



ARMSTRONG FENTON

ASSOCIATES

PROJECT: Strategic Housing Development for proposed residential development at Boherboy, Saggart, Co. Dublin

**STATEMENT of COMPLIANCE WITH DRAFT SOUTH DUBLIN
COUNTY DEVELOPMENT PLAN 2022-2028**

CLIENTS: Durkan Estates Ireland Ltd & Kelland Homes Ltd

DATE: March 2022

**Planning &
Development
Consultants**



TABLE OF CONTENTS		PAGE
1.0	Executive Summary	3
2.0	Draft South Dublin County Development Plan 2022-2028	3
3.0	Conclusion	36



1.0 Executive Summary

This is a Statement of Compliance in relation to the Draft South Dublin County Development Plan 2022-2028 that was placed on public display from 7th July 2021 and 15th of September 2021. It is expected that the new County Development Plan will be adopted in 2022 but at the time of submitting this SHD planning application for permission, the 2022-2028 Plan is still in Draft format. Notwithstanding the foregoing, this statement demonstrates that the proposed residential development at Boherboy, Saggart, Co. Dublin is consistent with the relevant planning policies, objectives etc. that are contained Draft South Dublin County Development Plan 2022-2028.

2.0 Draft South Dublin County Development Plan 2022-2028

This section contains an assessment of the consistency of the proposed development with the relevant Draft South Dublin County Development Plan 2022-2028 (hereafter 'Draft Plan') policies and objectives.

Fig. 1 identifies the location and extent of the site (outlined in red) on an extract from the Draft Plan Zoning Map.

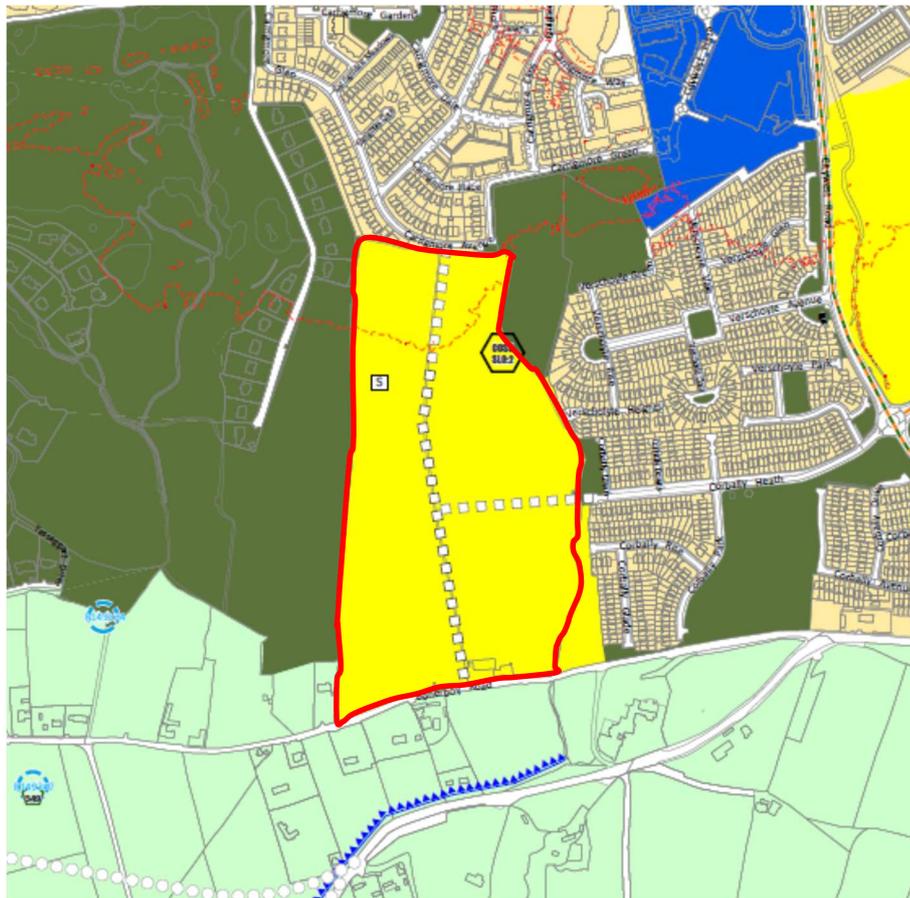


Fig. 1 – Subject site outlined in red – extract from Draft Plan (Map Sheet 8)

The proposed development site is proposed to be zoned objective RES-N: “*To provide for new residential communities in accordance with approved area plans*” in the Draft Plan. To this end the applicants lands are subject to the approved Local Area Plan for the entire Fortunestown area, within which the subject site is located – Fortunestown Local Area Plan 2012 (extended to 13th May 2022).



Table 13.3 of the Draft Plan provides guidance in relation to the general appropriateness of particular development types or land uses on lands zoned RES-N. The proposed development consist of residential use, along with a childcare facility and open spaces. Therefore, the proposed development and its associated uses are in compliance with / permitted in principle under the RES-N land use zoning objective attached to the application site.

Use Classes Related to Zoning Objective	
Permitted in Principle	Childcare Facilities, Community Centre, Cultural Use, Doctor/Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Housing for Older People, Industry-Light, Nursing Home, Offices less than 100 sq.m, Open Space, Primary Health Care Centre, Public House, Public Services, Recreational Facility, Recycling Facility, Residential Institution, Residential, Restaurant/Café, Retirement Home, Shop-Local, Shop-Neighbourhood, Sports Club/Facility, Stadium, Traveller Accommodation, Veterinary Surgery.
Open for Consideration	Advertisements and Advertising Structures, Agriculture, Allotments, Bed & Breakfast, Betting Office, Camp Site, Car Park, Caravan Park-Residential, Cemetery, Crematorium, Embassy, Fuel Depot, Home Based Economic Activities, Hotel/Hostel, Industry-General, Live-Work Units, Motor Sales, Nightclub, Office-Based Industry, Offices 100 sq.m - 1,000 sq.m, Off-Licence, Petrol Station, Place of Worship, Refuse Transfer Station, Science and Technology Based Enterprise, Social Club, Wholesale Outlet, Work-Live Units.
Not Permitted	Abattoir, Aerodrome/Airfield, Boarding Kennels, Concrete/ Asphalt Plant in or adjacent to a Quarry, Conference Centre, Data Centre, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-Special, Offices over 1,000 sq.m, Outdoor Entertainment Park, Refuse Landfill/Tip, Retail Warehouse, Rural Industry-Food, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Transport Depot, Warehousing, Wind Farm.

Fig. 2 – Table 13.3 of the Draft Plan

2.1 Development Plan Policies and Objectives

Core & Settlement Strategy

The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence-based “Core Strategy” (CS) to be incorporated as part of County Development Plans. The purpose of a Core Strategy is to articulate a medium-to longer term quantitative-based strategy for the spatial development of the area of the Planning Authority, and, in so doing, to demonstrate that a Development Plan and its policies and objectives are entirely consistent with National and Regional development objectives. The central focus of the Core Strategy is on residential development and ensuring that there is an acceptable equilibrium between the supply of zoned, serviced land for residential development and the projected demand for new housing during the lifetime of the Plan.



Section 2.2 of the Core Strategy of the Draft Plan states: Core Strategy and Settlement Strategy quantitatively demonstrates how much land is required to meet the residential and employment need of an additional 46,518 people up to 2028. To provide for this level of growth in line with National policy, a need for 23,730 new homes between the Census year 2016 to 2028 within the County has been identified.

Taking account of completed units between 2017 and 2021 (5,914 Units), the Draft Plan states that there is an overall requirement of 17,817 units between 2021 and 2028. The Core Strategy (Table 10) demonstrates how this target can be met up to 2028 taking into consideration units under construction.

The Core Strategy of the Draft Plan was developed in accordance with the *National Planning Framework* (NPF), supported by the *National Development Plan* (NDP), is the Government's high-level strategic plan for shaping the future growth and development of the country to the year 2040, as well as the *Eastern and Midland Regional Spatial and Economic Strategy 2019 – 2031* (EMRSES), which is a strategic plan to support implementation of Project Ireland 2040 (NPF and NDP) and the economic policies and objectives of the Government, by providing a long-term strategic planning and economic framework for the development of the region.

Under the EMRSES, all of South Dublin County is located within the Dublin Metropolitan Area (DMA) with a significant area of the County also within the settlement identified as Dublin City and Suburbs. The development within the DMA forms a central part of the policy within the RSES guided by the Dublin Metropolitan Area Strategic Plan (MASP).

The RSES includes population figures for the Region, which envisages South Dublin County to grow by an additional 50,233 persons from 2016 to 2031. For South Dublin County up to 2028, the targeted population growth is an additional 46,518 persons. The RSES growth strategy for meeting the needs of the existing and future population was based on the availability of land, resources, environment and infrastructure capacity. A part of this growth strategy is to deliver sustainable growth of the DMA through the Dublin Metropolitan Area Strategic Plan (MASP).

The Core Strategy of the Draft Plan has been based upon the Department of Housing, Local Government and Heritage issued Section 28 Guidelines titled: "*Housing Supply Target Methodology for Development Planning*", December 2020 ('the Supply Guidelines') to assist in providing Planning Authorities with the figures and methodology to incorporate national and regional population and housing projections into their statutory functions.

Section 2.5.6 of the Draft Plan states that based on the population targets and housing need set out within National and Regional planning policy, the Development Plan must accommodate an additional 46,518 persons up to a target population of 325,285 in 2028. In doing so, the housing need, which accounts for the current under supply amounts to 17,817 housing units between 2021 and 2028.

Table 9 in Chapter 2 "Core Strategy and Settlement Hierarchy" of the Draft Plan outlines the capacity of undeveloped lands within South Dublin and identifies that in the Citywest area, 45.94Ha of residential greenfield sites are available which can accommodate 2,604 no. residential units. It is considered that the subject site forms part of this area of analysis.

