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- (a) **Planning and Development Act 2000 (as amended) & Planning and Development Regulations 2001 (as amended) (Part 8)**
(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 and pursuant to the requirements of the above, notice is hereby given of Dublin City Council’s intention to carry out the following works:

Sillogue Avenue Realignment, Ballymun, Dublin 11

The realignment of Sillogue Avenue and creation of a new link To Ballymun Road via Owensilla Terrace, as per the Ballymun Local Area Plan. The works will involve the realignment westward of the existing Sillogue Avenue and the construction of a new link road from Sillogue Avenue to Owensilla Terrace. A breakdown of the works includes the following:

- The realignment of 400m of Sillogue Avenue and creation of a new 85m long link road to join Sillogue Avenue with Owensilla Terrace.
- Provision of a 6.5m wide carriageway with 2 no. 2m wide footpaths.
- Completion/addition to open space at Sillogue Green and upgrade to existing access roads at Sillogue Gardens, Sillogue Way and Owensilla.
- Provision of new access links into Sillogue Green and Sillogue Gardens (as per Ballymun LAP).
- Facilitation of parking for adjacent crèche (Our Lady's Nursery).
- Provision of on street parallel parking along the newly aligned Sillogue Avenue.
- Provision of public lighting, drainage, watermains, road marking and signage.
- Ancillary landscaping works including planting of appropriately sized trees.

Sillogue Avenue, Ballymun, Dublin 11

Zoning:

The area of the existing road and that of the realignment is primarily Sustainable Residential Neighbourhoods - zoned Z1 with the stated landuse objective “To protect and improve residential amenities” with a small portion of the area Zoned Z15 “To protect and provide for institutional uses”.

Ballymun is a Key District Centre (KDC 3) and a Strategic Development Regeneration Area (SDRA) as designated under the current Dublin City Development Plan 2016 – 2022.

The site is located close to a designated site of archaeological interest as indicated on the Dublin City Development Plan 2016-2022. The proposed works are within the zone of archaeological potential for the Recorded Monuments and Places DU014-06701 (House) and DU014-06702- (Settlement Cluster Site) which are subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994.

The site is included in Site No. 11 as identified in the Ballymun LAP 2017

Site Description

This application relates to a roadway located in Ballymun, Dublin 11 - to the west of Ballymun Main Street and Gateway Avenue, to the south of Sillogue Road, and bounded by existing mainly two-storey residential development and associated open spaces including Sillogue Gardens, Sillogue Place, Sillogue Green, Sillogue Way, Owensilla Terrace

Proposal

The proposal is for: The realignment of Sillogue Avenue and creation of a new link to Ballymun Road via Owensilla Terrace, as per the Ballymun Local Area Plan. The works will involve the realignment westward of the existing Sillogue Avenue and the construction of a new link road from Sillogue Avenue to Owensilla Terrace. A breakdown of the works includes the following:

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- Provision of new access links into Sillogue Green and Sillogue Gardens (as per Ballymun LAP).
- Facilitation of parking for adjacent crèche (Our Lady's Nursery).
- Provision of on street parallel parking along the newly aligned Sillogue Avenue.
- Provision of public lighting, drainage, watermains, road marking and signage.
- Ancillary landscaping works including planting of appropriately sized trees.

It is noted that the realignment of Sillogue Avenue will be tendered as part of a larger package of works for the area that will also include the extension of Gateway Crescent on Sillogue Road (planning permission granted under Register Reference 5376/08) and upgrade drainage to Sillogue Gardens.

Project Finances:

The project will be implemented as part of a larger package of works for the Sillogue Area with a total predicted cost of €5million. It is estimated that the Sillogue Avenue Realignment cost will be approximately €2million. The project was approved by the Corporate Project Governance Board in September 2017 and is on the capital projects programme. Funding will be mainly from Development Levies with 1% contributions from Revenue.

Programme of works:

The works are scheduled to commence on site in Spring 2019 with the construction programme for the whole Sillogue Infrastructure Scheme estimated to run until Autumn 2020.

Relevant Site History

Plan No. 5376/08: Local Authority Works (Part X): Proposal for the following:

Construction of a link road of 260m in length from Balbutcher Lane North to connect with the proposed realignment of St Margaret's Road, (reg ref F08A/1107). The road consists of a carriageway of 9.75m comprising three no. two-way 3.25m side traffic lanes and footpaths on both sides of the road.

