



29<sup>th</sup> November 2021.

Planning Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24.

Re:

**Proposed Residential Development at  
"Gordon Park", Old Naas Road, Kingswood, Dublin 22  
For Greenwalk Development Ltd.**

Dear Sirs,

## **1.0 Introduction**

On behalf of our client, Greenwalk Development Ltd, of No. 29 Earlsfort Terrace, Dublin 2, we wish to apply for permission for a residential development consisting of 77 no. dwellings on a site of 2.28 hectares. The subject site is located in the townland of Brownsbarn, and is currently occupied by rugby playing pitches and associated clubroom/changing facilities associated with the Clondalkin Rugby Club (RFC). The proposed development site, known as "Gordon Park" is located on the Old Naas Road, Kingswood, Dublin 22. To the south of the site is the Silken Park residential development, to the north and east are other sporting facilities while the Old Naas Road abuts the site along its western boundary. The N7 / Naas Road and Kingswood Interchange are to the north of the site. The permission being sought, as described in the public notices is:

**Greenwalk Development Ltd seeks permission for a residential development on a site area of 2.28Ha, at Gordon Park, Old Naas Road, Kingswood, Dublin 22. The proposed development site is bounded to the west by the Old Naas Road, to the south by the Silken Park development, and is located in the townland of Brownsbarn.**

**The proposed development consists of 77 no. dwellings, comprised of 63 no. 2 storey houses, and 14 no. apartments & duplex units accommodated in 1 no. 3 storey building. The proposed houses are comprised of 8 no. 2 bed houses & 55 no. 3 bed houses. The proposed apartments & duplex units are comprised of 7 no. 1 bed apartments at ground floor & 7 no. 3 bed duplex units overhead. The proposed development also provides for all associated site development & infrastructural works, car & bicycle parking, open spaces, hard & soft landscaping, boundary treatments, bin & bicycle storage. Access to the development will be via a new vehicular entrance at the south-west corner of the site, off the Old Naas Road. Permission is also sought to demolish the existing building on site, approx. 455m<sup>2</sup>.**



## **2.0 General Context**

### **2.1 Introduction**

Greenwalk Development Ltd wishes to apply for permission to construct 77 no. dwellings comprised of 63 no. houses and 14 no. apartments and duplex units at Gordon Park, on the Old Naas Road in Kingswood, Dublin 22. The site is subject to two land use zoning objectives; the north-western part of the site is zoned Objective LC: *To protect, improve and provide for the future development of Local Centres*, while the remainder, and majority, of the site is zoned Objective RES: *To protect and/or improve residential amenity* in the South Dublin County Development Plan 2016-2022.

### **2.2 Site Context**

As outlined above, the subject site is the current home to the Clondalkin RFC, however, we enclose a letter from the chairman of Clondalkin Rugby Football Club (RFC), Gerry Gilligan, confirming that the RFC are in the process of developing new, larger grounds for their club to facilitate the growing number of members and teams. The enclosed letter confirms that their current grounds at Gordon Park, i.e. the subject application site, is no longer large enough to cater for the club's needs. They have purchased new grounds in the locality near Baldonnell that they intend to develop for a new clubhouse, 5-6 dressing rooms and an indoor gym. In addition, they intend to develop 4-5 playing pitches, as well as a dedicated children's pitch at the new grounds, this will be a considerable expansion from their current two no. pitches at Gordon Park. By selling the subject site at Gordon Park to the applicant will enable the RFC to gather the necessary funds to expand the club for the local community. We wish to confirm that while the subject site is proposed to be developed for housing, there will be no decrease or impact on community gain as the RFC has purchased new land to further develop their club. Please refer to the aforementioned enclosed letter for further details.

## **3.0 Proposed Development & Rationale**

**3.1** The development now put forward for permission proposes the construction of 77 no. dwellings on lands that are currently zoned Objective LC: *To protect, improve and provide for the future development of Local Centres*, while the remainder, and majority, of the site is zoned Objective RES: *To protect and/or improve residential amenity* in the South Dublin County Development Plan 2016-2022, therefore the principle of the proposed development is acceptable.