Fig. 9 of the Draft Plan illustrates the extent of the total housing capacity sites of 44,472 on 1,039 Hectares on available already zoned land, with the subject site is identified in same as one of the sites within the county that has capacity for additional residential development – see Fig. 3:

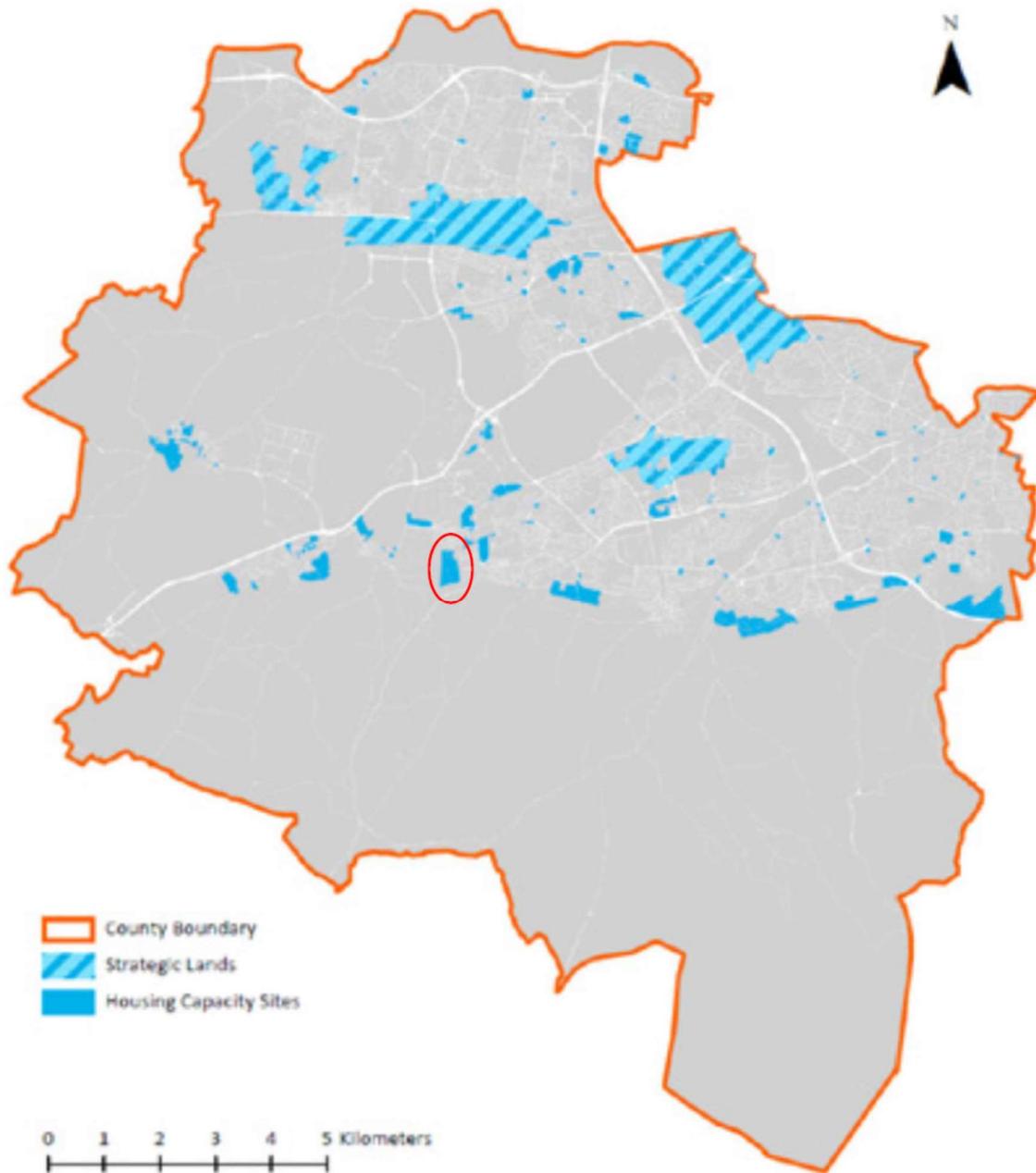


Fig. 3 - Extract from Figure 9 of the Draft Plan

 Housing Capacity Sites

Subject site at Boherboy circled in red



Section 2.6.5 of the Draft Plan states that Table 10 “Core Strategy Table 2022-2028” sets out the Core Strategy for this Development Plan. Figure 10 represents a diagrammatic map of the Core Strategy.

Settlement Type	Neighbourhood Area / Settlement Name	2016 persons	2016 units & share (%)	Estimated Built 2016 to Q4 2020 and share (%)	Total Land (HA) 2021 - 2028	Total Housing (Units) 2021 - 2028 and share (%)	Total 2028 units and share (%)	Target 2028 persons and share (%)	Population Growth from 2016 persons No. (%)
Dublin City and Suburbs	Tallaght	71,350	24,080 (25%)	700 (12%)	42.54	2,000 (11%)	26,780 (22%)	76,525 (24%)	+5,175 (7%)
	Naas Road	1,384	396 (0.4%)	15 (0%)	20.02	1,010 (6%)	1,421 (1%)	3,349 (1%)	+1,965 (142%)
	Templeogue, Walkinstown, Rathfarnham, Firhouse	78,166	28,503 (30%)	1,750 (30%)	55.91	1,953 (11%)	32,206 (27%)	85,264 (26%)	+7,098 (9%)
	Clondalkin, Clonburris and Grange Castle	44,500	14,869 (16%)	200 (3%)	122.3	5,385 (30%)	20,454 (17%)	55,206 (17%)	+10,706 (24%)
	Lucan, Adamstown, Palmerstown	59,000	19,069 (20%)	1,625 (28%)	93.83	3,322 (19%)	24,039 (20%)	68,483 (21%)	+9,483 (16%)
	Citywest	8,238	2,503 (3%)	1,164 (20%)	78.52	2,833 (16%)	6,502 (5%)	15,900 (5%)	+7,662 (93%)
Sub-Total		262,638	89,420 (94%)	5,454 (93%)	413	16,503 (93%)	111,402 (93.7%)	304,726 (93%)	42,088 (+16%)

Fig. 4 - Extract from Table 10 of the Draft Plan

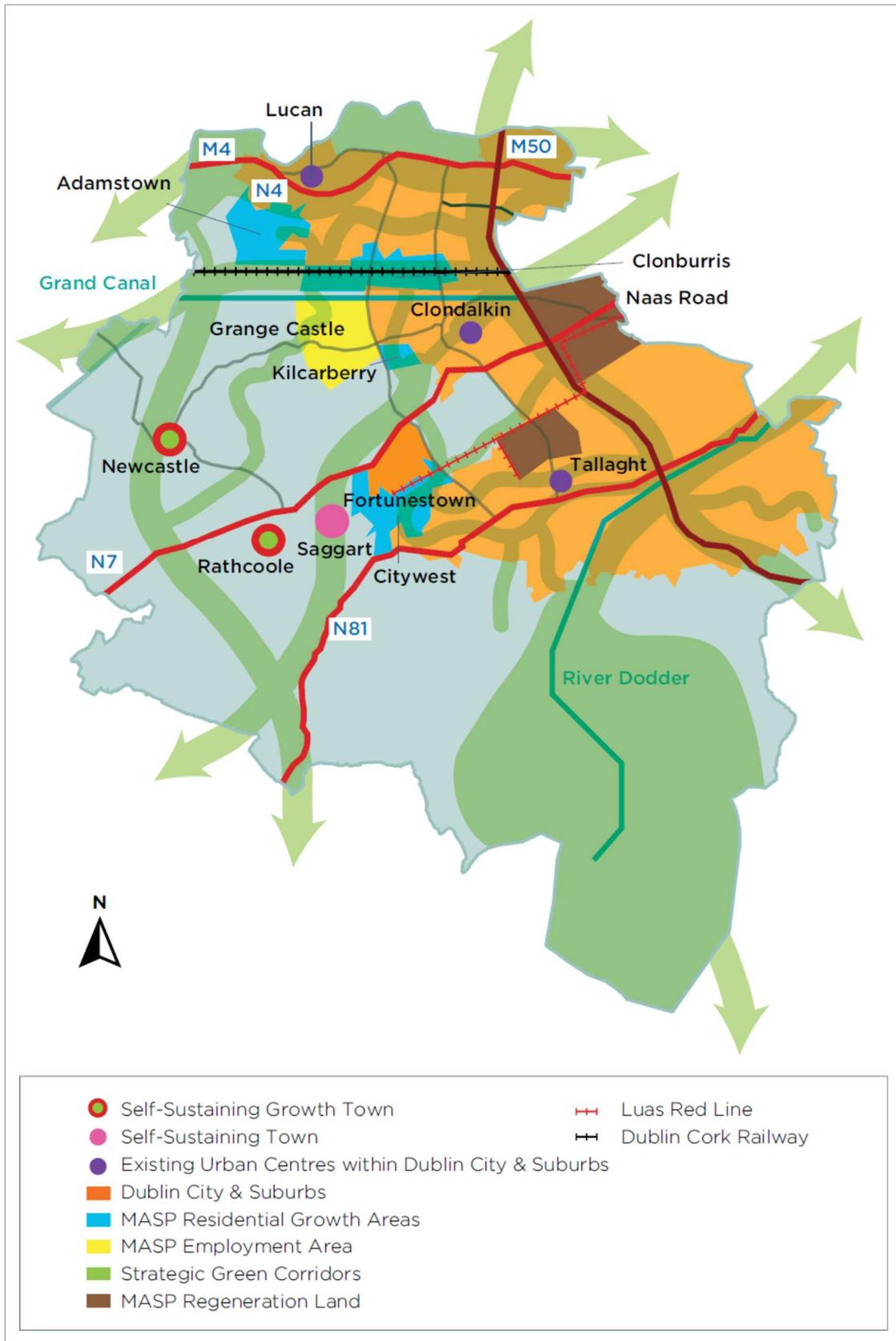


Fig. 5 – Copy of Fig. 10 South Dublin County Core Strategy Map 2022-2028 (Source: Draft Plan)



Section 2.7 “Settlement Strategy” of the Draft Plan sets out the function and role of each settlement within the County with Table 13 “RSES Settlement Hierarchy relating to South Dublin County Council” identifying that the subject site is located within Dublin City and Suburbs

Level	Settlement Typology	Description	South Dublin	South Dublin County Neighbourhood Areas
1	Dublin City and Suburbs	International business core with a highly concentrated and diversified employment base and higher order retail, arts, culture and leisure offer. Acts as national transport hub with strong inter and intra-regional connections and an extensive commuter catchment.	Palmerstown, Lucan, Clondalkin, Tallaght,	Naas Road
				Firhouse / Templeogue / Walkinstown / Rathfarnham
			Templeogue, Ballyroan, Ballycullen, Ballyboden, Knocklyon, Edmondstown, Firhouse, Ballycullen and parts of Greenhills, Walkinstown, Terenure and Rathfarnham, and Citywest area.	Tallaght
				Lucan/ Palmerstown (Including Adamstown/ and Environs)
				Clondalkin/ Clonburris/ Grangecastle and Environs
				Citywest Area within the wider Citywest/Saggart/ Newcastle/Rathcoole NA

Fig. 6 – Extract of Table 13 of Draft Plan

Under “Key Urban Centres within Dublin City and Suburbs”, the Draft Plan states the following:

“The relatively new district area, in Fortunestown/Citywest has been developing over the last number of years at a significant pace and is subject to a Local Area Plan. Its proximity to the Citywest Business Park has facilitated the delivery of housing and jobs beside each other which is supported by the Red Luas Line. The level 3 District Centre of Citywest shopping centre forms the centre of the new district area within and contiguous to the Dublin City and suburbs boundary. It has been one of the most active areas in terms of the delivery of housing for the County during the 2016 – 2022 Development Plan period. The delivery of commensurate levels of social and physical infrastructure to match recent and continued growth will be promoted in this area”.

