viewed via this link: [Scribblestown Part VIII](#).

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% are unstated.

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.

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 20th June 2017. At the conclusion of the public consultation period for the planning proposal, a further report was submitted to the Elected Members of the NWA Committee for information at its meeting on the 21st November 2017.

The November report to NWA provided an overview of the Part VIII planning application for the proposed development based on information available to the Project Team at the time of writing. It also advised the NWA committee of DCC's intention to submit the Part VIII proposal to the Elected Members of the Full Council for consideration at their meeting scheduled to take place on December 4th.

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 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 19th 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 project agreement for this project, should the Elected Members approve this Part VIII proposal.

10. Submissions / Observations arising from Public Consultation

Public Submissions

Plans and Particulars of the proposed development were made available for inspection for a period of 4 weeks from 19th September 2017 until 17th October 2017 during public opening hours at the following locations:

- Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8,
- North West Area Office, Finglas Civic Centre, Mellows Road, Finglas, Dublin 11.

Approximately 40 written submissions were received within the statutory period which included submissions from the following Elected Representatives:

- Deputy Dessie Ellis TD;
- Deputy Roisin Shorthall TD;
- Deputy Noel Rock TD;
- Councillor Anthony Connaghan;
- Councillor Paul McAuliffe;
- Councillor David Costelloe.

11. Summary of issues raised during the Public Consultation phase

The main issues raised are summarised as follows:

- Social Infrastructure including Educational, Childcare & Community, Retail & Healthcare Facilities;
- The number of units and tenure mix proposed;
- Data contained in the reports accompanying the Part VIII proposal e.g. distances between the site and nearby facilities;
- Compliance with CDP height restrictions / the scheme is out of character with adjoining two storey housing / will block the light from adjoining houses;
- Drainage issues;
- Parking provision for cars, electric vehicles and bicycles;
- Pedestrian Safety concerns regarding the Ratoath Road;
- Traffic & Public Transport Issues;
- Access/Egress points for the proposed development;
- Potential for anti-social behaviour;
- Boundary Treatment for the proposed development;
- An Environmental Impact report should be completed for the development;
- Compliance with the City Development Plan 2016-2022.

All submissions have been considered by the Planning Department and the completed planning assessment report is attached as Appendix 1 of this report.

The Planning Department has recommended that the proposed scheme be approved subject to a number of planning conditions which are outlined in their report.

In addition to these conditions, the planning department has set out the following recommendations:

- Omission of the gates to avoid segregation and to promote good community connections.
- Retention of the 5 access points into the proposed public park.

12. Conclusion

The proposed development provides for a mix of apartment types and sizes in keeping with 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.

Analysis of the proposed site location, conducted by the technical advisors to the project while developing the Part VIII proposal, concludes that there is adequate service infrastructure in the area to accommodate the development proposal including water and transport infrastructure.

As outlined in section 2, a key priority for DCC is to deliver social housing, particularly 1, 2 & 3 bed units, consequently DCC have an obligation to maximise the use of resources within our control. The land in question is in public ownership and is appropriately zoned for residential use. The proposed development seeks to address and meet some of the critical need for housing in the area providing much needed accommodation for those on the Housing Waiting List.

13. Recommendation:

The proposed development has been assessed and it is considered that it would be consistent with the Dublin City Development Plan 2016-2022 and with the proper planning and sustainable development of the area.

There is therefore no objection to the proposal which should proceed having regard to the standards outlined under section 9 of the Chief Executive's Report and the recommendations and planning conditions contained in the Planning Assessment Report attached as Appendix 1 to this report:

This report is submitted to the City Council pursuant to Section 138 of the Local Government Act, 2001 (as amended) and Section 179 of the Planning and Development Act, 2000 (as amended), subject to the provisions of Section 139 of the Local Government Act 2001 (as amended).

I recommend the proposed Part VIII development as detailed in this report for approval by the Elected Members of the Council.

Resolution:

"That Dublin City Council notes Report No 393/2017 and hereby approves the contents therein".

Owen P. Keegan
Chief Executive
Dublin City Council

Dated: 22 November 2017



- 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 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
 NB: All trees should be tall and well shaped, with rounded and clear healthy leaf spaces. Planted in same species groups. Minimum 180cm clear over canopy.
 All trees within 10m clear zone.

SPECIES	COMMON NAME	SPRINT	FORM
Quercus ilex	Common Holly	18-20cm	columnar
Thuja occidentalis	Common Yew	18-20cm	columnar

MEDIUM SCALE FASTIGIATE TREES - streets
 NB: All trees should be tall and well shaped, with rounded and clear healthy leaf spaces. Planted in same species lines. All trees should be tall and well shaped, with rounded and clear healthy leaf spaces.

SPECIES	COMMON NAME	SPRINT	FORM
Quercus ilex	Common Holly	18-20cm	columnar
Thuja occidentalis	Common Yew	18-20cm	columnar

FEATURE TREES & LARGE SPECIMEN TREES - courtyard
 NB: All trees should be tall and well shaped, with rounded and clear healthy leaf spaces.

SPECIES	COMMON NAME	SPRINT	FORM
Quercus ilex	Common Holly	18-20cm	columnar
Thuja occidentalis	Common Yew	18-20cm	columnar

SMALL MEDIUM SCALE TREES - courtyard/avenue areas
 NB: All trees should be tall and well shaped, with rounded and clear healthy leaf spaces.

SPECIES	COMMON NAME	SPRINT	FORM
Quercus ilex	Common Holly	18-20cm	columnar
Thuja occidentalis	Common Yew	18-20cm	columnar

NATIVE HEDGE PLANTING - boundaries
 NB: Planted in same species groups of 7-11 plants in double staggered rows (180cm centres).

SPECIES	COMMON NAME	SPRINT	DENSITY
Quercus ilex	Common Holly	18-20cm	1.2 plants/m
Thuja occidentalis	Common Yew	18-20cm	1.2 plants/m

BUILDINGS - building terraces, courtyard and public amenity
 NB: All trees should be tall and well shaped, with rounded and clear healthy leaf spaces. They should be planted in rows, lines or clusters in accordance with the schedule. Minimum 180cm clear over canopy. Planted in same species groups.

SPECIES	COMMON NAME	FOY SIZE	HEIGHT	DENSITY
Quercus ilex	Common Holly	18-20cm	1.2 plants/m	1.2 plants/m
Thuja occidentalis	Common Yew	18-20cm	1.2 plants/m	1.2 plants/m

PERENNIALS - building terraces and courtyard
 NB: All plants should be tall and well shaped, with rounded and clear healthy leaf spaces. They should be planted in rows, lines or clusters in accordance with the schedule. Minimum 180cm clear over canopy. Planted in same species groups.

SPECIES	COMMON NAME	FOY SIZE	HEIGHT	DENSITY
Quercus ilex	Common Holly	18-20cm	1.2 plants/m	1.2 plants/m
Thuja occidentalis	Common Yew	18-20cm	1.2 plants/m	1.2 plants/m

GRASSES AND PERENNIALS - groundcover planting public open spaces
 NB: All plants should be tall and well shaped, with rounded and clear healthy leaf spaces. They should be planted in rows, lines or clusters in accordance with the schedule. Minimum 180cm clear over canopy. Planted in same species groups.