**3.2** Permission is sought for the development 63 no. 2 storey houses, and 14 no. apartments & duplex units accommodated in 1 no. 3 storey building. The proposed houses are comprised of 8 no. 2 bed houses & 55 no. 3 bed houses. The proposed apartments & duplex units are comprised of 7 no. 1 bed apartments at ground floor & 7 no. 3 bed duplex units overhead. A breakdown of the proposed schedule of residential accommodation is detailed in Tables 1 & 2. This application for permission also proposes a new vehicular access point at the south-west corner of the site, off the Old Naas Road, and provides for all associated site development and infrastructural works, car parking, open spaces and landscaping. In addition, the existing clubhouse on site will be demolished (455m<sup>2</sup>).



Unit Type	Description	No. of Units	Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )
E2	3 bed house corner house	4	110.4	441.6
E2A	3 bed house corner house	1	110.4	110.4
E2X	3 bed house corner house extended	5	128	640
E3	3 bed end of terrace house	1	127.4	127.4
N1	3 bed mid terrace house	25	111.6	2,790
N2	3 bed end of terrace house	17	114.3	1,943.1
N5	3 bed wide frontage house	2	120.6	241.2
N7	2 bed mid terrace house	8	84	672
<b>Total</b>		<b>63</b>		<b>6,965.7m<sup>2</sup></b>

**Table 1: Proposed Schedule of Accommodation - Houses**

The 14 no. proposed apartments and duplexes are accommodated in the single proposed duplex block at the western end of the site, facing onto the Old Naas Road, and the following is a breakdown of the units within same:

Type	Description	No. of Units	Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )
D1 - Ground Floor	1 bed apartment	1	55.7	55.7
D2 - Ground Floor	1 bed apartment	5	53.2	266
D3 - Ground Floor	1 bed apartment	1	54.8	54.8
D4 - First & second Floor	3 bed duplex unit	1	123.2	123.2
D5 - First & second Floor	3 bed duplex unit	5	119.8	599
D6 - First & second Floor	3 bed duplex unit	1	127.5	127.5
<b>Total</b>		<b>14</b>		<b>1,226.2m<sup>2</sup></b>

**Table 2: Proposed Schedule of Dwellings within the Duplex Block**

The total proposed residential floor space, with the proposed houses, duplex units and apartments combined is 8,191.9m<sup>2</sup>.



**3.3** Please note that CCK Architects have prepared the enclosed Housing Quality Assessment (HQA) which demonstrates that all of the proposed dwellings either meet or exceed the required internal accommodation standards as per the Development Plan, the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2018 and the Quality Housing for Sustainable Communities Guidelines, 2007 – please refer to the submitted HQA for details.

**3.4** A mix of 2 and 3 bedroom, traditional style houses are proposed, along with 1 no. 3 storey building accommodating the apartments and duplex units. All dwellings benefit from dual aspect, while the proposed internal layouts have been designed to provide generous living accommodation on the ground floor with master and secondary bedrooms on the first floor. The kitchen / dining / living space provided to each house benefits from direct access and a strong visual relationship with the rear garden. A breakdown of living and bedroom sizes is provided in the enclosed HQA.

#### **4.0 Part V - Social Housing**

**4.1** Our client intends to fully comply with the requirements of Part V of the Planning and Development Act 2000 (as amended) and the Housing Strategy of South Dublin County Council with respect to the provision of Social Housing. In the event of a condition, in respect of Social Housing, being attached to a grant of planning permission, our clients will comply with the Council's requirements.

**4.2** In the case of this proposed residential development of 99 no. units, the applicant fully intends to comply with the provisions of Part V of the Planning and Development Act 2000 (as amended) and with the requirements of the Housing Department in relation to the provision of Social Housing, in the event of a condition for the provision of same being attached to a grant of permission for this development. To this end, it is proposed to provide 10 no. units and we enclose indicative costings re same. The proposed social housing units are in the form of a mix of apartments, duplex units and houses. It is proposed to provide 4 no. 1 bed apartments and 4 no. 3 bed duplex units all accommodated in Block A, all of which are own door units with no common lobbies. It is also proposed to provide 2 no. 3 bed houses (N1 types). The proposals put forward by the applicant are subject to agreement with the Housing Department of South Dublin County Council prior to the lodgment of a commencement notice, in accordance with the relevant statutory provisions. The applicant encloses as part of this application the necessary details in relation to Part V proposals for the purposes of validating this application for permission. The units to be acquired and acquisition prices etc. are to be agreed subsequent to a grant of permission and prior to lodgment of commencement notice. We acknowledge that there is a Part V requirement of 10% of the units so in this case that equates to 10 no. units, which is subject to a grant of permission, however, should the number of permitted dwellings be less than the current proposal then it is considered that the Part V requirement may be less than 10 no. units.