Figure 11 of the Draft Plan identifies the Dublin City ad Suburbs Settlement Boundary – refer to Fig. 7 overleaf:

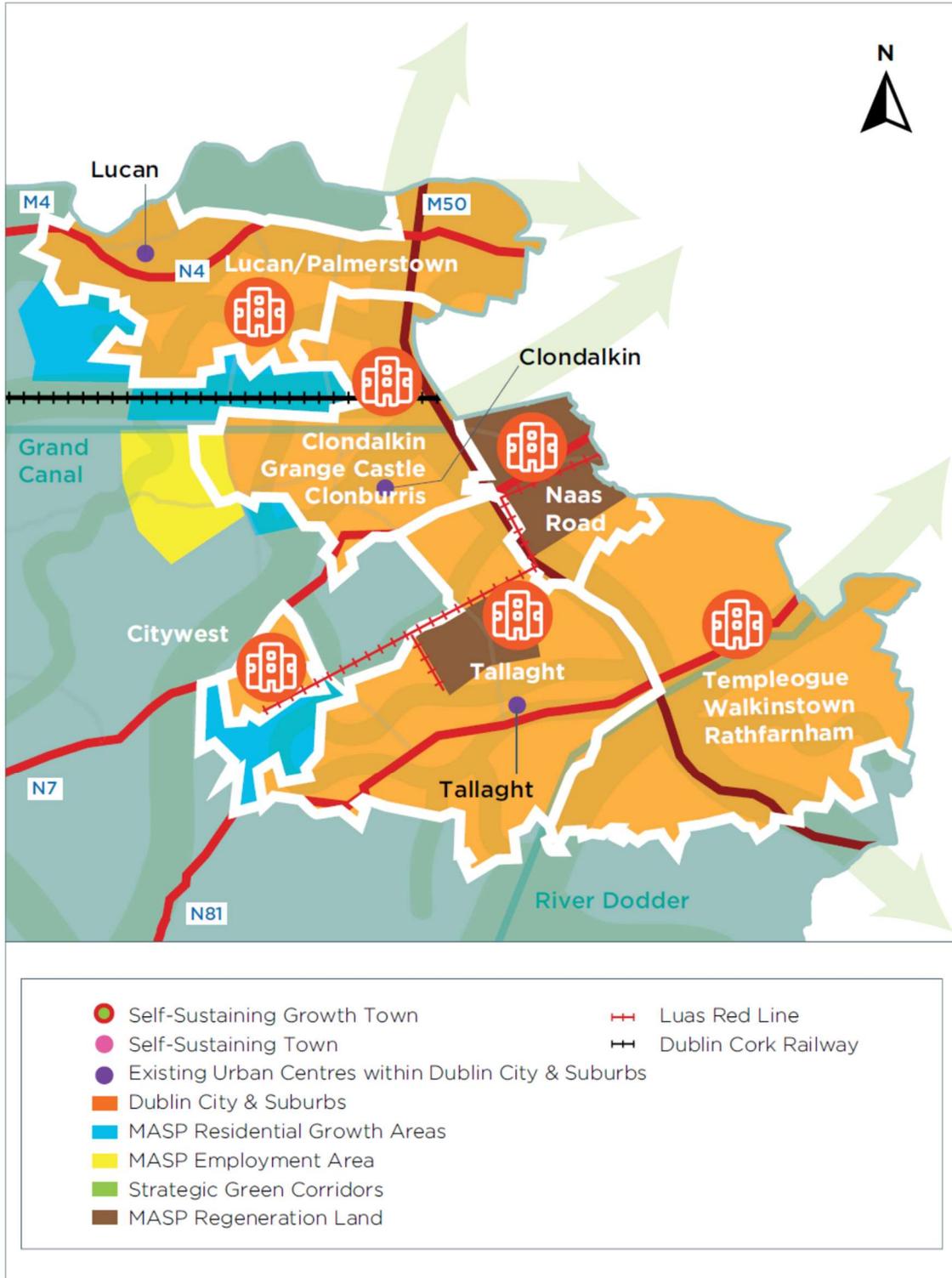


Fig. 7 – Figure 11: Dublin City and Suburbs settlement boundary



Compliance:

The proposed development will deliver new residential accommodation on an undeveloped and underutilised site that has been zoned for residential land use for many years and has the requisite LAP in place which sets out a development framework. The development will be in close proximity to existing retail and commercial services at Citywest Shopping Centre, existing public transport services (Luas) and existing and planned schools within the wider Fortunestown / Citywest area.

The Core Strategy of the Draft Plan seeks to focus development in suitable strategic nodes along existing or planned public transport corridors. The subject lands comprise a strategically located yet vacant site within the Metropolitan area and is identified as being located within the Dublin City and Suburbs settlement boundary and is also in close proximity to Citywest Shopping Centre and is c. 1km south of the Fortunestown Luas passenger stop.

The proposed residential development will have a net density of c. 43 units per hectare providing an appropriate mix of unit types and sizes, in addition to open spaces and a childcare facility, and is considered to be consistent with the Core Strategy of the Draft Plan.

The Draft Plan includes a Specific Local Objective that is proposed to be attached to the Boherboy lands, on the Kelland Homes landholding, i.e. “COS5 SLO2” which states: *“To require the provision of public open space and to ensure that the location, layout and design of the public open space facilitates the delivery of a sports pitch to facilitate multiuse within the Boherboy lands in the south part of the Fortunestown LAP lands, alongside the residential development that is permitted on these lands”.*

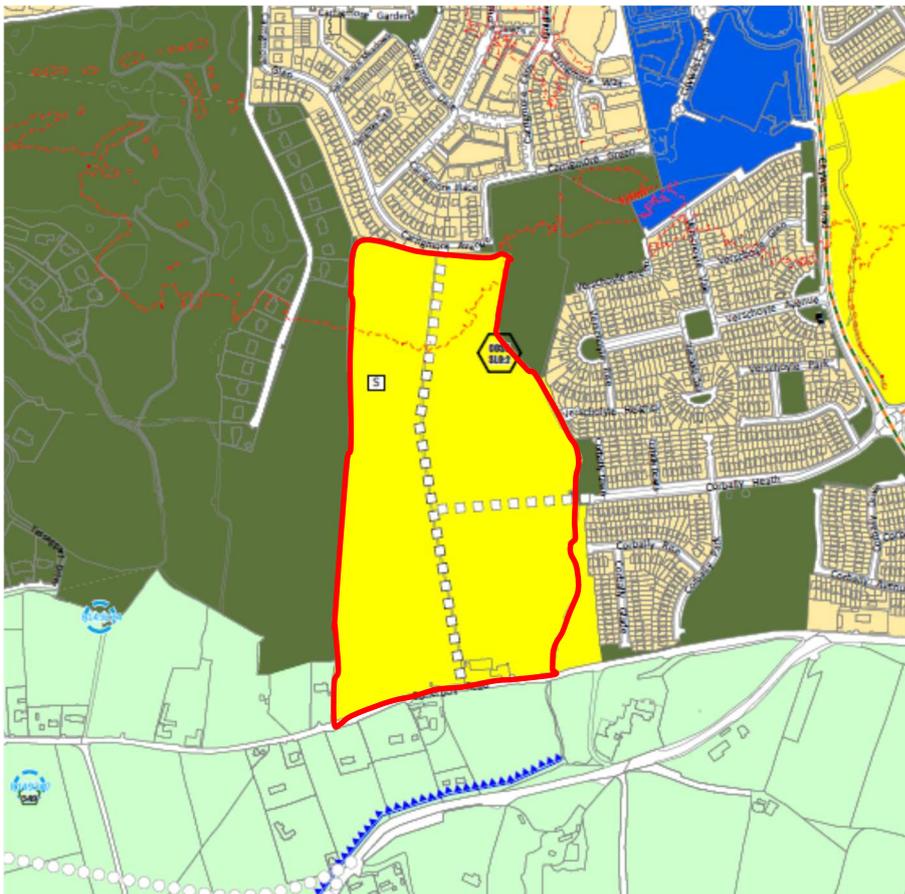


Fig. 8: Subject Lands outlined in red.

(Source: Extract from Map 8 Draft South Dublin County Development Plan 2022 - 2028)



Compliance:

The proposed development provides for a reserved school site of 1.4Ha as well as public open space provision on site of 31,076m² (i.e. 3.1Ha / 17.5%). It is considered that should the Department of Education and Skills uptake the reserved school site in the future that the reserved site is large enough to accommodate a pitch that may also serve the residential neighbourhood in Boherboy. Alternatively, should the Department of Education and Skills decide not to use the reserved site for the provision of a school, the resultant area (1.4Ha) is large enough to accommodate a sports pitch. The proposed development does not hinder the deliver of same in the future.

2.2 Chapter 3 - Natural, Cultural and Built Heritage

Chapter 3 of the Draft Plan relates to “Natural, Cultural and Built Heritage” and contains the following policies / objectives relevant to the proposed development:

Policy NCBH1: Overarching (and its related objectives 1-3) – *Protect, conserve and enhance the County’s natural, cultural and built heritage, supporting its sensitive integration into the development of the County for the benefit of present and future generations.*

Policy NCBH2: Biodiversity (and its related objectives 1-4) - *Protect, conserve, and enhance the County’s biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.*

Compliance: An Appropriate Assessment Screening has been carried out (prepared by Scott Cawley Ecologists) and the submitted screening report asserts that *“The potential impacts associated with the proposed development do not have the potential to affect the receiving environment and, consequently, do not have the potential to affect the conservation objectives supporting the qualifying interest/special conservation interests of any European sites. Therefore, the proposed development is not likely to have significant effects on any European sites”.*

Townland and barony boundaries along the eastern edge of the application site area retained.