SPECIES	COMMON NAME	FOY SIZE	HEIGHT	DENSITY
Quercus ilex	Common Holly	18-20cm	1.2 plants/m	1.2 plants/m
Thuja occidentalis	Common Yew	18-20cm	1.2 plants/m	1.2 plants/m

SPRING BULB PLANTING - edges of grassed areas and beneath trees
 NB: All plants should be tall and well shaped, with rounded and clear healthy leaf spaces. They should be planted in rows, lines or clusters in accordance with the schedule. Minimum 180cm clear over canopy. Planted in same species groups.

SPECIES	COMMON NAME	COVERAGE
Quercus ilex	Common Holly	1.2 plants/m
Thuja occidentalis	Common Yew	1.2 plants/m



1 - 3D View 1- Rathoath Road



2 - 3D View 2- Scribblestown Road



3 - 3D View 3- From Road



4 - 3D View 4- From Rathoath Road

Notes

Do not scale from this drawing.

Use Imperial dimensions only.

All sizes and volumes to be reported to the local authority.

The drawing is for use in conjunction with architectural and structural drawings.

All dimensions are in millimetres and all levels are in metres to sea level unless otherwise stated.

Contractor Design Responsibility

It is understood that any works shown within the works that require contractor design, and will be subject to verification as part of SCAR - see Preliminary Inspection Plan for details on verification required.

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1 Approved/Consent 2 Approved/Information Plan		JAMESY AS JAMESY LD JAW
Project Proposed development of 70 no residential units, Scribblestown, Finglas		
Client Dublin City Council		
Title Planning- 3D Views		
Drawing/Document Name Project Name: 2219 SH-B1-SCR-AR-COADR-0227		
Submittal Status / Code / Description S4 - For Stage Approval		Revision P- 2
Drawn By JAW	Checked By JAW	Date 04/10/17
COADY ARCHITECTS <small>1st Floor, 100, Main Street, Dublin 8, Ireland. Tel: 01 454 4474 100 Main Street, Dublin 8, Ireland. Tel: 01 454 4474 01 454 4474 (09:00-18:00) admin@coady.ie www.coady.ie</small>		



1 Axonometric - North East



2 Axonometric - North West



3 Axonometric - South East

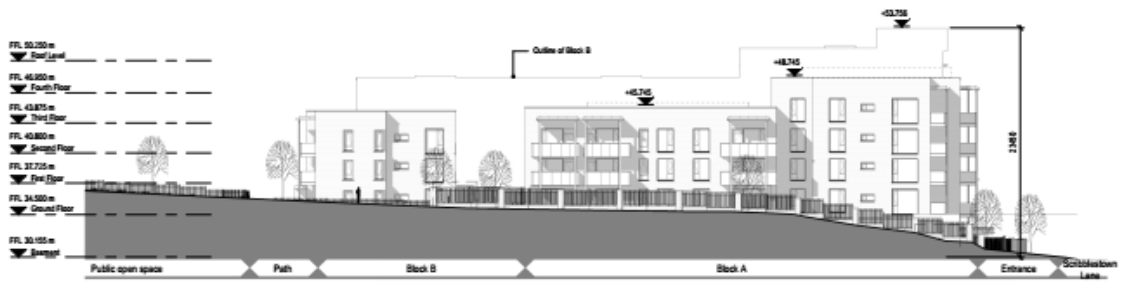
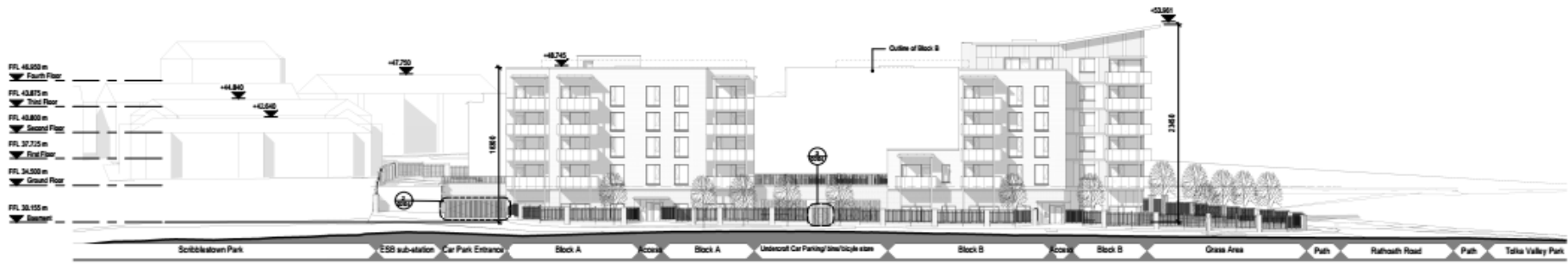


4 Axonometric - South West

Notes
 Do not scale from this drawing.
 All figures are approximate only.
 All areas and volumes to be reported to the Authority.
 This drawing to be read in conjunction with relevant contract drawings.
 All dimensions given in millimetres and all levels in metres to Irish datum unless otherwise stated.
 Contractor Design Responsibility
 It is noted that there are many elements within the works that require construction details and will be subject to verification in accordance with the Preliminary Technical Plan for study or verification purposes.
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1 Issue for Comment 2 Approved for Submission Date: _____ By: _____		2023/11 AS 2023/11 LD 2023/11
Project: Proposed development of 70 no residential units, Scribblestown, Finglas		
Client: Dublin City Council		
Title: Planning- 3D Axonometric		
Drawing/Document Name: 2219 SHB1-SCR-AR-COA-DR-0226		
Submittal Status / Client / Description: S4 - For Stage Approval		Revision: P- 2
Scale @ A1: ASAG	Date: AS	Date: 01/11/2023
COADY ARCHITECTS <small> 40 Phoenix Business Ctr, Phoenix, Dublin 6, D08 V9W8 2 Colindale Avenue, 10th Fl, Dublin 4, Co. Dublin, D04 T606 01 453 5000 01 453 5001 admin@coady.ie www.coady.ie </small>		

Notes
 Do not scale from this drawing.
 Use Imperial dimensions only.
 All figures and annotations to be reported to the Authority.
 This drawing to be read in conjunction with relevant consultant's drawings.
 All dimensions are in millimetres and all levels are in metres to mean
 datum unless otherwise stated.
 Contractor/Designer responsibility
 It is noted that there are many elements within the works that require
 weatherable design, and will be subject to verification in part of BIDDOR -
 see Preliminary Inspection Plan for clarity on certification required.
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Revisions			
1	Issue for Comment 16/07/17 JB		
2	Issue for Comment 24/07/17 JB		
3	Issue for Information 08/08/17 J.L.S.		
Rev	Description	Date	By
Project Proposed development of 70 no residential units, Scribblestown, Finglas			
Client Dublin City Council			
Title Planning- Contextual Elevations			
Drawing/Document Control Page No. 14 of 14 Project No. 2219 SHB1-SCR-AR-COA-DR-0209			
Sustainability (Date - Description) S4 - For Stage Approval			Revision P- 3
Scale @ A1	Drawn	Checked	Date
As Indicated	RMG	AM	05/03/17
COADY ARCHITECTS <small>60 Poppendene Road, Roskilde, Dublin 4, D08 V978 40 Capheaton Street, North St. Stephen's, Co. Galway H91 2D8 01 852 765 100 / 0035 222222 / coady@coady.ie / www.coady.ie</small>			

Chief Executive's Report: 393/2017: Appendix 1:

**Planning Assessment of LAW Part VIII: Ref 3877/17
Site at Scribblestown, Finglas, Dublin 11**

APPLICATION NO. 3877/17
PROPOSAL LAW: Planning and Development Act 2000 (as amended)
Planning and Development Regulations 2001 (as amended) -
Part VIII

Applicant: Dublin City Council, Housing and Community
Department, Civic Offices, Wood Quay, Dublin 8
Location: Site bounded by Ratoath Road, Scribblestown Lane,
Scribblestown Road and Scribblestown Park, Finglas, Dublin 11

Development Proposal: Pursuant to the requirements of the
above, notice is hereby given of a proposed residential
development to consist of:

- i) 2 separate apartment building blocks ranging in height from 3 to 6 storeys, comprising a total of 70 no. apartment units including (a) 19 no. 1 bed units, (b) 40 no. 2 bed units; and (c) 11 no. 3 bed units;
- ii) Renewable energy design measures externally to the building at roof level;
- iii) 1620 sq.m public open space and associated perimeter fencing;
- iv) 850 sq.m communal open space;
- v) 108 no. car parking spaces;
- vi) vehicular access to the site shall be from Scribblestown Lane with vehicular access from Scribblestown Road to accommodate emergency and maintenance vehicles only;
- vii) realignment of the existing Scribblestown Park Road and its junction with Scribblestown Road;
- viii) Widening and upgrade works to Scribblestown Lane to provide for access and on-street car parking;
- ix) underground surface water attenuation;
- x) ESB substation;
- xi) temporary construction signage;
- xii) estate signage;
- xiii) provision of wall and railing boundary treatment to perimeter of apartment complex; and
- xiv) all associated site works.

LOCATION Site bounded by Ratoath Road, Scribblestown Lane,
Scribblestown Road, and Scribblestown Park, Finglas, Dublin
11

APPLICANT Dublin City Council

DATE LODGED 19-Sep-2017

ZONING , , ,

APPLICATION TYPE LAW

S.O'C/NC

16/11/2017

SITE NOTICE: Site notices (x3) checked, in position and in order

DEVELOPMENT PLAN STANDARDS AND LAND USE ZONING

The site is governed by the landuse zoning Sustainable Residential Neighbourhoods – Zone Z1 with objective “To protect, provide and improve residential amenities”.

Housing Policy and Standards

DOEHLG Guidelines on ‘Quality Housing for Sustainable Communities Best Practice Guidelines for Delivering Homes Sustaining Communities (2007).

This document sets out principles and criteria for the provision of quality housing. Guidance in relation to the planning and design of houses is set out in Chapter 5.

Sustainable Residential Development in Urban Areas; Guidelines for Planning Authorities, May 2009 and its accompanying Urban Design manual 2009.

This document sets out the requirements for residential development in terms of appropriate densities form and make up for different types of settlement. The document seeks the achievement of the efficient use of serviced lands, sustainable travel patterns and the efficient use of energy. In cities generally in brownfield sites and public transport corridors in particular, increased densities should be encouraged on residentially zoned lands.

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (December 2015)

This document sets out the standards for apartment developments

City Development Plan 2016 - 2022

It is the policy of Dublin City Council:

CC3: *To promote energy efficiency, energy conservation, and the increased use of renewable energy in existing and new developments.*

CC4: *To encourage building layout and design which maximises daylight, natural ventilation, active transport and public transport use.*

CCO12: *To ensure high standards of energy efficiency in existing and new developments in line with good architectural conservation practice and to promote energy efficiency and conservation in the design and development of all new buildings in the city, encouraging improved environmental performance of building stock.*

SC5: *To promote the urban design and architectural principles set out in Chapter 15, and in the Dublin City Public Realm Strategy 2012, in order to achieve a quality, compact, well-connected city.*

SC13: *To promote sustainable densities, particularly in public transport corridors, which will enhance the urban form and spatial structure of the city; which are appropriate to their context, and which are supported by a full range of community infrastructure such as schools, shops and recreational areas, having regard to the safeguarding criteria set out in Chapter 16 (development standards), including the criteria and standards for good neighbourhoods, quality urban design and excellence in architecture. These sustainable densities will include due consideration for the protection of surrounding residents, households and communities.*

SC14: *To promote a variety of housing and apartment types which will create both a distinctive sense of place in particular areas and neighbourhoods, including coherent streets and open spaces.*

SC19: *To promote the development of a network of active, attractive and safe streets and public spaces which are memorable, and include, where appropriate, seating, and which encourage walking as the preferred means of movement between buildings and activities in the city. In the case of pedestrian movement with major developments, the creation of a public street is preferable to an enclosed arcade or other passageway.*

SC20: *To promote the development of high-quality streets and public spaces which are accessible and inclusive, and which deliver vibrant, attractive, accessible and safe places and meet the needs of the city's diverse communities.*

SC21: *To promote the development of a built environment and public spaces which are designed to deter crime and anti-social behaviour, which promote safety and which accord with the principles of universal design, as set out in the Dublin City Public Realm Strategy.*

SC25: *To promote development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture befitting the city's environment and heritage and its diverse range of locally distinctive neighbourhoods, such that they positively contribute to the city's built and natural environments. This relates to the design quality of general development across the city, with the aim of achieving excellence in the ordinary, and which includes the creation of new landmarks and public spaces where appropriate.*

SC26: *To promote and facilitate innovation in architectural design to produce contemporary buildings which contribute to the city's acknowledged culture of enterprise and innovation, and which mitigates and is resilient to, the impacts of climate change.*

QH4: *To support proposals from the Housing Authority and other Approved Housing Bodies and Voluntary Housing Bodies in appropriate locations subject to the provisions of the Development Plan.*

QH5: *To promote residential development addressing any shortfall in housing provision through active land management and a co-ordinated planned approach to developing appropriately zoned lands at key locations including regeneration areas, vacant sites and underutilised sites.*

QH7: *To promote residential development at sustainable urban densities throughout the city in accordance with the core strategy, having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area.*

QH10: *To support the creation of a permeable, connected and well-linked city and discourage gated residential developments as they exclude and divide established communities.*

QH11: *To ensure new developments and refurbishments are designed to promote safety and security and avoid anti-social behaviour in accordance with the Safety and Security Design Guidelines contained in the Appendices*

QH12:—*To promote more sustainable development through energy end-use efficiency, increasing the use of renewable energy, and improved energy performance of all new development throughout the city by requiring planning applications to be supported by information indicating how the proposal has been designed in accordance with the development standards set out in the Development Plan*

QH13: *To ensure that all new housing is designed in a way that is adaptable and flexible to the changing needs of the homeowner as set out in The Residential Quality Standards and with regard to the Lifetime Homes guidance contained in Section 5.2 of the Department of Environment, Heritage and Local Government 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007)*

QH18: *To promote the provision of high-quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development, and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood, in accordance with the standards for residential accommodation.*

QH19: *To promote the optimum quality and supply of apartments for a range of needs and aspirations, including households with children, in attractive, sustainable mixed-income, mixed-use neighbourhoods supported by appropriate social and other infrastructure.*

QH20: *To ensure apartment developments on City Council sites are models of international best practice and deliver the highest quality energy efficient apartments with all the necessary infrastructure where a need is identified, to include community hubs, sports and recreational green open spaces and public parks and suitable shops contributing to the creation of attractive, sustainable, mixed-use and mixed-income neighbourhoods*

QH21: *To ensure that new houses provide for the needs of family accommodation with a satisfactory level of residential amenity, in accordance with the standards for residential accommodation.*

GI11: *To seek the provision of additional spaces in areas deficient in public open spaces – by way of pocket parks or the development of institutional lands.*

GI13: *To ensure that in new residential developments, public open space is provided which is sufficient in quantity and distribution to meet the requirements of the projected population, including play facilities for children*

SN18: *To encourage and facilitate the provision of a range of community facilities in the city that caters for all*

CHC9: *To protect and preserve monuments.*

Chapter 16 Development Standards

Appendix 2 Housing Strategy

Appendix 14 Safety and Security Guidelines

SITE DESCRIPTION

The site is located on an elevated corner at the junction of Scribblestown Road, Ratoath Road (R102) and Scribblestown Lane. The general area is characterised mostly by two-storey dwellings with more recently constructed higher density apartment schemes located, and visible, in close proximity to the south in Pelletstown (SDRA 3).