## 5.0 Conclusion

**5.1** The proposed development site is currently occupied by the Clondalkin RFC, but as outlined above and in their enclosed letter, the Rugby Club is moving away from Gordon Park to a larger facility near Baldonnel, thus remaining within the local community. As a direct consequence, the proposed development is being put forward for permission as it is considered to be an efficient use of zoned serviced land. The site can architecturally support a development such as that currently proposed, which has the capacity to stand on its own merits using plot proportions, heights and traditional materials. The proposed development is modern with a use of traditional materials throughout, is considerate of the existing built fabric along the Old Naas Road and is on par with other modern developments in the area. We assert that the development is acceptable in terms of use, residential density and mix of dwelling types.

**5.2** The proposed development of 77 no. dwellings provides for a high quality design of varying house types that is laid out in a traditional manner. The site also enjoys close proximity to a wide range of existing local services and facilities. The proposed development accords with the zoning objectives attached to this site, with residential use being an appropriate land use. The development put forward for permission accords with recommended densities while the layout and landscaping will provide for a good level and quality of residential amenity.

**5.3** The overall development proposal is the result of informed design decisions that have been the outcome of numerous design team meetings and pre-planning consultation with the Planning Authority. The proposed development is consistent with the County Development Plan policies and objectives and comprises a high standard of residential development in accordance with the Department of the Environment, Heritage and Local Government best practice guidelines for Quality Housing for Sustainable Communities, Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and associated Urban Design Manual Best Practice Guidelines (both 2009) and the 2018 Sustainable Urban Housing: Design Standards for New Apartments (as amended).

**5.4** The development of this site for housing and open spaces is appropriate given the mix of land uses in the immediate environs. We request that the Planning Authority positively considers this application for permission to allow development to proceed such that much-needed housing can be delivered. The quantum of dwellings put forward for permission is pragmatic in terms of delivering a viable development and providing for much needed housing and therefore ought to be granted permission.

**5.3** A comprehensive planning report accompanies this planning application, outlining compliance of the proposal with the necessary standards and requirements, and which is accompanied by a design statement prepared by the project architects and masterplan for the overall residential development of our client's lands – please refer to same.





We are satisfied that this proposed development is in accordance with the proper planning and sustainable development of the area. Trusting that all is in order, we look forward to a favourable decision to grant permission.

Yours faithfully,

A handwritten signature in blue ink that reads "Tracy Armstrong".

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Tracy Armstrong, BA, MRUP, MIPI, MRTPI.  
**Senior Planner,**  
**Armstrong Fenton Associates**



## 6.0 Enclosures

We enclose the following documents and drawings in support of the application:

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**Planning Fee** – bank draft made payable to South Dublin County Council for the sum of €5,085.00 comprised of (77 x €65.00) + €80.00 demolition fee.

**Planning Application Form** – completed South Dublin County Council Planning Application form, signed and dated.

**Newspaper Notice** – one copy of the newspaper notice from The Star dated 29<sup>th</sup> November 2021.

**Site Notice** - one copy of the site notice (A4), 1 no. copy of which is posted on site as indicated on the Site Location Plan - Drawing No. 2112 P 1000.

The public notices are posted and published in full compliance with articles 17, 18 and 19 of the Planning and Development Regulations 2001 and 2011 (as amended).

**Part V** - proposal & associated letter of confirmation from SDCC Housing Dept.

### Letters:

- Letter from Clondalkin RFC.
- Letter from Links Childcare.

**Drawings/ Details** – six copies of the following drawings and details are enclosed, prepared by the following parties:

### Armstrong Fenton Associates:

- Letter of Application
- Planning Report

### Conroy Crowe Kelly Architects:

- Design Statement – “Proposed Residential Development at Gordon Park
- Schedule of Accommodation & Housing Quality Assessment
- 2112 P 1000 Site Location Map 1:1000 A3
- 2112 P 1001 Proposed Site Layout 1:500 A1
- 2112 P 1002 Proposed Accommodation Mix 1:1000 A3
- 2112 P 1003 Density 1:1000 A3
- 2112 P 1004 Public Open Space Provision 1:1000 A3
- 2112 P 1005 Part V Units 1:1000 A3
- 2112 P 1006 Taking in charge & management company 1:1000 A3
- 2112 P 1007 Taking in charge & management company (services) 1:1000 A3
- 2112 P 200 Contiguous Elevations and Site Sections - Sheet 1 1:200 A1
- 2112 P 201 Contiguous Elevations and Site Sections - Sheet 2 1:200 A1
- 2112 P 202 Contiguous Elevations and Site Sections - Sheet 3 1:200 A1
- 2112 P 210 External Bicycle and Bin Stores
- 2112 P E2-100 House Type E2 1:50 A3
- 2112 P E2A-100 House Type E2A 1:50 A3
- 2112 P E2X-100 House Type E2X 1:50 A3
- 2112 P E3-100 House Type E3 1:50 A3
- 2112 P N1-100 House Type N1 1:50 A3



▪	2112 P N2-100	House Type N2	1:50 A3
▪	2112 P N5-100	House Type N5	1:50 A3
▪	2112 P N7-100	House Type N7	1:50 A3
▪	2112-P-DP-100	Duplex Block – Ground and First Floor Plans	1:100 A1
▪	2112-P-DP-101	Duplex Block – Second Floor and Roof Plans	1:100 A1
▪	2112-P-DP-200	Duplex Block – Elevations	1:100 A1
▪	2112-P-DP-300	Duplex Block – Section A-A and B-B	1:100 A1
▪	2112-P-DP-100	Part V Duplex Block – Ground and First Floor Plans – Part V	1:200 A3
▪	2112-P-DP-101	Part V Duplex Block – Second Floor and Roof Plans – Part V	1:200 A3
▪	2112-P-DP-200	Part V Duplex Block – Elevations – Part V	1:200 A3
▪	2112-P-DP-300	Part V Duplex Block – Section A-A and B-B – Part V	1:200 A3

#### Drawings by Murphy Geospatial

▪	MGL41890_T_ITM_Rev2-All	Topographical Survey	NTS A1
▪	MGL41890_T_ITM_Rev2-1	Topographical Survey	1:250 A1
▪	MGL41890_T_ITM_Rev2-2	Topographical Survey	1:250 A1
▪	MGL41890_T_ITM_Rev2-3	Topographical Survey	1:250 A1
▪	MGL41890_EL_ITM_Rev1-1	Elevations	1:100 A1
▪	MGL41890_EL_ITM_Rev1-2	Elevations	1:100 A1
▪	MGL41890_EL_ITM_Rev1-3	Elevations	1:100 A1
▪	MGL41890_EL_ITM_Rev1-4	Elevations	1:100 A1

#### TJ O'Connor & Associates Consulting Engineers:

##### Reports:

- Flood Risk Assessment
- Engineering Services Report

##### Drawings:

- 21003-TJOC-ZZ-ZZ-DR-C-0050 Existing Site Survey
- 21003-TJOC-ZZ-ZZ-DR-C-0051 Existing Known Services and Soakaway Test Locations
- 21003-TJOC-ZZ-ZZ-DR-C-0052 Site Constraints – Overview
- 21003-TJOC-ZZ-ZZ-DR-C-0053 Site Constraints - Foul Drainage
- 21003-TJOC-ZZ-ZZ-DR-C-0054 Site Constraints - Surface Water
- 21003-TJOC-ZZ-ZZ-DR-C-0055 Proposed Site Layout
- 21003-TJOC-ZZ-ZZ-DR-C-0056 Proposed Foul Sewer Layout
- 21003-TJOC-ZZ-ZZ-DR-C-0057 Proposed Foul Sewer Longitudinal Sections - Sheet 1
- 21003-TJOC-ZZ-ZZ-DR-C-0058 Proposed Foul Sewer Longitudinal Sections - Sheet 2
- 21003-TJOC-ZZ-ZZ-DR-C-0059 Proposed Foul Sewer Longitudinal Sections - Sheet 3
- 21003-TJOC-ZZ-ZZ-DR-C-0060 Proposed Foul Details
- 21003-TJOC-ZZ-ZZ-DR-C-0061 Proposed Watermain Layout
- 21003-TJOC-ZZ-ZZ-DR-C-0062 Proposed Watermain Upgrade Works on the Old Naas Road
- 21003-TJOC-ZZ-ZZ-DR-C-0063 Existing Watermain Longitudinal Section
- 21003-TJOC-ZZ-ZZ-DR-C-0064 Proposed Surface Water Layout Overall Plan
- 21003-TJOC-ZZ-ZZ-DR-C-0065 Proposed Surface Water Layout Sheet 1
- 21003-TJOC-ZZ-ZZ-DR-C-0066 Proposed Surface Water Layout Sheet 2
- 21003-TJOC-ZZ-ZZ-DR-C-0067 Proposed Permeable and Impermeable Sub Catchment Areas
- 21003-TJOC-ZZ-ZZ-DR-C-0068 Proposed Surface Water Longitudinal Sections - Sheet 1
- 21003-TJOC-ZZ-ZZ-DR-C-0069 Proposed Surface Water Longitudinal Sections - Sheet 2
- 21003-TJOC-ZZ-ZZ-DR-C-0070 Proposed Surface Water Longitudinal Sections - Sheet 3
- 21003-TJOC-ZZ-ZZ-DR-C-0071 Proposed Stormtech Details Sheet 1
- 21003-TJOC-ZZ-ZZ-DR-C-0072 Proposed Stormtech Details Sheet 2
- 21003-TJOC-ZZ-ZZ-DR-C-0073 Proposed Surface Water Outfall Details
- 21003-TJOC-ZZ-ZZ-DR-C-0074 Site Drainage Details Sheet 1