Policy NCBH6: Dublin Mountains (and its related objectives 1-7) - *Protect and enhance the visual, environmental, ecological, geological, archaeological, recreational and amenity value of the Dublin Mountains, as a key element of the County’s Green Infrastructure network.*

Compliance: Chapter 13 “The Landscape” of the submitted EIAR has examined the impact of the proposed development on the landscape and concludes that the proposed development will not impact on same. In support of this, a series of verified views have been prepared and are also submitted as part of this application – please refer to same.

The subject site is located north of the Dublin Mountains and will not negatively impact on the character of this area, as demonstrated in the submitted verified views.

Policy NCBH13: Archaeological Heritage (and its related objectives 1-5) - *Manage development in a manner that protects and conserves the Archaeological Heritage of the County and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest.*

Compliance: Chapter 12 “Archaeology and Cultural Heritage” of the submitted EIAR has examined the impact of the proposed development on Archaeology and Cultural Heritage and confirms that the proposed development will not impact on any such archaeological or heritage features – please refer to same.



Policy NCBH14: Landscapes (and its related objectives 1-5) - *Preserve and enhance the character of the County's landscapes, particularly areas that have been deemed to have a medium to high Landscape Value or medium to high Landscape Sensitivity and to ensure that landscape considerations are an important factor in the management of development.*

Policy NCBH15: Views and Prospects (and its related objectives 1-3) - *Preserve Views and Prospects and the amenities of places and features of natural beauty or interest including those located within and outside the County.*

Compliance: Chapter 13 "The Landscape" of the submitted EIAR has examined the impact of the proposed development on the landscape and concludes that the proposed development will not impact on same. In support of this, a series of verified views have been prepared and are also submitted as part of this application – please refer to same.

2.3 Chapter 4 provides guidance in relation to "**Green Infrastructure**" and contains the following policies / objectives relevant to the proposed development:

Policy 1 Overarching (and its related objectives 1-18) - *Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.*

Policy GI2: Biodiversity (and its related objectives 1-4) - *Strengthen the existing GI network and ensure all new developments contribute towards GI, in order to protect and enhance biodiversity across the County as part of South Dublin County Council's commitment to the National Biodiversity Action Plan 2021- 2025 and the South Dublin County Council Biodiversity Action Plan, 2020-2026, the National Planning Framework (NPF) and the East Region Spatial and Economic Strategy (RSES).*

Policy GI3: Sustainable Water Management (and its related objectives 1-10) - *Protect and enhance the natural, historical, amenity and biodiversity value of the County's watercourses. Require the long-term management and protection of these watercourses as significant elements of the County's and Region's Green Infrastructure Network and liaise with relevant Prescribed Bodies where appropriate. Accommodate flood waters as far as possible during extreme flooding events and enhance biodiversity and amenity through the designation of riparian corridors and the application of appropriate restrictions to development within these corridors.*

Policy GI4: Sustainable Urban Drainage Systems (and its related objectives 1-6) - *Require the provision of Sustainable Urban Drainage Systems (SUDS) in the County and maximise the amenity and biodiversity value of these systems.*

Policy GI5: Climate Resilience (and its related objectives 1-7) - *Strengthen the County's GI in both urban and rural areas to improve resilience against future shocks and disruptions arising from a changing climate.*

Policy GI6: Human Health and Wellbeing (and its related objectives 1-10) - *Improve the accessibility and recreational amenity of the County's GI in order to enhance human health and wellbeing while protecting the natural environment within which the recreation occurs.*

Policy GI7: Landscape, Natural, Cultural and Built Heritage (and its related objectives 1-4) - *Protect, conserve and enhance landscape, natural, cultural and built heritage features, and support the objectives and actions of the County Heritage Plan.*



Compliance: The proposed open spaces will contribute to the green infrastructure network in the area, particularly through the creation of the “Riverside Park” along the eastern boundary of the site, adjacent to and set back from the Corbally Stream. The proposal will result in a significant improvement in the green landscaping and biodiversity of the area as the level of green infrastructure will be increased significantly.

The public open spaces will provide both recreational space for the residents and space for the local biodiversity to thrive incorporating SuDS. This has huge implications for the surrounding environment particularly in relation to water run-off, drainage and ensure sustainable water management on site.

SuDS measures have been incorporated into the proposed development as demonstrated in the submitted landscaping details and engineering proposals – please refer to same.

2.4 Chapter 5 Quality Design and Healthy Placemaking

Chapter 5 of the Draft Plan states that *“In line with the provisions of the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) the quality of design and character of an area are critical factors for making places attractive and distinctive. Healthy Placemaking seeks to protect and enhance the unique identity and character of places and to facilitate improvements to human wellbeing and the quality of life that comes from the interaction of people and their environment. The development of new strategic development areas alongside significant regeneration lands within South Dublin County further creates opportunities for the development of strong placemaking within the County, delivering attractive and sustainable environments in which to live”*. Chapter 5 (section 5.1) outlines national policies that relate to delivering Quality Design and Healthy Placemaking which are set out in the National Planning Framework (NPF) and Regional Spatial and Economic Strategy (RSES), to which Development Plans must be consistent with.

Chapter 5 contains the following policies / objectives relevant to the proposed development:

Policy QDP1: Successful and Sustainable Neighbourhoods (and its related objectives 1-6) – *Support the development of successful and sustainable neighbourhoods that are connected to and provide for a range of local services and facilities.*

Chapter 5 states that *“To deliver sustainable communities and a healthier and better quality of life for all in South Dublin County, this plan sets out eight key principles which must be applied to new developments in the County”, and that ‘The Plan Approach’ to the delivery of sustainable and successful neighbourhoods is required to ensure that all development is designed and developed around the eight principles. The eight principles are:*

1. Context;
2. Healthy Placemaking;
3. Connected Neighbourhoods;
4. Thriving Economy;
5. Inclusive and Accessible;
6. Public Realm;
7. Built Form and Mix;
8. Design and Materials.

Policy QDP2: Overarching - Successful and Sustainable Neighbourhoods (and its related objectives 1-2) – *Promote the creation of successful and sustainable neighbourhoods through the application of the eight key design principles to ensure the delivery of attractive, connected, and well-functioning places to live, work, visit, socialise and invest in throughout the County.*



Compliance – this application for permission is accompanied by a detailed Architectural Design Rationale, Planning Statement and Statement of Consistency which clearly detail the design principles that have been applied to the proposed development thus ensuring that a sustainable residential development and community can be delivered at Boherboy.

Policy QDP3: Neighbourhood Context (and its related objectives 1-9) – *Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.*

Policy QDP4: Healthy Placemaking (and its related objectives 1-2) – *Promote the delivery of neighbourhoods that are attractive, connected, vibrant and well-functioning places to live, work, visit, socialise and invest in.*

Policy QDP5: Connected Neighbourhoods (and its related objectives 1-2) – *Promote short distance neighbourhoods and strive towards the achievement of 10-minute settlements over the lifetime of the Plan, promoting a more compact development form, sustainable movement, and ease of access to services, community facilities, jobs and amenities.*

Policy QDP6: Public Realm (and its related objectives 1-7) – *Promote a multi-disciplinary and co-ordinated approach to the delivery and management of the public realm within South Dublin County.*

Policy QDP7: High Quality Design – Development General - *Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.*

Policy QDP8: High Quality Design – Building Height and Density Guide (BHDG) (and its related objectives 1-2) – *Adhere to the requirements set out in the Urban Development and Building Height Guidelines (2018) issued by the DHLGH through the implementation of the Assessment Toolkit set out in the South Dublin County's Building Heights and Density Guide 2021.*

Policy QDP10: Mix of Dwelling Types (and its related objectives 1-2) – *Ensure that a wide variety of housing types, sizes and tenures are provided in the County in accordance with the provisions of the South Dublin County Council Housing Strategy 2022-2028.*

Policy QDP11: Materials, Colours and Textures *Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.*

Compliance – the proposed development at Boherboy has been designed taking into account guidance set out in the Guidelines on Sustainable Residential Development in Urban Areas (2009) and its companion document Urban Design Manual – the details of which are clearly set out in the submitted Statement of Consistency (section 4.2.1), the submitted Architectural Design Rationale and the submitted Planning Statement (section 5.6).

The development, its layout and proposed connections to adjoining lands affords future residents with proximate access to services and facilities in the area and promotes sustainable modes of transport, primarily pedestrian and cyclist connections through the site to adjoining lands.

The proposed density of development and buildings heights have had regard to the relevant national guidance as set out in the Guidelines on Sustainable Residential Development in Urban Areas (2009) and the Urban Development and Building Heights Guidelines (2018) - details of compliance with same are set out in the submitted Statement of Consistency (sections 4.2.1 and 4.2.2 respectively). Please also refer to the Planning Statement (5.5 and 5.11 respectively).



Section 5.7 of the submitted Planning Statement as well as the submitted Quality Housing Assessment provide details of the proposed housing mix proposed to be delivered, a summary of which is:

Dwelling Type	1 bed	2 bed	3 bed	4 bed	Total	Percentage %
Houses	0	8	168	81	257	39%
Apartments	62	177	7	0	246	38%
Duplex	4	72	76	0	152	23%
Total	66	257	251	81	655	100%
Percentage %	10%	39%	39%	12%	100%	-

Table 1 - Overall Proposed Dwelling Mix

The submitted architectural Design Rationale provides details of the proposed finishes and materials to be applied to the scheme which will ensure a high quality, durable development is delivered.

Policy QDP14: Local Area Plans (LAP) (and its related objectives) – *Prepare Local Area Plans as appropriate, prioritising areas that are likely to experience large scale residential or commercial development or regeneration.*

QDP14 SLO 1: *To ensure the sustainable long-term growth of Citywest that promotes and facilitates the development of the Citywest/Fortunestown area in accordance with the Fortunestown Local Area Plan ensuring that phasing is not contravened and that appropriate levels of services, social and sports infrastructure, facilities and economic activity is met to meet the needs of the current and future population growth.*

Compliance – the application site at Boherboy is within the Fortunestown LAP lands, with the current LAP having been adopted in 2012 and extended to 2022. Section 4.4.2 of the submitted Statement of Consistency sets out the proposed development’s compliance with the requirements of the LAP including its phasing strategy. This is also addressed in the submitted Material Contravention Statement – please refer to both documents for further details.