The site is an undeveloped grassland site bounded by palisade fencing sloping moderately from north to south.

To the west and south-west of the site are two-storey terraced residential dwellings in Scribblestown Park and residential zoned undeveloped land (Z1); to the north are two-storey terraced dwellings along Scribblestown Road; to the east is Ratoath Road and to the south is Scribblestown Lane (a narrow cul-de-sac serving agricultural lands further west) and Tolka River Valley and parkland (Z9) mostly located within a conservation area further south.

PROPOSAL

The application is for social housing and consists of:

- i) 2 separate apartment building blocks ranging in height from 3 to 6 storeys, comprising a total of 70 no. apartment units including (a) 19 no. 1 bed units, (b) 40 no. 2 bed units; and (c) 11 no. 3 bed units;
- ii) Renewable energy design measures externally to the building at roof level;
- iii) 1620 sq.m public open space and associated perimeter fencing;
- iv) 850 sq.m communal open space;
- v) 108 no. car parking spaces;

The units are to be delivered using an 'availability-based PPP model'. This model is explained in the Supporting Planning Statement report submitted with the application as follows: *"Under this model a consortium designs (in accordance with the grant of planning permission), 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. After this, the units are returned to the local authority in good, pre-defined condition"*.

SITE PLANNING HISTORY on site and those adjoining

Plan No. 4342/02: City Council Approved – 118 Affordable Housing Dwellings

Plan no.: 204/01: City Council Approved - 106 units was submitted and

Nearby:

Plan No. 2353/07: On lands in the Tolka River Valley, Defined By River Road To The South, Scribblestown Lane To The North East And Ratoath Road To The East, Dublin 11 Construction of a new park including lakes, bridge and boardwalk

OBSERVATIONS

Third Parties: 40no. received and include some signed by a number of residents. A list of observers is contained in Appendix A.

The main issues raised are as follows:

1. The scheme should include a childcare facility and a community centre (as previously proposed)
2. A social mix should be provided for in the units / a similar principle as O'Devaney Gardens should be applied i.e. a mix of social, affordable and private
3. Previous applications on the site provided for community facilities / original plans for the estate should be honoured by DCC including the provision of community facilities
4. Too many homes on the site
5. The distances given between facilities are inaccurate
6. Would appear not to comply with height restrictions / the scheme is out of character with adjoining two storey housing / will block the light from adjoining houses
7. Drainage issues
8. A lot of car parking spaces are provided but none for electric vehicles or bicycles
9. Ratoath Road requires review in terms of safety / a pedestrian crossing is required between Scribblestown estate across the Ratoath Road
10. The green area should be zoned Z9
11. Greater bus links area required
12. There are not enough school spaces in the area
13. The proposed development has numerous entrance points into the estate
14. Traffic congestion is going to worsen
15. No shops/GP service/bus service in the area or within walking distance
16. The park has too many entrances / Scribblestown Estate has only one entrance which the residents consider appropriate to prevent anti-social behaviour
17. A fence should not be built around the complex
18. The new build should have their own entrance/exit points
19. An Environmental Impact report should be completed for the development
20. The local train station and the proposed Pelletstown train station is well outside the 500m Broombridge in Cabra or a station in Ashtown or new station at Pelletstown – these are located more than 500m away)
21. The city development plan promotes sustainable, mixed-income, mixed-use neighbourhoods supported by appropriate social and other infrastructure – this proposal deviates from this.
22. The proposal does not comply with Policy QH10, QH18 and QH20 of the city development plan
23. There is just one primary school within a 15 minute walk (not 5 as the Social Infrastructure Assessment states)
24. The statement in the Social Infrastructure report that there are 13 childcare facilities within a 15 minute walk is questioned also
25. The car parking proposed is insufficient

Consultees

Transport Infrastructure Ireland (TII) received on 12.10.17 states that TII has no observations to make.

REPORTS FROM OTHER DEPARTMENTS

Engineering Department – Drainage Division: Report dated 24.10.17 stating that there is no objection to this proposal subject to conditions.

Roads and Traffic Planning Division: Report dated 01.11.17 stating that there is no objection to this proposal subject to conditions.

Planning and Property Development – Archaeology, Conservation and Heritage Division: Report dated 20.10.17 recommending conditions.

Waste Regulation Section – Waste Management Division: Report dated 01.11.17 recommending conditions.

PLANNING ASSESSMENT

The site is governed by the landuse zoning Sustainable Residential Neighbourhoods – Zone Z1 with objective “To protect, provide and improve residential amenities”.

Tenure

Many of the observations received refer to the fact that the proposed development should not constitute 100% social housing and that a greater tenure mix is required. It is the policy of Dublin City Council to *encourage and foster the creation of attractive mixed-use neighbourhoods which contain a variety of housing types and tenures (Policy QH6)*.

In this regard the planning authority notes the applicant’s submission that some 74% of the total housing stock within the Finglas South D ED (829 households) is privately owned or rented with some 21% comprising social housing, either rented from the local authority or a voluntary housing body. This proposed development of 70 no. housing units for social housing will increase the overall level of social housing, inclusive of voluntary housing associations, to almost 27%. The applicant states that the ratio of private to social housing mix is considered acceptable.

The planning authority accepts the mix.

In addition the planning authority notes the provisions of Dublin City Council’s Housing Strategy which has three core principles that inform and guide the overall core strategy of the development plan related to housing. These are:

- 1. To ensure the provision of good quality housing across owner-occupied and rental housing tenures in sustainable communities.*
- 2. To ensure the planning and building of housing and residential space in the city contributes to sustainable and balanced development*
- 3. To ensure adequate provision of social rental housing for households unable to afford housing from their own resources.*

Of the projected 29,517 new dwelling units to meet the housing needs of Dublin's population from 2016 – 2022, a total of 4,600 dwelling units are required to meet the protected net annual social housing need over the same period.

There is a huge demand for social housing in the city council area. This proposal will assist in meeting some of this need for social housing in the city.

Height

Section 16.7 of the DCDP 2016 – 2022 set outs Dublin City Council's Policy for height.

This application site is located within the Outer City where the maximum permissible height is 16 metres (residential and commercial) unless within a rail hub where up to 24 metres in building height is permissible. Rail hubs are within 500m of existing and proposed Luas, mainline, DART, DART Underground and Metro stations.

The planning report submitted with the applicant includes a figure (Figure 5.0) indicating the relative location of the site to the future Pelletstown Railway station. This figure shows that the site is within a 500m buffer of the railway station.

The site is therefore within a defined rail hub area where up to 24 metres building height is permissible subject to assessment against standards set out in the development plan.