Balbutcher lane North: This section involves an upgrade to Balbutcher Lane North west from the junction with Ballymun Main Street for a total length of 284m. The junction at Balbutcher Lane North and St Margaret's Road will be widened and new junction with Balbutcher Lane North and Balcurris Road will be provided. A 9m wide carriageway comprising two no. 3m two-way traffic lanes and one no. 3m turning lane will extend east from the junction with St Margaret's Road for 229m. Parking and footpaths will be provided on both sides of the carriageway.

Balcurris Road: This section includes the extension and enhancement of 400m of Balcurris Road south from its junction with Balbutcher Lane North to its junction with Balbutcher Lane South to provide a carriageway ranging from two to four traffic lanes depending on the section. Four no. two-way lanes of 3.5m are provided between chainage 15m and 140m; two-way traffic lanes of 3.5m between chainage 160m and 360m; and 3 no. traffic lanes of 3.5m between chainage 360m and 410m. Footpaths are provided on both sides of the road. Parking will be provided on both sides of the road between 80m and 130m and on the western side only from chainage 30m to 80m. Access to existing development at Santry Cross will be provided along with a revised access to Balcurris Gardens to the west.

Balcurris Road/Main Street Link Road: This section includes a new road of 70metres in length with a 14m carriageway comprising four no. two-way 3.5m lanes with a central median to the east and west, to link Balcurris Road to Ballymun Main Street at chainage 140m to 160m. A footpath incorporating a planting strip will be provided on both sides of the carriageway. Works will also include breaking the median on Main Street to accommodate a new signalised Junction.

Balbutcher Lane South: This section includes the upgrade of 29m of Balbutcher Lane South to the west of the junction with Silloge Road, to provide a dedicated left turning lane to Balcurris Road. A carriageway of 9.75m will be provided from the junction with Balcurris Road to the junction with Main Street and incorporates 2 no. two way lanes of 3.25m and 1 no. turning lane of 3.25m with a dedicated left turning lane onto Main Street with footpaths on both sides.

Silloge Road: This section involves the upgrade of Silloge Road from its junction with Balbutcher Lane South to Silloge Avenue. A carriageway of 10.5m will be provided comprising two no. 3.5m lanes travelling north and one no. 3.5m lane travelling south from Balbutcher Lane South junction (chainage 1030m) to Gateway Crescent, (chainage 770m). Three lanes are provided to the south of Gateway Crescent from chainage 745m to 729m. Footpaths will be provided on both sides of the road. Parking will be provided on both sides of the road from chainage 1010m to 910m and on the eastern side only from chainage 910m to 790m.

Gateway Crescent: This section involves the extension of Gateway Crescent by 186m to provide a new link road from Ballymun Main Street to Silloge Road. The 9m carriageway comprises two no. 3m lanes travelling west and one no. 3 m lane travelling east with vehicular parking of 2.2m and footpaths of 2m to be provided on both sides of the carriageway. Access into the proposed shopping centre, (reg ref 4828/08) and the proposed development of Silloge 15. (reg ref 2877/06) will also be provided.

Approved on 5th March 2009

Plan No. 1946/99: Application for the following:

New roads and modifications to the existing road network in Ballymun as set out in the Masterplan for the regeneration of Ballymun.

The proposals comprised:

1. Ballymun Road is proposed to be narrowed from a 3 + 3 dual carriageway to a 2+ 2 carriageway using the third lane either as a Quality Bus Corridor or to accommodation LUAS. The lane widths will be reduced to 3.25 m (to slow traffic). Other traffic calming measures and environmental improvements comprise: ramps and platforms; change of surface materials and pedestrian-priority-controlled traffic lights. The roundabout and underpasses will be eliminated and the area beneath the roundabout filled. This will involve the extinguishment of public rights of way, which will be dealt with as a separate statutory procedure under Section 73 of the Roads Act (1993).

Various new signal controlled intersections and new access road connections will be created comprising:-

a) New crossroads at Santry Avenue, linking the proposed realigned Santry Avenue with the proposed realigned St. Margaret's Road. b) New link road south of nos. 1-9 Coutry Gardens and north of the district heating boiler house connecting the New Main Street with Coutry Road. c) New crossroads and link roads between McDermott Tower and McDonagh Tower to the East from Main Street to Shangan Road; and between Clark Tower and the Health Centre and adjoining 1-32 Balcurris Road. d) A new Plaza south of the new link to Shangan Road on the site of McDonagh Tower is proposed. e) New link road south of Connolly and Ceannt Towers which will ultimately link Main Street with Sillogue Road west of 8 storey block 1-93 Sillogue Road but until that block is demolished a temporary connection will be made to Sillogue Road between James Connolly Tower and 1-93 Sillogue Road. f) New link road north of Scoil an tSeachtar Laoch connecting Main Street with Sillogue Avenue.