2.5 Chapter 6 Housing

Chapter 6 Housing of the Draft Plan sets out the policies and objectives for new housing. It is submitted that the proposed development is consistent with the Draft Plan requirements for new housing developments on the basis of the following:



Policy H2: *Supply of Housing Ensure that sufficient zoned land continues to be available at appropriate locations to satisfy the housing requirements of the County.*

H2 Objective 2: *To ensure that sufficient zoned land, integrating land use and transport and which can be serviced is available at appropriate locations to satisfy the housing requirements of the County and to support and facilitate the development of housing lands based on the Settlement Strategy outlined in Chapter 2 Core Strategy and Settlement Strategy*

Policy H7: *Residential Design and Layout Promote high quality design and layout in new residential developments to ensure a high-quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.*

H7 Objective 1: *To promote a high quality of design and layout in new residential development and to ensure a high-quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development in accordance with the standards set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) and the accompanying Urban Design Manual – A Best Practice Guide and the Design Standards for New Apartments (DHLGH as updated 2020) and Chapter 13 Implementation and Monitoring.*

H7 Objective 3: *To support the principle of permeability schemes that provide improved connections between housing estates and their surrounds for walking and cycling whilst taking account of anti-social behaviour, and only progressing vehicle permeability schemes where necessary.*

H7 Objective 4: *To ensure that residential development provides an integrated and balanced approach to movement, placemaking and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2013)*

Compliance: The proposed development is on lands that are zoned and remain proposed to be zoned for new residential development. The proposed site layout plan provides for connectivity and permeability to adjoining lands to the east and north. The principles of urban design set out in the Urban Design Manual have been applied to the scheme which is demonstrated in the submitted Statement of Consistency (section 4.2.1) and in the submitted Architectural Design Rationale – please refer to both. The application is also accompanied by a Statement of Compliance with DMURS prepared by Pinnacle Engineering demonstrating the proposed development compliance with the principles of DMURS.

Policy H8: Public Open Space: *Ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provide for active and passive recreation and enhances the visual character, identity and amenity of the area.*

H8 Objective 1: *To ensure that public open space in new residential developments complies with the quantitative and qualitative standards set out in Section 8.7 of Chapter 8: Community Infrastructure and Public Open Space and Chapter 13: Implementation and Monitoring.*

H8 Objective 2: *To ensure that there is a clear definition between public, semi-private and private open space at a local and district level and that all such open spaces benefit from passive surveillance from nearby residential development.*

Policy H9: Private and Semi-Private Open Space: *Ensure that all dwellings have access to high quality private open space and semi-private open space (where appropriate) and that such space is carefully integrated into the design of new residential developments.*



H9 Objective 1: *To ensure that all private open spaces for houses and apartments/duplexes including balconies, patios, roof gardens and rear gardens are designed in accordance with the qualitative and quantitative standards set out set out in Chapter 13 Implementation and Monitoring.*

H9 Objective 2: *To ensure that the design and layout of new apartments, or other schemes as appropriate, ensures access to high quality and integrated semi-private or communal open space that supports a range of active and passive uses.*

Compliance: Section 5.15 of the submitted Planning Statement provides details of the proposed public and communal open space, as illustrated on Fig. 27 in that report, a copy of which is also provided on page 33 of this report. The total public open space provision on site is 31,076m² (i.e. 3.1Ha / 17.5%) which exceeds the 14% requirement of the current 2016-2022 Development Plan. The proposed development provides for a total of 6,391.6m² of communal / semi-private open space which is further broken down into 4,245.2m² for the apartments and 2,146.4m² for the duplex units, which exceeds the quantum of required communal open space as per the Apartment Guidelines. There are 27 areas of communal open space dispersed throughout the site adjacent to the apartments and duplex units and these are all shaded purple on the aforementioned Fig. 27. Private open space is afforded to each dwelling in accordance with the Draft Plan standards for houses, which is detailed on the site layout plan and detailed on the submitted Quality Housing Assessment. Private open space for the duplex units and apartments also meet or exceed the required standards of the Apartment Guidelines and these too are scheduled on the submitted plans and Quality Housing Assessment – please refer to same.

Policy H10: Internal Residential Accommodation *Ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long-term needs of a variety of household types and sizes.*

H10 Objective 1: *To promote the provision of high-quality houses and apartments/duplexes within sustainable neighbourhoods by achieving the appropriate quantitative and qualitative standards, in accordance with Ministerial Guidelines and as set out in Chapter 13 Implementation and Monitoring.*

H10 Objective 2: *To support the design of adaptable residential unit layouts that can accommodate the changing needs of occupants, through extension or remodelling subject to the protection of residential amenity.*

H10 Objective 3: *To consider the need for housing units to provide enough space to allow for individuals to work from home.*

Compliance: The submitted Housing Quality Assessment (HQA) details that all of the proposed dwellings either meet or exceed the standards set out in the 2020 Apartment Guidelines, the 2007 Quality Housing for Sustainable Communities guidelines. Section 5.7 of the submitted Planning Statement also sets out details of the proposed schedules of accommodation – please refer to both the HQA and Planning Statement for details. Section 4.2.1 of submitted Statement of Consistency also sets out the proposed development's compliance with the qualitative guidance contained in the Sustainable Residential Development in Urban Areas Guidelines and its companion Urban Design Manual, with further details also provided in the Architectural Design Rationale. The proposed housing has been designed in a manner that affords alteration and extension thus catering for future adaptability – this is asserted in the submitted the Architectural Design Rationale – please refer to section 5(ix). The proposed houses exceed the minimum standards for same as per Table 3.20 of the Draft Plan and therefore accommodate space to allow people to work from home.



Policy H11: Privacy and Security *Promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.*

H11 Objective 1: *To ensure there is a clear definition and delineation between private, semiprivate (communal) and the public open spaces that serve residential development.*

H11 Objective 2: *To ensure that all developments are designed to provide street frontage and to maximise surveillance of streets and the public realm.*

H11 Objective 3: *To ensure that private open spaces are enclosed within perimeter blocks behind the building line and that they are subdivided by suitably robust boundary treatments of a sufficient height and composition to provide adequate privacy and security.*

H11 Objective 4: *To ensure that opposing balconies and windows at above ground floor level have an adequate separation distance, design or positioning to safeguard privacy without compromising internal residential amenity.*

Compliance: The submitted site layout plan and drawings of the proposed dwellings illustrate that open spaces are clearly defined and differentiated, which is also illustrated on the submitted landscape plans, including boundary treatment plan. All of the proposed buildings address the streets that they front onto providing passive surveillance. Sufficient separation distances are afforded between buildings so as to avoid any negative overlooking.

Policy H12: Steep or Varying Topography Sites *Ensure that development on lands with a steep and/or varying topography is designed and sited to minimise impacts on the natural slope of the site.*

H12 Objective 1: *To ensure that all developments including buildings, streets and spaces are designed and arranged to respond to and complement the site's natural contours and natural drainage features in accordance with the recommendations of the Urban Design Manual – A Best Practice Guide (2009).*

H12 Objective 2: *To avoid the use of intrusive engineered solutions, such as cut and filled platforms, embankments or retaining walls on sites with steep or varying topography.*

Compliance: Judicious consideration has been paid to design of the proposed development due to the existing topography of the site. Building heights have been carefully distributed throughout the entire site so as to take into account the principles of the Urban Design Manual in terms of providing variety and distinctiveness as well as creating a sense of place and different character areas.

The layout of the housing takes cognisance of the topography of the site, thus eliminating the necessity for cut and fill and retaining walls throughout. How the applicants intend to deal with the level differences across the site has been given careful consideration and is detailed on the enclosed landscape drawing no.s 08-08j prepared by Ronan MacDiarmada & Associates Landscape Architects (RMDA) – please refer to same.

Please also refer to the submitted RMDA drawing no. 12 “Retaining Wall Location Plan” which identifies where some form of retaining will occur, which is further broken down into four different types of landscaping treatment i.e.: (i) gabion wall, (ii) crib wall, (iii) rear gardens RSJs with timber sleepers in between and (iv) retaining concrete wall.



The submitted “Landscape Rationale”, identifies on plan, where the level differences are between the rear gardens of housing cells. It is considered that where any type of retaining structure is to be used, this has been clearly identified and illustrated on the enclosed drawings and landscape reports. There are only 8 instances of a retaining concrete wall being used, c. 25 examples of the rear gardens RSJs with timber sleepers in between being used, and c. 14 examples of a crib wall being applied across the site. All of the foregoing, as well as the submitted drawings and reports clearly demonstrates how the proposed development has carefully considered the topography on the site and that there will not be extensive cut and fill and therefore a negative visual impact as a result of the proposed development. Based upon all of the drawings and details submitted with the application in relation to cut and fill and retaining walls, it is respectfully put forward that cut and fill has been kept to a minimum and that there is no excessive use of retaining walls.

2.6 Chapter 7 Sustainable Movement

Policy SM1: Overarching (and its related objectives 1-15) – *Transport and Movement Promote ease of movement within, and access to South Dublin County, by integrating sustainable land-use planning with a high-quality sustainable transport and movement network for people and goods.*

Policy SM2: Walking and Cycling (and its related objectives 1-8) – *Re-balance movement priorities towards sustainable modes of travel by prioritising the development of walking and cycling facilities and encouraging a shift to active travel for people of all ages and abilities, in line with the County targets.*

Policy SM3: Public Transport (and its related objectives 1-10) – *General Promote a significant shift from car-based travel to public transport in line with County targets and facilitate the sustainable development of the County by supporting and guiding national agencies in delivering major improvements to the public transport network.*

Policy SM4: Strategic Road Network (and its related objectives 1-11) – *Improve and, where necessary, expand the County-wide strategic road network to support economic development and provide access to new communities and new development areas.*

We note Table 7.5 “Six Year Roads Programme” which refers to the Fortunestown Street Network and the various streets within the Fortunestown LAP lands whereby the function is the “formation of a strategic street network providing access to the Fortunestown LAP lands”.