In principle therefore up to 24 metres is permissible on this site. The proposal is for 2 no. apartments blocks i.e. Block A and Block B.

Block A (26 units) is located towards the south- western portion of the site directly east of adjoining undeveloped residentially-zoned (Z1) lands. Scribblestown Lane is directly south of the block. The block is a linear block running largely in a north-south direction. This is a stepped block of between 3 storeys and 5-storeys with a height range of 11m at its northern end (addressing the proposed public park) and 18m at its southern end (addressing Scribblestown Lane).

Block B (44 units) is located towards the south-east and eastern portion of the site adjacent to the Ratoath Road and bounded by Scribblestown Lane to the south. This is a linear block running in a north-south direction. There is a stepped block of 3 to 6 storeys with the height of this block ranging from 10m at its northern edge (overlooking the proposed public park) to 24m at its southern end (addressing both Scribblestown Lane and Ratoath Road).

The applicant has submitted a Design Statement prepared by Coady Architects which set outs the site design approach, including the approach taken to height stating *“that the development has been divided into two blocks which take advantage of the steep sloping nature at the southern end of the site while complementing the existing two storey housing at the other (northern end). The highest point of the proposed façade is 6 storeys at the south western corner which overlooks Tolka Valley Park, then steps down to 3 storeys towards the northern end of the site”*.

The planning authority considers that up to 24m (max) in building height can be considered permissible in principle on this site having regard to its location within a 500m distance of a future rail station at Pelletstown located to the south-east of the site.

Overall the applicant's design approach to height is well considered with the tallest portion of the development (i.e. 24 metres) proposed at the southern end overlooking the Tolka Valley Park (zoned Z9 – Open Space and Green Networks). The 24m height of the apartment block has been proposed in a small portion of the overall development with the majority of the block development proposed at 18 metres or below. That section of the apartment development closest to existing residential development in Scribblestown Road to the north and Scribblestown Park to the west is as low as 10 metres (3 storeys) and has been kept back from these two-storey properties by a minimum of 70 metres and 27 metres respectively. These distances are considered more than adequate to avoid an overbearing impact, loss of privacy, and overshadowing.

The location of the public park at the northern end of the site, closest to these existing two storey dwellings is welcomed allowing for a good buffer between the two storey housing established here and the new, denser residential development. Locating the public park in this area will allow for direct overlooking of the space from the existing and proposed residential developments as well as allows maximum accessibility to those in the area.

The blocks are designed with high quality materials and it is considered that the higher element onto the Ratoath and Scribblestown Lane will form a visually attractive feature of the development in this area.

Overshadowing / Overlooking

The applicant states that the proposed have been guided by the principles of Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice (BRE Report 2011).

Distances of between 40m and 70m have been provided for between the new development and the closest residential development i.e. in Scribblestown estate. No direct overlooking will occur.

A 3D sun study for equinox and summer solstice has been prepared in support of the planning application. The diagram analyses the potential for overshadowing to occur having regard to the position of the proposed development relative to existing residential buildings in the area and demonstrates that no impact occurs.

Apartment Standards Floor Areas

Dublin Development Plan 2016-2022 standards require the following as minimum floor areas:

- 1-bed of 45 sq.m.
- 2 bed of 73 sq.m.
- 3-bed of 90 sq.m.

The applicant has proposed:

1 bed units of between 54.1 sq.m and 69.5 sq.m.
2 bed units of between 80.9 sq.m and 100.4 sq.m.
3 bed units of between 102 sq.m and 126 sq.m.

A total of 12 units have been designed to Universal Design Standards.

No studios are proposed.

In schemes of between 10-99 units the minimum floor areas standard must be exceeded by at least 10% and may be distributed throughout the scheme. In this instance floor areas (gross) for the combined floor area of the residential units should equate to at least 5,241.5 sq.m. The applicant proposed a combine gross floor area of 5863.1 sq.m. i.e. 622 sq.m. above the minimum requirement.

The planning authority has reviewed the schedule of floor areas submitted and considers that all apartment sizes are generous and in excess of the city development plan's minimum floor area standards for all residential units proposed.

This is a very positive aspect and is welcomed.

The minimum aggregate floor areas for bedrooms, combined living/dining areas are set down in Section 16.10 of the Dublin City Development Plan and have been met or exceeded in all cases.

The minimum storage areas of 3 sq.m. for 1 bed units; 6 sq.m. for 2-bed units and 9 sq.m. for 3 bed units as set down in Section 16.10 of the DCDP 2016 -2022 has been met or exceeded for all apartments.

The proposal to provide 12 no. units to Universal Design Standards is welcomed and a very positive feature of the scheme.

Mix

The mix of residential units as specified in the development plan is as follows:

A maximum of 25-30% one bedroom units and a minimum of 15% 3 or more bedroom units.

The development plan states that these requirements do not apply to proposals for certain social housing needs.

Out of 70 units the following unit mix is proposed:

19 x 1bed (27%)
40 x 2bed (57%)
11 x 3bed (16%)

This mix complies with development plan standards.

Aspect; Natural Lighting, Ventilation and Sunlight Penetration

As per 16.10 of the DCDP 2016 – 2022 it is a specific planning requirement that the minimum number of dual aspect apartments in any apartment scheme shall be 50% and ideally all 3-bedroom apartments shall be dual aspect. Dual aspect can include corner units. Where single-aspect units are provided the provision of south-facing units should be maximised with west or east facing units also considered acceptable.

In this proposed scheme 78% of the apartments (55no) are dual aspect or triple aspect.

The remaining apartments (15no) are single aspect. The planning authority notes that there are no single-aspect, north facing units. All of the single-aspect units proposed have a good aspect – mainly west or south facing with a minimal number having an east facing aspect. All 3 bed units are at least dual aspect. This in accordance with development plan standards and considered acceptable.

Ceiling Heights play an important role in allowing natural daylight to penetrate into an apartment. It is a specific planning requirement that a minimum floor to ceiling height of 2.7m shall be required for ground level units and 2.4m for other levels.

In this proposal this standard has been exceeded. Generous floor to ceiling heights have been provided with 2.9m in ground level units and 2.7m on all other upper levels.

This is welcomed by the planning authority and will allow for high level of natural daylight penetration into the proposed units.

Block Configuration

As per development plan requirements there shall be a maximum of 8 units per core per floor, subject to compliance with the dual aspect ratios and building regulations. Internal corridors should be short. The key criterion is the quality of residential amenity.

In this proposal all cores on all floors have less than 8 units. Corridors have been kept short. Residential amenity levels are considered to be high and will provide future residents of the scheme with high quality residential units that are spacious, well laid out with excellent outdoor spaces and aspect.

Entrance Lobbies, Circulation and Safety

Entrances and lobbies should be spacious and welcoming, be illuminated and covered, be highly visible, have good natural lights and ventilation and level access.

In this application these standards have been achieved. The pedestrian entrances are facing Ratoath Road and Scribblestown Lane. Lobbies are spacious. Pedestrian points are obvious and overlooked.