- 21003-TJOC-ZZ-ZZ-DR-C-0075 Site Drainage Details Sheet 2
- 21003-TJOC-ZZ-ZZ-DR-C-0076 Standard Manhole Details Precast Concrete Manholes
- 21003-TJOC-ZZ-ZZ-DR-C-0077 In-Situ Manhole Details
- 21003-TJOC-ZZ-ZZ-DR-C-0078 Combined Services Layout
- 21003-TJOC-ZZ-ZZ-DR-C-0079 Taking In Charge

**Pinnacle Consulting Engineers:**

**Reports:**

- Traffic & Transport Assessment

**Drawings:**

- P210514-PIN-XX-DR-D-0003-SI SSD
- P210514-PIN-XX-DR-D-0010-SI Autotrack Layout – Fire Tender
- P210514-PIN-XX-DR-D-0011-SI Autotrack Layout – Refuse Vehicle
- P210514-PIN-XX-DR-D-0020-SI Road Construction Details - SDCC
- P210514-PIN-XX-DR-D-0021-SI Road Construction Details Signage & Road Marking Details
- P210514-PIN-XX-DR-D-0021-SI Road Construction Details – Kerb Details
- P210514-PIN-XX-DR-D-0023-SI Road Construction Details – Joints
- P210514-PIN-XX-DR-D-0001-SI General Layout
- P210514-PIN-XX-DR-D-0002-SI Sight Lines

**Griffin Landscape Architecture:**

- 21-21 D1 Tree Constraints Plan – Drawing 1
- 21-21 D1 Tree Impact Plan – Drawing 2
- 21-21 D3 Tree Protection Plan – Drawing 3
- Arboricultural Impact Assessment prepared by Linnane Arboriculture Ltd in association with Griffin Landscape Architecture.

**Cunnane Stratton Reynolds: Landscape Architects:**

- D01-21578 Landscape Design Statement
- 21578-2-101 Landscape Masterplan
- 21578-2-102 Play Area Details
- 21578-2-103 Landscape & Services Coordination
- 21578-2-104 Boundaries Treatment
- 21578-2-201 Roadside Elevation & Open Space Sections
- 21578-2-700 Typical Planting Details
- 20381-2-401 Play Area
- 20381-2-701 Planting plan
- 20381-2-750 Planting Details
- 20381-2-761 Swale Detail
- 20381-2-781 Root Barrier
- 20381-2-950 Boundary Railing & Fences
- 20381-2-960 Boundary Walls



**Enviroguide Consulting, Ecologists:**

- Appropriate Assessment Screening Report
- Ecological Impact Assessment Report

**AWN Consulting:**

- Construction & Demolition Waste Management Plan
- Inward Noise Impact Assessment

**Redmond Analytical Management Services:**

**Report:**

- Lighting Design Report & Specifications

**Drawings:**

- 21075-1 Public Lighting Layout
- 21075-2 Public Lighting Layout

**Morley Walsh:**

- EV Charging