Policy SM5: Street and Road Design (and its related objectives 1-5) – *Ensure that streets and roads within the County are designed to balance the needs of all road users and promote place making, sustainable movement and road safety providing a street environment that prioritises active travel and public transport.*

Policy SM7: Car Parking and EV Charging (and its related objectives 1-11) – *Implement a balanced approach to the provision of car parking with the aim of using parking as a demand management measure to promote a transition towards more sustainable forms of transportation, while meeting the needs of businesses and communities.*

Compliance: The proposed development provides for the creation of new connections to adjoining lands which will aid pedestrian and cyclist permeability to avail of existing public transport services in the locality thus encouraging sustainable modes of transport and a reduction in car dependency. New paths are proposed as part of the development such as along the eastern boundary, that includes a reserved biodiversity strip, as well as upgrades to the Boherboy Road. The proposed connections to the north via Carrigmore Park will provide



direct access to local amenities including onwards to the Citywest Shopping Centre. As confirmed in the submitted Statement of Compliance with DMURS, the streets have been designed to cater for pedestrian and cyclist priority. All routes through the site will be lit by public lighting, as per the submitted plans for same.

The proposed streets have been designed in accordance with DMURS as confirmed in the submitted Statement of Compliance with DMURS prepared by Pinnacle Consulting Engineers – please refer to same.

The proposal includes a reduced car parking provision to support more sustainable transport modes and to encourage a transition away from car dependency, in light of the site’s locational context and proximity to public transport infrastructure. The proposed development provides for EV parking throughout, through dedicated spaces as well as the provision of ducting to cater for same which will be offered as an optional extra to prospective purchasers.

2.7 Chapter 8 Community Infrastructure and Open Space

Chapter 8 sets out requirements for social / community infrastructure and open space, and contains the following policies / objectives relevant to the proposed development:

Policy COS2: Social/Community Infrastructure (and its related objectives 1-9) – *Support the planned provision of a range of universally accessible and well connected social, community, cultural and recreational facilities, close to the communities they serve, consistent with RPO 9.14 of the RSES. (See also Chapter 5: Quality Design and Healthy Placemaking).*

COS2 SLO 1: *That Citywest / Fortunestown areas are provided (from within their own community) public, purpose built and suitable amenities including:*

- *Library;*
- *Community centre and a community café;*
- *Accessible playgrounds/playspaces, teenspaces and youth amenities (such as a skate park);*
- *Designed green spaces including a managed public park with adequate, accessible public seating and that can host festivals and community events;*
- *Greater biodiversity in the area and more tree coverage; à Adequate numbers of pitches and clubhouses/pavilions for sports;*
- *Adequate public childcare and afterschool facilities; and*
- *School sites*

Compliance: A Social and Community Infrastructure Assessment (SCIA) is submitted with this application for permission and provides a brief review of the relevant planning policy context, identifies the existing social and community infrastructure in the vicinity of the development, considers the impact of the proposed development on such infrastructure, and has reference to social & community infrastructure proposed as part of the proposed residential development at the lands at Boherboy, Saggart, Co. Dublin. The enclosed SCIA provides details of the following in the local area:

- Health & Wellbeing - Hospital & Specialist Care, GP & Medical Centres, Dental, Pharmacy’s and Physiotherapy;
- Childcare Facilities;
- Education - Primary, Post Primary, Third Level and Further Education & Training;
- Sports & Recreation - Parks, Playgrounds, Sports Clubs, Fitness Facilities and Recreation; and
- Other Community Services - Social Service or Information Centre, Retail, Religion or emergency services.



The submitted SCIA demonstrates that the existing Social and Community Infrastructure in the area will be sufficient to cater for the needs of the proposed development.

Please also refer to Appendix A of the submitted Statement of Consistency which sets out that South Dublin County Council do not require the provision of a community centre on the subject site. This matter is also addressed in the submitted Material Contravention Statement (section 3.6).

Policy COS5: Parks and Public Open Space – Overarching (and its related objectives 1-3) – *Provide a well-connected, inclusive and integrated public open space network through a multi-functional high-quality open space hierarchy that is accessible to all who live, work and visit the County.*

Section 8.7.3 provides details of Quantity of Public Open Space and states: *“The overall standard for public open space is 2.4 hectares per 1,000 population. This will be applied to all developments with a residential element. Within that standard, there are specified percentages as set out in Table 8.2 which must, as a minimum, be provided on site. Only in exceptional defined circumstances, as set out in the objectives below, will flexibility be provided for”.*

Table 8.2: Public Open Space Standards

Land Use	Public Open Space Standards (minimum)
Overall Standard	2.4 Ha per 1,000 Population
New Residential Development on Lands Zone RES-N	Minimum 15% of site area
New Residential Development on Lands in Other Zones including mixed use	Minimum 10% of site area
Institutional Lands / ‘Windfall’ Sites	Minimum 20% of site area

Fig. 9 – Table 8.2 “Public Open Space Standards” of Draft Plan

Section 8.7.4 of the Draft Plan provides for a financial contribution in lieu of all, or part of, the public open space requirement for a particular development, to be applied at the discretion of the Council.

Compliance:

There are four primary areas of meaningful public open space providing for 24,619m² (2.46ha), which equates to 14% of the area of the site. These spaces are comprised of a hierarchy of open spaces that are based upon the configuration of the site and are presented as follows:

- (a) provision of a centrally located, formal Neighbourhood Park that will serve the overall Boherboy Neighbourhood, as per the LAP (total area = 4,169m²);



- (b) a Green Corridor / “Riverside Park” along the Corbally Stream along the entire eastern side of the site that will form part of a green link to Carrigmore Park and further on to Fortunestown Centre to the north (total area = 9,898m²). This area of open space also incorporates the required biodiversity strip of 10m from the top of the bank;
- (c) Pocket Park in the south-west corner of the site (total area = 3,163m²);
- (d) the northern open space which will provide for informal play and passive recreation (7,389m²), and identified.

In addition to the above (and not included in the required 14% provision of public open space calculations) are:

- (i) the linear park that retains the central hedgerow and contributes to the green infrastructure of the area (5,835m²);
- (ii) a small woodland park at the western boundary of the site (622m²).

By adding up all of the open spaces mentioned above, the total public open space provision on site is 31,076m² (i.e. 3.1Ha / 17.5%) which accords with Table 8.2 of the Draft Plan.

In relation to section 8.7.4 of the Draft Plan, whereby “the Council has the discretion to accept a financial contribution in lieu of any remaining open space requirement to achieve the overall standard of 2.4 ha per 1,000 population, such contribution being held solely for the purpose of the acquisition or upgrading of small parks, local parks and neighbourhood parks subject to the open space or facilities meeting the open space ‘accessibility from homes’ standards for each public open space type specified in Table 8.2”, the proposed development of 655 no. units requires 39,516sq.m of public open space, which results in a shortfall of 8,440 sq.m.

It is considered that Table 8.2 of the Draft Plan requires two minimum requirements relevant to the proposed development:

- i. the overall minimum of 2.4 hectares per 1,000 population, and
- ii. the 15% minimum for lands zones RES-N.

The proposed development exceeds the minimum 15% requirement for lands zoned RES-N by providing for 17.5% public open space on the subject site. We note the discretion to impose a financial contribution in lieu of any remaining open space requirement:

- to be held by the council for the purpose of the acquisition or upgrading of small parks, local parks and neighbourhood parks, and
- in exceptional circumstances to allow provision or upgrade of Regional Parks.

The application site is subject to a number of significant constraints (all of which are outlined in section 5.5 of the submitted Planning Statement) and as illustrated on Fig. 9, which demonstrates that almost 6Ha of the subject site is undevelopable.



KEY LEGEND

	OVERALL SITE AREA	176,919m ²
	BIODIVERSITY RIPARIAN STRIP	9,898m ²
	WESTERN HEDGEROW	3,552m ²
	CENTRAL HEDGEROW	5,835m ²
	1/100year FLOOD AREA	4,844m ²
	SCHOOL SITE	14,205m ²
	INDICATIVE OUTLINE OF 2 STOREY 16 CLASSROOM SCHOOL	
	SW DRAINAGE WAY LEAVES	9,745m ²
	LAP 150m CONTOUR AREA	1,997m ²
	BOHERBOY ROAD SETBACK	3,205m ²
	TOTAL DEVELOPABLE LANDS	123,850m ²

Fig. 10 - Site Constraints





Notwithstanding the constraints on site, as well as the planning history attached to the site to achieve an appropriate density of development, along with the topography of the site, it is considered that the provision of 17.5% of public open space is appropriate and complies with the Draft Plan.

It is considered that the Draft Plan requires either the proposed development meets the overall target for public open space provision, or a financial contribution in lieu. Therefore, the proposed development meets the minimum standards but we acknowledge that the Council holds the right to require a financial contribution in lieu of public open space should it be deemed appropriate.

Policy COS7: Childcare Facilities (and its related objectives 1-6) – *Support and facilitate the provision of good quality and accessible childcare facilities at suitable locations within the County in consultation with the County Childcare Committee.*

Compliance: The proposed development provides a purpose built, standalone crèche of 693sq.m, located south of Street 07 and north of Street 12, south of a large area of open with associated external play area and car parking. The proposed floor area of the crèche exceeds the minimum requirement and includes sufficient additional floorspace to accommodate food prep area, toilets, sleep room, reception/office, circulation and escape route spaces, furniture and permanent fixtures as required, and caters for 163 no. children.

Notwithstanding the current proposal to provide a creche to cater for the childcare needs of the proposed development, the site is in close proximity to both Saggart and the Citywest areas which are well serviced by existing crèche facilities and there are number of additional childcare facilities permitted within Fortunestown LAP area. Under section 7.2 of the submitted Social & Community Infrastructure Assessment, a list and map of the existing childcare facilities in the local area are provided – please refer to same.

In consideration of the overall gross floor area of the proposed creche, along with the availability of existing childcare facilities in the environs and those recently permitted in the LAP area, the proposed creche is of an appropriate size and scale to cater for the proposed development.