Decision: Approved

Public Consultation

The details of the scheme were available for inspection from 14th December 2017 to 22nd January 2018. The closing date for submissions on this was the 5th February 2018.

Area Committee notifications

The Area Committee as appropriate were informed of the initiation of the Part 8 planning process for the proposed development at its meeting on the 12th December 2017.

Statutory bodies

Due to the scale and local nature of the scheme statutory bodies were not consulted individually in relation to the Part 8 procedure but were open to make submissions during the public consultation period.

No observations were received from any Statutory bodies.

Observations

1 no. observation received from M. Kelly, 1 Gateway Gardens, Ballymun, Dublin 11, with the following issue raised:

- At the gateway of Owensilla Terrace there is a patch of green between Sillogue Gardens and 1 and 2 Gateway Garden which was converted into parking spaces a number of years ago; the understanding was that this area was supposed to have been tarmaced at the time but this has not occurred. The surface is full of loose stones which, at times, get thrown by children at houses and cars. It is requested that this area be tarmaced along with the roadworks

Interdepartmental Reports

Drainage Division: Report received dated 11.01.18 stating no objections subject to conditions

Archaeology Department: Email dated 14/02/2018. Recommending conditions.

Planning Assessment

The area of the existing road and that of the realignment is primarily Sustainable Residential Neighbourhoods - zoned Z1 with the stated landuse objective "To protect and improve residential amenities" with a small portion of the area Zoned Z15 "To protect and provide for institutional uses". The proposed development is in compliance with these landuse objectives.

Part X planning approval was granted in 1999 for a link road from Sillogue Avenue to Main Street Ballymun (Reference No. 1946/99 – see planning history above). The majority of this road has been constructed (Owensilla Terrace). This Part VIII application is for the final portion of the link road and the proposed realignment of Sillogue Avenue.

It is noted that Sillogue Avenue realignment and new link road was included in the original Ballymun Masterplan (2008) but was not implemented at the time for financial reasons.

Under the Dublin City Development Plan 2016 – 2022 Ballymun is a Key District Centre (KDC) and a Strategic Development and Regeneration Area (SDRA 2) with a stated objective "To improve permeability both within Ballymun and to the surrounding areas". The increased permeability within the area and enhancement of connections to surrounding communities as a result of the proposed alignment works is noted and welcomed. The proposal complies with the stated objective to improve permeability in the area and to other areas.

The Dublin City Development Plan includes a number of relevant policies and objectives including: Objective MTO31 of the city development plan "*It is an objective of Dublin City Council to initiate and/or implement the following road improvement schemes and bridges within the 6 year period of the development plan, subject to availability of funding and environmental requirements and compliance with the 'Principles of Road Development' set out in the NTA strategy: Ballymun (improved town centre linkage)*". This proposed realignment will improve linkages to Ballymun Town Centre and therefore complies with the objective.

Objective MTO45 of the city development plan states "*It is an objective of Dublin City Council to implement best practice in road design as contained in statutory guidance and in the DMURS (the use of which is mandatory) with a focus on place making and permeability (for example by avoiding long walls alongside road) in order to create street layouts that are suited to all users, including pedestrians and cyclists*". This proposal does not propose long walls alongside the road; significantly improves the permeability of the area and opens up parcels of land for development thereby positively contributing to place making.

The Ballymun LAP, approved October 27th 2017, sets out a strategy for the future development of the Ballymun area and includes Objective MO1 for "the completion of

outstanding pieces of road infrastructure required to increase connectivity and to service the remaining development sites. All new road schemes will be delivered in accordance with the Principles of Road Development set out in NTA's 'Transport Strategy for Greater Dublin Area 2016-2035 (reference Section 5.8.3 of NTA Strategy)'. The proposal will assist in the fulfilment of these strategic objectives.

The LAP identifies 31 no. sites in the Ballymun area for future redevelopment. Site No. 11 as identified in the LAP, which includes this roadway, has capacity for 110 - 140 no. residential units but is reliant on the realignment as proposed under this Part VIII. The opening up of sites for future redevelopment is welcomed and allowing the road alignment to proceed will greatly assist in the realisation of the redevelopment of Site 11 as identified in the LAP.

Section 5.4 of the LAP identifies this road project i.e. '3. Sillogue Avenue – Main Street Link' as a 'Priority Road Project'. The implementation of this road project is welcomed by the planning authority and complies with the LAP in this regard.