Social Infrastructure Audit

As per development plan requirements set out in section 16.10.4 all proposals for new residential development must make a contribution to the area in terms of community facilities and social infrastructure where significant shortfalls are identified. An audit of existing facilities in the area is required and a demonstration of how the proposal will contribute to the range of community infrastructure. In proposals for 50 units or more a contribution must be made in terms of community facilities / social infrastructure. Proposals in excess of 50 units must also be accompanied by an assessment of the capacity of local schools

The report finds that:

- The new school proposed by the Department of Education in the Ashtown/Pelletstown/Scribblestown area will absorb the demand from the proposed development.
- there is little cultural or community facilities in the area
- there is adequate open space in the area
- Notwithstanding the pressures for sessional childcare spaces, the proposed development is under the 75 no. units threshold so therefore no childcare facility is proposed
- The area is well served with retail services and facilities

The application provides for a well designed public park of a good size which is easily accessible to existing and future residents in the area. This contribution as a community resource to the area is welcomed.

Recreational Open Space

A soft landscape Design Statement has been included in the Design Statement document submitted.

Private Open Space

As per Section 16.10 of the DCDP 2016-2022 the following minimum areas of private open space are required:

- 1-bed 5 sq.m.
- 2-bed 7 sq.m.
- 3-bed 9 sq.m.

The minimum areas of private open space have been met or exceeded in all apartment units. The aspect, location and overall quality of the spaces is generally good. Development plan requirements are for a minimum depth of 1.5 metres. The applicant states that all balconies will have a depth of at least 1.5m.

The balconies are in the vast majority of cases south and west facing. 2 no. 1-bed units in Block B have north facing balconies. These units are both dual aspect.

The floors of balconies should be solid and self draining. Development plan standards also require that balustrades and other sheltering screens on balconies shall be designed with a proportion of solid, translucent and transparent materials to allow views and casual surveillance of the street and common areas while providing for security and privacy and safety for children. It is unclear if this is the case in this proposal. This can be achieved by way of recommended condition.

Balconies should be provided adjacent to the main living areas to extend the apartment's living space. The proposal provides for this in all apartment units.

Communal Open Space

As per Section 16.10 of the city development plan 2016 – 2022 all apartment schemes must make provision for communal open space. Such space is a critical environmental resource as a 'breathing space' and for meeting the amenity of residents. There should be a clear distinction between private, public and communal recreational spaces in all apartment schemes proposed. Good landscaping proposals are also required and the space should receive good sunlight penetration. And children's place must be considered with small spaces of at least 85 – 100 sq.m. of play space required for toddlers and children up to the age of 6 with suitable play equipment provided and seating.

Minimum area for communal open space is 5 sq.m. for a 1-bed unit; 7 sq.m. for a 2-bed unit and 9 sq.m. for a 3 bed unit. Therefore for a scheme with 19 1bed; 40 2-beds and 11 3-bed units a minimum of 474 sq.m. is required. With 850 sq.m. of such space provided this is well in excess of the minimum standard.

The layout of the blocks is such that the two blocks wrap around on all sites to create an internal courtyard – i.e. the proposed communal open space of 850 sq.m. This area contains a toddler play space, lawns, reinforced grass, pergola, planting and walkways. It is centrally located between the blocks and easily accessed by all units. Access is provided from the apartment blocks circulation cores directly into this space.

The play space is proposed for 2-6 year olds and will be surfaced with coloured rubber safety surfacing. Robust play elements such as rubber covered spheres and hardwood animals and vehicles are proposed to be located in this area. A hard surfaced communal open space is also proposed with a south-facing pergola seating area to provide a space for gathering and relaxing.

This communal courtyard will receive good southerly sunlight and some westerly sunlight also. Good buffer/privacy strips of vegetation and walkways are proposed in front of the ground floor units & their associate private open spaces facing into this space ensuring that the occupants of these units have sufficient privacy while at the same time benefiting from the desirable aspect of overlooking green open space allowing for good enclosure, supervision of children's play, passive and active overlooking of the space. The security and sense of ownership of the space is therefore high.

A gated approach off the Scribblestown Road is proposed to allow for emergency and maintained vehicles and pedestrians. The emergency vehicles will be accommodated in the courtyard with reinforced grass which has the dual function of providing additional green space while also capable of carrying heavy loads.

The quality and quantity of the communal open space proposed exceeds development plan standards in quantity and is considered high quality overall.

Public Open Space

Section 16.10.3 of the DCDP 2016-2022 requires that 10% of the site area be reserved as public open space. This is a site of 1.05ha. A public park of 1620 sq.m. has been set aside as a public park, this equates to a percentage of 16% of the site area.

All public open spaces shall be of high quality in terms of design and layout. A landscaping plan will be required.

The public open space is located on the northern side of the site. The location of the public park at the northern end of the site, closest to these existing two storey dwelling is welcomed allowing for a good buffer between the two storey housing established here and the new, denser residential development. Locating the public park in this area will allow for direct overlooking of the space from the existing and proposed residential developments as well as allows maximum accessibility to those in the area.

There are 5 no. access points into the public park. A number of objections refer to the fact that this is excessive. However, in order to encourage use of the park and to avoid segregation it is recommended that the access points be retained.

The quality of the public park is good. Low railings with gates will surround the public open space to provide security at night against vandalism and protection during the date for kids playing without direct access to the adjacent roads. A landscaping plan has been submitted. This indicates cross paths through the park, a grass kickabout area and green space. The railing will be 1.6m high (detail not provided). A significant number (12no) of new trees are proposed for the park. No trees are proposed to be removed.

Street trees are proposed to the north and east of the development.

Boundary Treatment

A 2.1m high boundary consisting of a metal railing on a brickwork plinth and piers to detail is proposed on the east, west, south and north boundaries of the apartment block element of the scheme.

On the eastern boundary (along Ratoath Road) a line of large scale tree planting is also proposed with native hedging and an additional planted privacy strip.

On the southern boundary entrances to the proposed blocks will be defined by large scale tree planting to form landmark features. The proposed on street car parking is proposed to be buffered by planted beds with street trees of an appropriate form and species.

On the western boundary (that boundary separating the development from the adjacent green field) is proposed to be planted with a native hedgerow reflecting the vernacular landscape while also allowing the afternoon sun into the west facing open space. Two large trees are also proposed to form feature structures within this space.

The development is proposed as a gated development. Policy QH10 of the city development plan is to support the creation of a permeable, connected and well-linked city and discourage gated residential developments as they exclude and divide established communities.

The issue of a segregated development was raised in objections received. It is recommended that the gates be omitted by way of condition to avoid segregation and to promote good community connections.

Materials

Brick is proposed as the predominate material on the facades punctuated by strips of cladding in various locations. A light buff brick is proposed. The design report states that this is to complement the brick used in surrounding existing development. The design report states "*The final brick selection will be subject to detail design and a sample review at construction stated and may include more than 1 brick colour to add variety to the apartment types of detailing*".

Roads and Traffic

In terms of vehicular access it is proposed to access the northern part of the site and ground level car parking from Scribblestown Park. The undercroft car park located in the southern part of the site will be accessed independently from Scribblestown Lane via a vehicular gate. It is proposed to widen and upgrade Scribblestown Lane to accommodate the vehicular access. Some on street car parking spaces are also proposed along Scribblestown Lane. The submission document notes that all roads to be upgraded/constructed will be designed in accordance with DMURS. In addition sightlines for vehicles exiting the site have also been indicated as part of the application.

Regarding pedestrian facilities, pedestrian access will be provided through three no. gates, two located off the Ratoath Road and one in the southern part of the site, off the Scribblestown Lane. All pedestrian gates will be connected internally with pedestrian footways and steps. Dropped kerbs and tactile paving is proposed at all pedestrian road crossing points.