Policy COS8: Primary and Post Primary Schools (and its related objectives 1-9)

Policy COS8(a): *Work in conjunction with the Department of Education and Skills to promote and support the provision of primary and post-primary schools in the County to reflect the diverse educational needs of communities.*

Policy COS8(b): *Engage with the Department of Education and Skills and support the Department's School Building Programme by actively identifying sites for primary and post primary schools at suitable locations, based on forecast need.*

Compliance: A Social and Community Infrastructure Assessment (SCIA) is submitted with this application for permission and provides a brief review of the relevant planning policy context, identifies the existing social and community infrastructure in the vicinity of the development, considers the impact of the proposed development on such infrastructure, and has reference to social & community infrastructure proposed as part of the proposed residential development at the lands at Boherboy, Saggart, Co. Dublin. The enclosed SCIA provides details of the following in the local area:

- Health & Wellbeing - Hospital & Specialist Care, GP & Medical Centres, Dental, Pharmacy's and Physiotherapy;



- Childcare Facilities;
- Education - Primary, Post Primary, Third Level and Further Education & Training;
- Sports & Recreation - Parks, Playgrounds, Sports Clubs, Fitness Facilities and Recreation; and
- Other Community Services - Social Service or Information Centre, Retail, Religion or emergency services.

The submitted SCIA demonstrates that the existing Social and Community Infrastructure in the area, including the proposed childcare facility, will be sufficient to cater for the needs of the proposed development.

The proposed development reserves a site to accommodate a future primary school until such time as the Department of Education and Skills confirms their need for same

2.8 Chapter 10 Energy

Chapter 10 of the Draft Plan relates to “Energy” and contains the following policies / objectives relevant to the proposed development:

Policy E3: Energy Performance In Existing and New Buildings (and its related objectives 1-4) –*Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.*

Compliance - The proposed seeks to import best practice construction/engineering techniques and use of energy efficient materials to maximise energy capacity in accordance with current Buildings Regulations

2.9 Chapter 12 Our Neighbourhoods

Chapter 12 identifies 7 geographical Neighbourhood Areas where key services and facilities were found to be common to particular towns/villages and urban centres within the County. In doing so, the Draft Plan states that this process has informed and facilitated a more tailored approach to the provision of key services and facilities as each area grows over the plan period. One of the 7 Neighbourhood Areas is “Citywest / Saggart / Rathcoole / Newcastle”, within which the subject site at Boherboy is located.

The Draft Plan states that “*the Citywest/Fortunestown area forms part of the wider Dublin City and Suburbs settlement. This relatively new district area has been developing over the last number of years at a significant pace and is subject to a Local Area Plan. Its proximity to the Citywest Business Park has facilitated the delivery of housing and employment beside each other, which is supported by the Red Luas Line. The level 3 District Centre of Citywest shopping centre forms the centre of the new district area. It has been one of the most active areas in terms of the delivery of housing for the County during the 2016 – 2022 Development Plan period. The delivery of commensurate levels of social and physical infrastructure to match recent and continued growth is supported in the Plan.*”

In terms of “housing”, the Draft Plan states that “In addition to the consolidation of the existing urban areas new residential development will be located within the Fortunestown/Citywest areas and on lands within and contiguous to the village centres of Newcastle and Rathcoole. In line with the Core Strategy Chapter 2, Table 10, the combination of infill and new residential development within this entire neighbourhood area will facilitate 23% of the County’s housing growth with the Citywest/Fortunestown area providing for 16% of



this total”.

In relation to “Sustainable Movement” the main issues pertaining to same are identified along with possible solutions which include:

- *Footpaths need to be widened, and traffic calming measures and further crossing facilities should be provided to ensure a safer and more pleasant walking experience, where cars and car parking are not dominating the public realm.*

Five new school sites have been identified for this area.

Overall, this area has a current population of 18,815 persons with a projected population up to 2028 of 30,879.

Compliance: the proposed development is located within the Fortunestown Local Area Plan lands as well as this newly identified “Neighbourhood Area” of the Draft Plan. Within the LAP, it is one of the largest land parcels to be developed. Providing for 655 no. dwellings, at an average of c.2.75 persons per dwelling, will accommodate c. 1,800 persons which will contribute to the population growth envisaged for the area.

The proposed development includes the reservation of a school site of 1.4Ha for future use by the Department of Education and Skills, upon confirmation from them as regard their need for same.

The proposed development also proposes considerable upgrades to the Boherboy Road, as detailed in the application details. Furthermore, new vehicular links as well as the creation of new pedestrian and cyclist connections to adjoining lands is catered for as part of the proposed development, with the necessary consent in place for same – refer to the submitted letters of consent (Appendix A of the submitted Planning Statement).

2.10 Chapter 13 Implementation and Monitoring

Chapter 13 of the Draft Plan sets out the development standards and criteria that seek to ensure development takes place in an orderly and efficient manner. The following development standards are relevant to the proposed development which have been considered under the headings contained within Chapter 13 of the Draft Plan:

Section 13.2.1 Landscape Character Assessment – the proposed development has been subject to a Landscape and Visual Impact Assessment as set out under Chapter 13 “The Landscape” of the submitted EIAR – please refer to same. In addition, detailed landscaping drawings are submitted which include planting details and boundary treatments.

In relation to **sites with varying or steep topography**, judicious consideration has been paid to design of the proposed development due to the existing topography of the site. Building heights have been carefully distributed throughout the entire site so as to take into account the principles of the Urban Design Manual in terms of providing variety and distinctiveness as well as creating a sense of place and different character areas.

The layout of the housing takes cognisance of the topography of the site, thus eliminating the necessity for cut and fill and retaining walls throughout. How the applicants intend to deal with the level differences across the site has been given careful consideration and is detailed on the enclosed landscape drawing no.s 08-08j prepared by Ronan MacDiarmada & Associates Landscape Architects (RMDA) – please refer to same.



Please also refer to the submitted RMDA drawing no. 12 “Retaining Wall Location Plan” which identifies where some form of retaining will occur, which is further broken down into four different types of landscaping treatment i.e.: (i) gabion wall, (ii) crib wall, (iii) rear gardens RSJs with timber sleepers in between and (iv) retaining concrete wall.

The submitted “Landscape Rationale”, identifies on plan, where the level differences are between the rear gardens of housing cells. It is considered that where any type of retaining structure is to be used, this has been clearly identified and illustrated on the enclosed drawings and landscape reports. There are only 8 instances of a retaining concrete wall being used, c. 25 examples of the rear gardens RSJs with timber sleepers in between being used, and c. 14 examples of a crib wall being applied across the site. All of the foregoing, as well as the submitted drawings and reports clearly demonstrates how the proposed development has carefully considered the topography on the site and that there will not be extensive cut and fill and therefore a negative visual impact as a result of the proposed development. Based upon all of the drawings and details submitted with the application in relation to cut and fill and retaining walls, it is respectfully put forward that cut and fill has been kept to a minimum and that there is no excessive use of retaining walls.

Sections 13.2.2 – 13.2.4 refer to Ecological Protection, Appropriate Assessment and Environmental Impact Assessment. The proposed development has been subject to Appropriate Assessment and Environmental Impact Assessment with an Environmental Impact Assessment Report (EIAR) submitted with this application for permission – please refer to both documents.

Section 13.2.5 refers to Archaeological Heritage - the proposed development has been subject to an Archaeological Impact Assessment as set out under Chapter 12 “Archaeology & Cultural Heritage” of the submitted EIAR – please refer to same.

Section 13.3 “Green Infrastructure” – the submitted application is accompanied by:

- an EIAR which (under chapter 4) assesses the impacts of the proposed development on “Biodiversity”.
- tree and hedgerow survey with 150 no. trees to be removed and 692 new trees to be planted. It should also be noted that the central hedgerow, which is the ownership boundary between the two applicants landholding, is to be retained for a linear length of 364m. It should be noted that this central hedge does not run in a continuous line between the northern and southern boundaries of the site as there are sections that are missing and some that are in poor condition. The current proposal seeks to retain c. 60.5% of the existing central hedgerow. In addition, the existing hedgerows that are around the perimeter of the site are to be retained for a linear length of 1,481m (83%), with only 295m to be removed. Therefore, approx. 77% of the existing boundary hedgerows are to be retained as part of the current proposal.

In addition, a new “Riverside Park” of c.1Ha is being created along the eastern boundary of the site, adjacent to the Corbally stream with the requisite biodiversity strip incorporated i.e. a 10m biodiversity strip is provided for from the top of the bank for the entire length of this green linear park.

Section 13.4 “Quality Design and Healthy Placemaking” – the application is accompanied by a Universal Design Statement - please refer to same as a separate document. Furthermore, a detailed “Architectural Design Rationale” is also enclosed, prepared by the project architects, which in conjunction with the submitted Statement of Consistency (section 4.2.1) and the Planning Statement (section 5.6), sets



out the proposed development's compliance the 12 design criteria set out in the '*Urban Design Manual*' (2009) and reflected in the South Dublin County Council's Building Height and Design Guide. Deta

Section 13.5 "Residential Development"

The following is a summary of the requirements of section 13.5 of the Draft Plan:

- i. Mix of dwelling types;
- ii. Residential standards;
- iii. Public open space;
- iv. Community infrastructure;
- v. Sustainable movement
- vi. Infrastructure and environmental services
- vii. Aviation, airports and aerodromes

Compliance - The proposed development complies with the above criteria as follows:

(i) Section 13.5.2 - Mix of Dwelling Types:

Section 5.7 of the submitted Planning Statement provides details of the proposed housing mix with further analysis provided in the submitted Quality Housing Assessment. The proposed development includes 39% three bed units, which accords with the provide a minimum of 30% 3-bedroom units.

(ii) Section 13.5.4 - Residential Standards

The proposed dwellings have been designed in accordance with the:

- Quality Housing for Sustainable Communities Guidelines, DEHLG (2007),
- The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), the companion Urban Design Manual – A Best Practice Guide, DEHLG (2009),
- Sustainable Urban Housing: Design Standards for New Apartments (2020),

as demonstrated in the submitted Statement of Consistency and Quality Housing Assessment.

The proposed houses all exceed the minimum standards set out in Table 3.20 of the Draft Plan as evidenced by Table 8 of the submitted Planning Statement (section 5.7) and the submitted Quality Housing Assessment – please refer to both.

The proposed apartments have been designed in accordance with the Specific Planning Policy Requirements (SPRRs), the standards set out under Appendix 1, and general contents of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DEHLG (2020) (Apartment Guidelines), and therefore as per Table 3.21 of the Draft Plan. This compliance is set out in section 4.2.3 of the submitted Statement of Consistency and the submitted Quality Housing Assessment – please refer to both.