Response to Observations

In respect of the observation received and the request for landscaping on this portion of land it is noted that the Area Office will review the area with a view to a proper landscaping of this space.

It is noted that ancillary landscaping works are also proposed. It is recommended that the design have regard to the Design Manual for Urban Roads and Streets (2013) in relation to tree planting and other relevant provisions

Appropriate Assessment

Having regard to the nature and scale of the proposed development and the proximity to the nearest European site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on a European site.

Conclusion

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

Recommendation

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development subject to the following recommendations:

1. Drainage Division Recommendations:

(i) There is no objection to this development, subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads)

(ii) Dublin City Council's drainage records are indicative and must be verified on site.

(iii) The developer shall ensure that an appropriate flood risk impact assessment, in accordance with the OPW Guidelines, is carried out for the proposed development.

(iv) An integrated SUDS plan for the proposed development shall be agreed with the

Drainage Division prior to any works commencing on site.

2. City Archaeologist's Office Recommendations:

A suitably qualified archaeologist be appointed as part of the main contract to carry out an Archaeological Impact Assessment as described below.

(i) The project shall have an archaeological assessment (and impact assessment) of the proposed development, including all temporary and enabling works, geotechnical investigations, e.g. boreholes, engineering test pits, etc. The assessment shall be prepared by a suitably qualified archaeologist and shall address the following issues:

- i. The archaeological and historical background of the site, to include industrial heritage.
- ii. A paper record (written, drawn, and photographic, as appropriate) of any historic buildings and boundary treatments, etc.
- iii. The nature, extent and location of archaeological material on site by way of archaeological testing &/or monitoring of the removal of overburden.
- iv. The impact of the proposed development on such archaeological material.

Reason: In the interest of preserving or preserving by record, archaeological material likely to be destroyed or damaged in the course of the development

Timeline for Decision

The deadline for a decision on this application is the 3rd May 2018 so a decision must be made by council on this at their meeting on 9th April 2018.

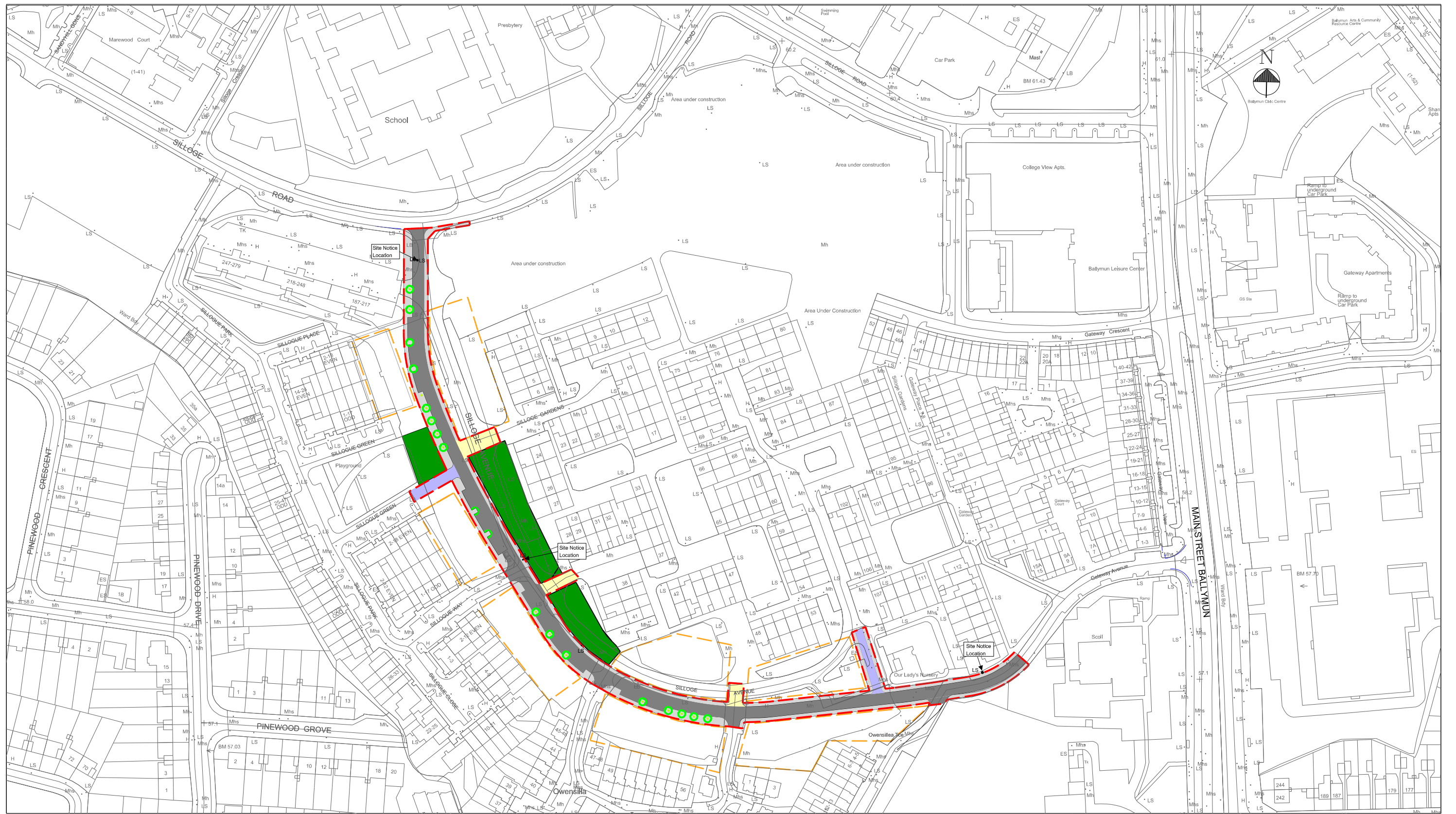
This report is submitted to the City Council pursuant to Section 138 of the Local Government Act, 2001 and Section 179 of the Planning and Development Act, 2000 (as amended) subject to the provisions of Section 139 of the Local Government Act, 2001.