Regarding car parking it is proposed to provide a combination of surface parking and undercroft parking below the apartment blocks. A total of 108 car parking spaces are provided for in the development, 11 of which appear to be public spaces (7 along Scribblestown Lane and along Scribblestown Park).

The submission notes that 77 bicycle parking spaces will be provided for the development.

The Roads and Traffic Planning Division recommend that the cycle parking should be Sheffield stands or similar in line with the development plan policy.

A Traffic Assessment has also been submitted as part of the proposal. The TIA notes that the estimated volume of additional traffic generated by the proposed development is relatively small and will have a minimal effect on the local road network.

Dublin City Council's Roads and Traffic Planning Division has no objection to the proposed development. Conditions are recommended.

Archaeology

The documents submitted with this planning application included a report entitled "Archaeological Impact Assessment for a proposed development of 70 residential units at Scribblestown, Finglas, Co. Dublin" written by John Purcell of John Purcell Archaeological Consultancy. The author's mitigation recommendations are as follows:

"It is recommended that archaeological monitoring be undertaken as part of the development. This will allow any sub surface remains to be identified prior to development.

Should archaeological features be uncovered the Department of Culture, Heritage & The Gaeltacht should be contacted."

Energy Efficiency

Section 3.5.2 of the DCDP 2016 - 2022 sets out policy and objectives to promote and ensure high standards of energy efficiency in new developments.

According to information included in the Design Statement report submitted as part of the application the following energy efficiency measures have been designed into the scheme:

- All apartments have been designed to have a compact and efficient form, to achieve ease of construction and high density
- The external envelop is highly insulated
- Windows are sized to balance heat loss and potential solar gain
- Provision for solar panels on each roof has been allowed for
- Materials with long life and low embodied energy are preferred
- Storm water is attenuated on site before discharge
- The energy performance on each apartment will comply with the requirements of the building regulations achieving a BER of A3 or better.

The proposed energy efficient measures incorporated into the scheme are very positive aspects of the development and welcomed by the planning authority.

Flooding

A Site Specific Flood Risk Assessment has been included with the application. The maps contained within the CFRAM show there is no realistic flooding of the site.

Appropriate Assessment:

The Ecological Assessment Report submitted with the application concludes that "subject to the successful implementation of these measures, it can be concluded that the proposed development will not cause significant negative impacts on designated sites, habitats, legally protected species or other features of ecological importance.

Conclusion

The proposed development has been assessed and it is considered that it would be consistent with the Dublin City Development Plan 2016-2022 and with the proper planning and sustainable development of the area.

Recommendation

The proposed development has been assessed and it is considered that it would be consistent with the Dublin City Development Plan 2016-2022 and with the proper planning and sustainable development of the area. Therefore, I recommend that the proposed development should proceed having regard to the following recommendations:

Recommended Planning Conditions:

1. The measures contained within the Ecological Impact Assessment shall be implemented in full.
2. The balconies on all units shall:
 - (i) Have a minimum depth of 1.5 metres and
 - (ii) The floors shall be solid and self-draining.
 - (iii) Balustrades shall have a proportion of solid, translucent and transparent materials.
3. The following roads and traffic requirements shall be complied with:
 - (i) A project traffic management plan for all stages of construction traffic shall be agreed in writing with the Planning Authority before demolition, excavation and construction commences. The plan shall detail access arrangements for labour, plant and materials and shall indicate the locations of plant and machine compounds.
 - (ii) The proposed widening and upgrade works to Scribblestown Lane, all footpaths, on street car parking and hard landscaping areas to be taken in charge including all materials and public lighting shall be agreed in writing with the Roads Maintenance Division of Dublin City Council prior to commencement of development. All materials should be in accordance with the document Construction Standards for Roads and Street Works in Dublin City Council. A Road Safety Audit shall be undertaken in advance of any areas to be taken in charge.
 - (iii) The cycle parking shall be of the Sheffield stand variety to provide good security and reduce the risk of damage to wheels.
4. The following archaeological requirements shall be complied with:
 - a. The developer shall retain a suitably qualified licensed-archaeologist to advise regarding the archaeological implications of site clearance, demolition and/or construction methodology and to make appropriate recommendations for mitigation including detailed survey as necessary.
 - b. The developer shall allow for the resolution of archaeology (both on site and necessary post excavation) in the project budget and timetable.
 - c. The developers archaeologist shall undertake licensed archaeological monitoring of all demolition and sub-surface works associated with the development including the breaking and removal of any floor slabs, levelling of ground etc.
 - d. The archaeologist shall consult with and forward their Method Statement in advance of commencement to the City Archaeologist.
 - e. In the event of archaeological features being located in the course of the monitoring, the developer shall facilitate the archaeologist in fully recording such features, including if necessary the archaeological excavation of such features. In the event of significant archaeological features on site, the archaeologist retained by the developer shall immediately contact the City Archaeologist. The City Archaeologist (in consultation with the National Monuments Service, Department of Arts Heritage and Gaeltacht) shall determine the further archaeological resolution of the site.

f. A written and digital report (on compact disc) containing the results of the archaeological monitoring shall be forwarded on completion to the City Archaeologist and National Monuments Service, Department Arts Heritage and Gaeltacht.

g. Following submission of the final report to the City Archaeologist, where archaeological material is shown to be present, the archaeological paper archive shall be compiled in accordance with the procedures detailed in the Dublin City Archaeological Archive Guidelines (2008 Dublin City Council) and lodged with the Dublin City Library and Archive, 138-44 Pearse Street, Dublin 2.

5. The following drainage requirements shall be complied with:

(i) The applicant shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads) for all storm water drainage works.

(ii) All measures proposed submitted with the planning application by Malone O'Regan in Proposed development of 70 No. residential units, Scribblestown, Finglas Specific Flood Risk Assessment and Engineering Reports shall be implemented.

(iii) The drainage for the proposed development shall be designed and constructed on the completely separate system.

(iv) The developer shall limit storm water discharge from site to 2 litres/second/hectare in accordance with the requirements of the Drainage Division as set out in the Greater Dublin Regional Code of Practice for Drainage Works.

(v) The development shall incorporate Sustainable Drainage Systems in the management of storm water. Full details of these shall be agreed in writing with Drainage Division prior to commencement of construction.

(vi) There are existing public storm water sewer running adjacent to the site on the public road. The exact location of this pipeline must be accurately determined onsite prior to construction work commencing. No additional loading shall be placed on this sewer. Any damage to it shall be rectified at the developers expense.

(vii) A connection from this development to the public storm water sewer network will only be granted when the developer has obtained the written permission of the Drainage Division and fulfilled all the planning requirements including the payment of any financial levies. All expense associated with carrying out the connection work are the responsibility of the developer. Developers are not permitted to connect to the public storm water network without written permission from the Drainage Division. Any unauthorised connections shall be removed by the Drainage Division at the developer's expense. A licence will be required from the Drainage Division to allow the connection work to be carried out. Permission of the Roads Dept must also be obtained for any work in the public roadway.

(viii) Where storm water pipelines are to be taken in charge by Dublin City Council, as-constructed drawings of all pipelines complete with CCTV surveys, to a standard specified by Drainage Division, must be submitted to Drainage Division for written sign-off. This must be submitted no later than the completion of each phase of the development works on site.