Resolution:

"That Dublin City Council notes Report No 96/2018 and hereby approves the contents therein."







Owen P. Keegan
Chief Executive


Date: 26th March 2018




**Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council**
 ENVIRONMENT AND TRANSPORTATION DEPARTMENT
 ROAD DESIGN & CONSTRUCTION DIVISION
 Civic Offices, Wood Quay, Dublin 8

Mr. John W. Flanagan, Phd., C.Eng., Eur.Ing., FIEI FICE

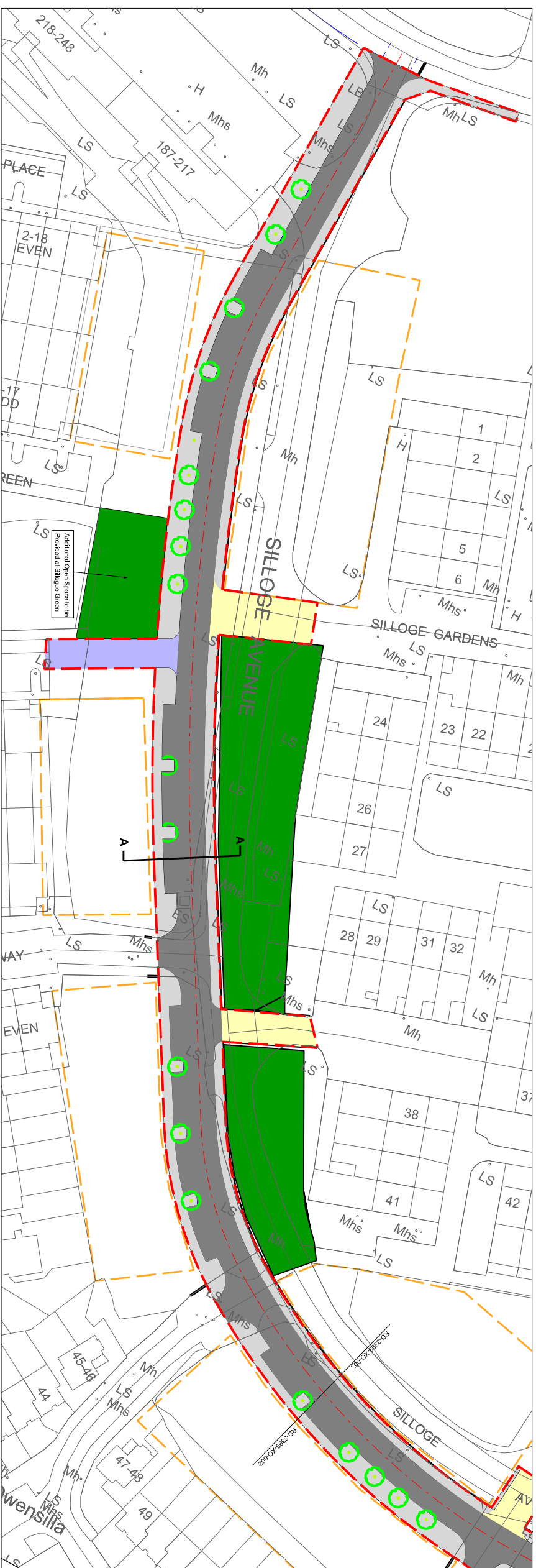
LEGEND	
	Future Development Sites Pursuant to Ballymun LAP
	Proposed Landscaped Areas
	New Access Roads
	Extension to Existing Access Roads
	Proposed Footways
	Proposed Carriageway

LEGEND	
	Part VIII Extents

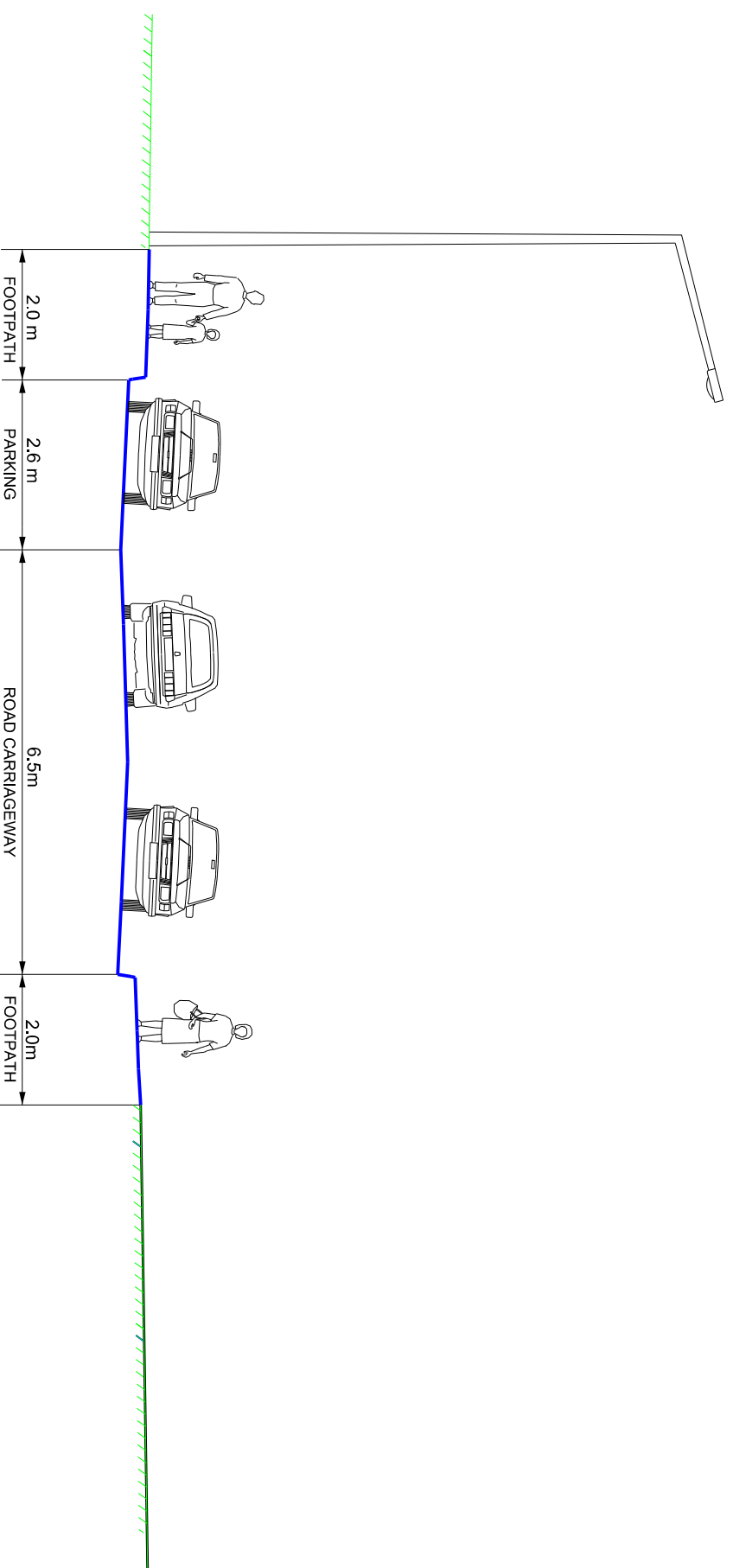
REVISION	DESCRIPTION

DATE	REFERENCE DRAWINGS

PROJECT: SILLOGUE AVENUE REALIGNMENT	
TITLE: PART VIII LOCATION MAP	
SCALE: 1:1000 @ A1	Drawing No. RD-3399-XO-001-A
DATE: NOVEMBER 2017	
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DRAWN BY GM	
CHECKED BY MG	
APPROVED BY GR	