(ix) An appropriate petrol interceptor shall be installed on the internal drain from the car park. Please refer to section 20 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

(x) Dublin City Councils Drainage records are indicative and must be verified on site. The Developer must carry out a comprehensive site survey to establish all drainage services that may be on the site. If drainage infrastructure is found that is not on Dublin City Council's records the Developer must immediately contact Dublin City Councils Drainage Division to ascertain their requirements.

(xi) All private drain fittings such as, downpipes, gullies, manholes, Armstrong Junctions, etc. are to be located within the final site boundary. Private drains should not pass through property they do not serve. Private drainage must comply with Part H of the Building Regulations.

6. a. Prior to the commencement of any works, a Construction and Demolition Waste Management Plan must be furnished to and approved by Dublin City Council having regard to Circular WPR 07/06 - Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects - published by the DECLG, July 2006.

b. In the event that hazardous soil, or historically deposited waste is encountered during the construction phase, the contractor must notify Dublin City Council and provide a Hazardous/Contaminated Soil Management Plan, to include estimated tonnages, description of location, any relevant mitigation, destination for disposal/treatment, in addition to information on the authorised waste collector(s).

c. Prior to the commencement of any storage of waste on-site, the applicant must consult with the Waste Regulation Unit of Dublin City Council.

d. Monthly reports regarding the management of the waste during works, must be forwarded electronically to the Waste Regulation Unit of Dublin City Council waste.regulation@dublincity.ie

e. The works must comply with the following:

i) Waste Management Act 1996, as amended.

ii) Dublin City Council Waste Bye-Laws 2013 (Bye-Laws for the storage, presentation and collection of Household and Commercial waste) or any revision thereof.

iii) Eastern & Midlands Regional Waste Management Plan 2015-2021.

iv) Best Practice Guidelines on the Preparation of Waste Management Plans for the Construction and Demolition Projects – DECLG 2006.

v) Waste Management (Hazardous Waste) (Amendment) Regulations S.I. No 73/2000.

vi) National Hazardous Waste Management Plan 2014-2020.

vii) Article 27 of the European (Waste Directive) Regulations S.I. No 126 of 2011.

viii) Any other relevant Waste Management related regulations.

ix) Dublin City Development Plan (Current Version).

7. The application shall comply with the following waste management requirements in the planning process:

a. The requirements set out in the Dublin City Council Bye-Laws for the Storage, Presentation and Collection of Household and Commercial Waste, 2013 or any revision thereof, must be adhered to and, in particular, the requirement in the Bye-Laws to segregate waste into separate fractions to facilitate the collection of dry recyclables, organic kitchen/garden waste and residual waste in line with Waste Management (Food Waste) Amendment Regulations 2015 (S.I. 190 of 2015) and the European Union (Household Food Waste and Bio-waste) Regulations 2015 (S.I. 191 of 2015) and the Eastern - Midlands Region Waste Management Plan 2015-2021.

- b. Waste storage issues should be considered at the initial apartment design stage to ensure access for all (including people with disabilities) in a brightly lit, safe and well designed area, spacious enough for easy manoeuvrability, good ventilation and ready access if required for the control of potential vermin.
- c. Where storage is provided in a basement area sufficient access and egress must be provided to enable receptacles to be moved easily from the storage area to an appropriate collection point on the public street nearby.
- d. The following are also requirements:
 - i. Receptacles that are designed for reuse, with the exception of specific areas designated by a local authority as being only suitable for the collection of non-reusable receptacles such as bags, ideally of 1,100 Litre capacity, must be used.
 - ii. To provide a three bin collection system for residents in communal collection schemes, for each type of waste; general waste, dry recyclables and organic food/garden waste. A proposal on the three bin system including bin quantity, type and frequency of collection must be submitted in writing to the Waste Regulation Unit in Dublin City Council for agreement.
 - iii. Sufficient space must be provided to accommodate the separate collection of dry recyclables and organic kitchen waste/garden waste.
 - iv. Suitable wastewater drainage points should be installed in the receptacle storage area for cleaning and disinfecting purposes.

Appendix A – List of Observers

Full Name	Address
Elisa McAuley	13, Scribblestown Park, Finglas, Dublin 11
Alan & Treasa Fagan	11, Scribblestown Park, Finglas, Dublin 11
Gary Lawlor	14, Scribblestown Park, Finglas South, Dublin 11
Noel & Liz White	7, Scribblestown Close, Finglas, Dublin 11
Sandie Burdis	9, Scribblestown Road, Finglas, Dublin 11
Caitrona & Paddy Boyle	2, Scribblestown Grove, Finglas, Dublin 11
Stacey Ridgeway	10, Scribblestown Park, Finglas South, Dublin 11
Karen & Paul Darcy	8, Scribblestown Road, Finglas, Dublin 11
Deirdre Lawlor & Others	11, Scribblestown Grove, Finglas, Dublin 11
David, Linda, Katie & Emily Boland	16, Scribblestown Road, Finglas South, Dublin 11
Anita Coleman	7, Scribblestown Grove, Finglas South, Dublin 11
Keith Noone	8, Scribblestown Grove, Finglas South, Dublin 11
Sinead Roche	7, Scribblestown Avenue, Finglas South, Dublin 11
David & Karen Rooney	20, Scribblestown Road, Finglas South, Dublin 11
Róisín Shortall T.D.	Dáil Éireann, LEINSTER HOUSE, KILDARE STREET, DUBLIN 2
Allyson Lambert	3, Scribblestown Green, Finglas South, Dublin 11
Rita Mimnagh	Lambert's Lane, Scribblestown, Finglas, Dublin 11
Jamie Cowan & Louise Fallon	21, Scribblestown Road, Finglas South, Dublin 11
David Costello	City Hall, Parliament Street, Dublin 8
Moira Lambert	Scribblestown Lane, Finglas, Dublin 11
Michelle & Brian Smith	8, Scribblestown Avenue, Finglas, Dublin 11
Yvonne McCarthy	3, Scribblestown Avenue, Finglas, Dublin 11
Thomas O'Connor	1, Scribblestown Green, Finglas, Dublin 11
Thomas Grogan	28, Scribblestown Road, Finglas, Dublin 11
Robert & Bronwyn Boland	9, Scribblestown Grove, Finglas, Dublin 11
Samantha Kelly	2, Scribblestown Avenue, Finglas, Dublin 11
Denise Lundbert	31, Scribblestown Road, Finglas, Dublin 11
Audrey O'Donnell	29, Scribblestown Road, Finglas, Dublin 11
Sandra O'Donoghue	11, Scribblestown Road, Finglas, Dublin 11
Lynn Adderley	5, Scribblestown Place, Finglas, Dublin 11
Aidan & Amanda Lawlor	18, Scribblestown Road, Finglas, Dublin 11
Avril Brady	14, Scribblestown Avenue, Finglas, Dublin 11
Michael Kelly	4, Scribblestown Place, Finglas, Dublin 11
Caitrona Boyle, Chairperson & Sandie Burdis, Vice Chairperson	scribblestownresassoc@gmail.com
Noel Rock TD	252 Swords Road,, Santry,, Dublin 9.
Éilis & Graham Milne	2, Scribblestown Green, Finglas, Dublin 11
Gráinne Lambert	2, Eastwood Estate, Finglas, Dublin 11
Paul McAuliffe	Members' Room, City Hall, Dublin 2
Martin Hoey, Chairperson Finglas South Combined Residents Assoc.	68, Valeview Drive, Dublin 11
Anthony Connaghan & Dessie Ellis T.D.	Members' Room, City Hall, Dublin 2