PLAN
SCALE 1:500



TYPICAL CROSS SECTION A-A
SCALE 1:50

NOTES:

- Future Development Sites Pursuant to Ballymun LAP
- Proposed Landscaped Areas
- Extension to Existing Access Roads
- New Access Roads
- Proposed Carriageway
- Proposed Footway
- Part VIII Extents

PART VIII PLANNING

Comhairle Cathrach
Bhaile Atha Cliath
Dublin City Council

ENVIRONMENT AND TRANSPORTATION DEPARTMENT
ROAD DESIGN & CONSTRUCTION DIVISION
One Office, Wood Quay, Dublin 8

Mr. John W. Fanning, PhD, C.Eng., Eur.Ing., FEI FICE
City Engineer

Project:
SILLOGUE AVENUE REALIGNMENT

Title:
TYPICAL CROSS SECTIONS
SHEET 1 OF 2

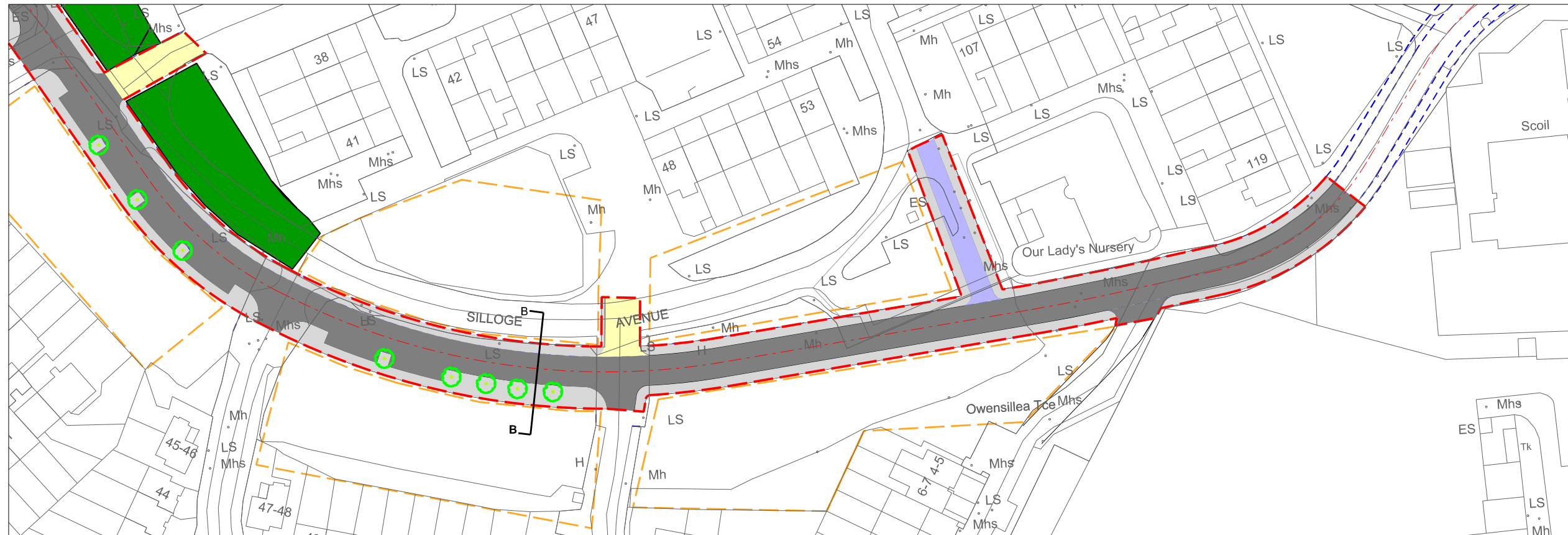
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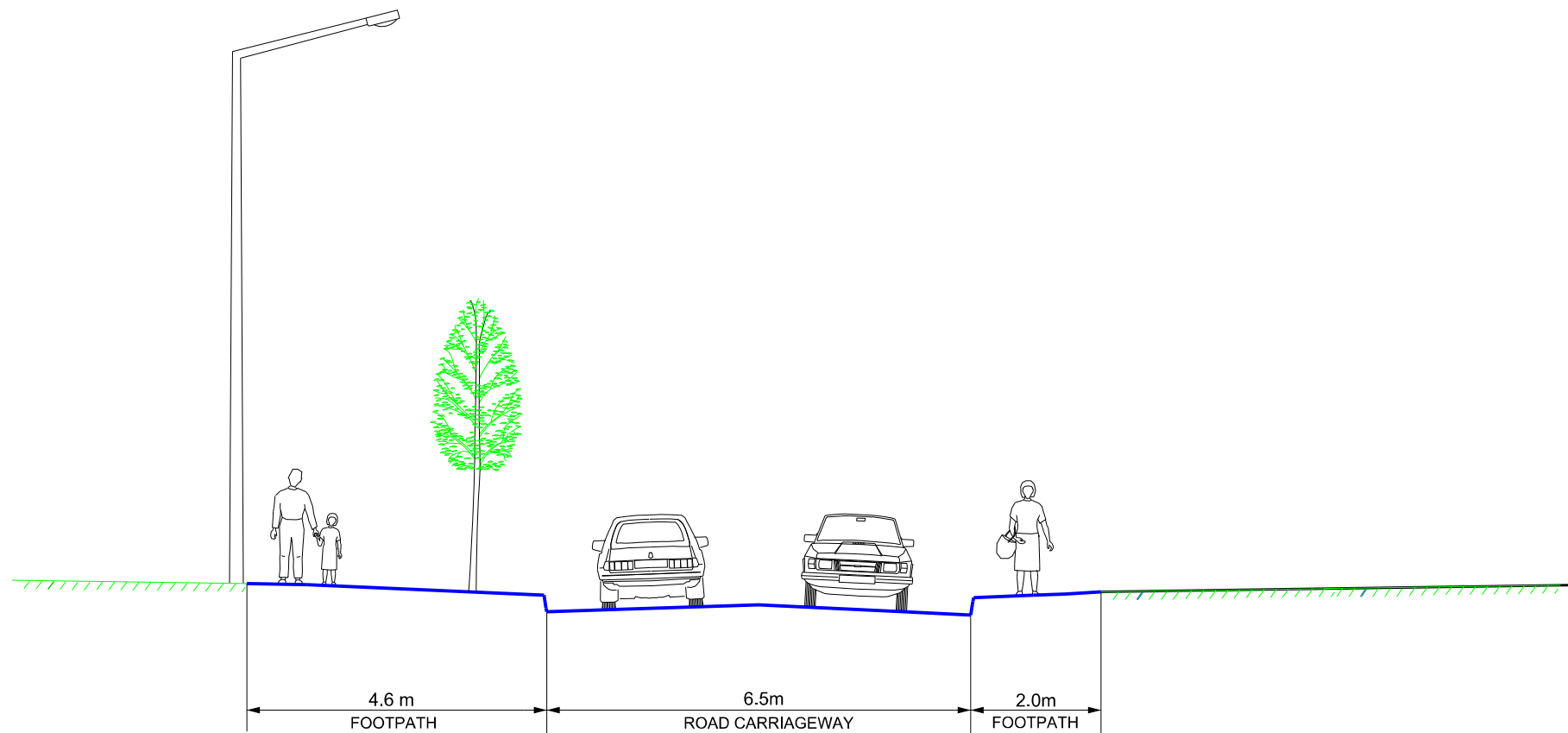
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Drawing No. RD-3399-XO-002
Original Drawing Size: 594 x 841 - A1

Date:	Rev.	Description



PLAN
SCALE 1:500



TYPICAL CROSS SECTION B-B
SCALE 1:50

NOTES:

- Future Development Sites Pursuant to Ballymun LAP
- Proposed Landscaped Areas
- Extension to Existing Access Roads
- New Access Roads
- Proposed Carriageway
- Proposed Footway
- Part VIII Extents

PART VIII PLANNING



ENVIRONMENT AND TRANSPORTATION DEPARTMENT
ROAD DESIGN & CONSTRUCTION DIVISION
Civic Offices, Wood Quay, Dublin 8

Mr. John W. Flanagan, Phd., C.Eng., Eur.Ing., FIEI FICE
City Engineer

Project:
SILLOGUE AVENUE REALIGNMENT

Title:
TYPICAL CROSS SECTIONS SHEET 2 OF 2

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Drawing No. **RD-3399-XO-003**

Date:	Rev.	Description

Original Drawing Size: 594 x 841 - A1