In terms of aspect, out of the 246 no. proposed apartment units, approx. 52% are dual aspect (i.e. 117 no. units) with the remainder being single aspect i.e. 48% (i.e. 129 no. units). Given the location of the application site in a suburban location, which requires a minimum of 50% dual aspect apartments in a single scheme, the proposed development complies with this.



A daylight / sunlight assessment has been prepared by Digital Dimensions and is submitted the application as a separate document – for further details please refer to same.

A Building Lifecycle Report has been prepared and is submitted with this application as a separate document – please refer to same.

(iii) Section 13.5.11 - Public Open Space

Table 13.22 sets out that a minimum of 15% of the site area for new residential development on lands zoned RES-N will be required. To that end, the proposed development includes a total public open space provision on site of 31,076m² (i.e. 3.1Ha) which equates to 17.5%. We note that the Council has discretion to seek a financial contribution in lieu of open space – this matter is dealt with above under the compliance with Chapter 8 (page 20).

In addition to the quantum of proposed open space, the submitted landscaping plans and rationale details the natural play features included for children’s play. SuDS features are included in the proposed development with a significant proportion of existing tree and hedgerow retention as well as proposed new planting.

(iv) Section 13.6 Community Infrastructure:

The proposed development provides a purpose built, standalone crèche of 693sq.m, located south of Street 07 and north of Street 12, south of a large area of open with associated external play area and car parking. The proposed floor area of the crèche exceeds the minimum requirement and includes sufficient additional floorspace to accommodate food prep area, toilets, sleep room, reception/office, circulation and escape route spaces, furniture and permanent fixtures as required, and caters for 163 no. children.

Notwithstanding the current proposal to provide a creche to cater for the childcare needs of the proposed development, the site is in close proximity to both Saggart and the Citywest areas which are well serviced by existing crèche facilities and there are number of additional childcare facilities permitted within Fortunestown LAP area. Under section 7.2 of the submitted Social & Community Infrastructure Assessment, a list and map of the existing childcare facilities in the local area are provided – please refer to same.

In consideration of the overall gross floor area of the proposed creche, along with the availability of existing childcare facilities in the environs and those recently permitted in the LAP area, the proposed creche is of an appropriate size and scale to cater for the proposed development.

The proposed development also includes the reservation of a site of 1.4Ha for future school use, dependent on confirmation from Department of Education and Skills for their need for same.

This application is accompanied by a Social & Community Infrastructure Assessment A Social and Community Infrastructure Assessment (SCIA) is submitted with this application for permission and provides a brief review of the relevant planning policy context, identifies the existing social and community infrastructure in the vicinity of the development, considers the impact of the proposed development on such infrastructure, and has reference to social & community infrastructure proposed as part of the proposed residential development at the lands at Boherboy, Saggart, Co. Dublin. The enclosed SCIA provides details of the following in the local area:

- Health & Wellbeing - Hospital & Specialist Care, GP & Medical Centres, Dental, Pharmacy’s and Physiotherapy;
- Childcare Facilities;
- Education - Primary, Post Primary, Third Level and Further Education & Training;
- Sports & Recreation - Parks, Playgrounds, Sports Clubs, Fitness Facilities and Recreation; and



- Other Community Services - Social Service or Information Centre, Retail, Religion or emergency services.

The submitted SCIA demonstrates that the existing Social and Community Infrastructure in the area will be sufficient to cater for the needs of the proposed development.

(v) Section 13.8 – Sustainable Movement:

This section of the Draft Plan outlines standards for Bicycle and Car Parking.

Table 13.24 of the Draft Plan sets out minimum bicycle parking/storage rates for all new development with 1 long term space required per bedroom for apartments, and 1 space per 2 apartments for short term. This would equate to 437 no. long term spaces and 123 no. short term spaces (total 560 no.) for the 246 no. apartments.

For the proposed duplex units, 376 no. long term spaces are required in addition to 76 no. short term spaces (total 452 no.).

Section 3.5 of the submitted TTA deals with Cycle Parking for the proposed development – please refer to same. A total of 797 no. bicycle parking spaces is provided

Further on in this section are details of the proposed car parking, however, it should be noted at this juncture that given that car parking is provided at c. 0.8 spaces per unit, it is the provision of cycle spaces should be greater than the Development Plan standard but less than the ‘Sustainable Urban Housing – Design Standards for New Apartments’ DoECLG (2020) requirement. Therefore, 797 cycle spaces will be provided. ‘Sustainable Urban Housing – Design Standards for New Apartments’ DoECLG (2020) suggests, as a benchmark guideline for apartments, an absolute minimum of one secure, covered bicycle parking space per unit should be required. This benchmark has been provided. It is therefore put forward that the provision of 797 cycle spaces will meet the demand of local residents.

Dedicated bicycle parking is catered for within the individual apartment blocks, with bicycle stores provided for at the duplex blocks. Bicycle parking for houses can be catered for within the curtilages of the properties, as all proposed houses have direct street access, so bicycle parking is expected to take place privately within each individual dwelling.

A total of 898 no. residential car parking spaces will be provided within the development to cater for apartments, duplexes and houses. Parking will be made up of in curtilage and on street parking as follows:

- 500 spaces for 257 no. houses (1.9 spaces per unit);
- 190 spaces for 152 duplex units (i.e. 1.25 spaces per unit);
- 208 spaces for 264 apartments (i.e. 0.8 spaces per unit);

There are 16 no. car parking spaces provided for the crèche. The overall parking provision for the development, including EV parking, is 914 no. spaces.

Table 13.26 ‘Maximum Parking Rates (Residential Development)’ of the Draft Plan sets out the car parking requirements for various types of development. The Draft Plan’s parking standards are described as maximum standards i.e. parking should not be provided over and above the figures outlined in Table 13.26. Section 3.4 of the submitted TTA addresses the proposed car parking provision i.e.:



For the houses which are located in the southern part of the site, it is assumed that a medium level service level in terms of bus and Luas service applies, given the walking distance between each one is greater than 800m. The submitted TTA assumes (section 3.4.3) that the is in Zone 1. Car parking for the houses is proposed as follows, and this is rationalised under section 3.4.3 of the submitted TTA (i.e. Table 6 of same):

Parking Provision			
Land Use	No.	Standards	Provided
House 3 Bed +	249	498	488
Houses 2 Bed	8	12	12
Total		510	500

Table 6 of submitted TTA: Parking Provision – Houses

A total of 500 spaces for the houses will be provided in this development for the houses, which is in compliance with Table 11.24 which provides for “maximum” standards.

The 2020 Sustainable Urban Housing – Design Standards for New Apartments Guidelines (hereafter “Apartment Guidelines”) sets out standards for apartments. Under the Apartment Guidelines *‘the quantum of car parking or the requirement for any such provision for apartment developments will vary, having regard to the types of location in cities and towns that may be suitable for apartment development, broadly based on proximity and accessibility criteria.’* Therefore, the car parking provision for the site seeks to balance to maximum requirements, and what is sustainable based on the criteria outlined in the Apartment Guidelines. This approach will be adopted for both the apartments and duplexes in the proposed development.

The Apartment Guidelines sets out alternative criteria for the provision of car parking spaces based on the link between the proposed development, access to local amenities and access to public transport. The duplex blocks are located in Zone 1. A comparison between development plan standards and the new apartment guidelines is illustrated in the following tables 2 and 3 (and also Tables 7 & 8 in the submitted TTA):

Car Parking Standards – Duplex			
Land Use		Standards	
		Development Plan Standards (Zone 1)	‘Sustainable Urban Housing – Design Standards for New Apartments’ DoECLG (2020)
Duplex	1 Bed	1 space	Depends on Design & Location
	2 Bed	1.25 space	
	3 Bed	1.5 spaces	
Visitors		-	1 space per 4 units

Table 2: Parking Standards



Car Parking Provision - Duplex			
No. of Units		Standards	
		Development Plan Standard	'Sustainable Urban Housing – Design Standards for New Apartments' DoECLG (2020)
1 Bed	4	3	152
2 Bed	72	90	
3 Bed	76	114	
Visitor		-	38
Total		208	190

Table 3: Parking Provision – Duplexes

A total of 190 spaces for the duplexes will be provided in this development. This equates to c. 1 spaces per unit and 38 no. visitor spaces.

In relation to the proposed apartments, car parking provision for same is proposed in accordance with the Apartment Guidelines. Given the location of the apartment blocks relative to the Luas stop at Fortunestown, the submitted TTA assumes (Section 3.4.5) that the apartment blocks are located in Zone 1. A comparison between development plan standards and the new apartment guidelines is illustrated in Tables 4 & 5 as follows (and also Tables 9 & 10 in the submitted TTA):

General Parking Standards			
Land Use		Standards	
		Z1	Z2
Apartment/Duplex	1 bed	1 space	0.75 spaces
	2 bed	1.25 spaces	1 space
	3 bed+	1.5 spaces	1.25 spaces

Table 4: Parking Standards



Table 5: Parking Provision – Apartments

Car Parking Provision - Apartment				
Type	No.	Standards		
		Zone		DoECLG (2020)
		Z1	Z2	
I Bed	62	18	33	184
2 Bed	177	33	151	
3 Bed	7	2	8	
Visitor		-		24
Sub Total		52	192	208
Total		244		208

It is proposed to provide 208 spaces for the apartment element of the proposed development. This equates to c. 0.85 spaces per unit.

Section 3.4.6 of the submitted TTA sets out a justification for the proposed car parking based upon the guidance outlined in the Apartment Guidelines and states that car parking spaces will be provided for the apartments and duplexes on the following basis:

General Car Parking Spaces - Apartments	184 No.
General Car Parking Spaces - Duplex	152 No.
Visitor	62 No.
Total	398 No.

Section 3.4.6 of the submitted TTA concludes that the proposal to provide 398 no. car parking spaces for the proposed 398 no. apartments and duplex units is justified.

Please note that the submitted TTA outlines in detail the site's access to public transport services not only as part of its justification of the proposed car parking rates (section 3.4.6) but also in sections 2.1, 2.4.3 and 2.7.1 – please refer to the aforementioned sections of the submitted TTA for more details.

In relation to car parking for the proposed apartments and duplex units – please also refer to the submitted Material Contravention Statement (section 4.3.2.8).



Section 13.8.4 Car Parking Design and Layout – the proposed site layout plan has been designed to accord with DMURS and the National Cycle Manual. This application is accompanied by a Statement of Compliance with DMURS, and a Traffic and Transport Assessment prepared by Pinnacle Consulting Engineers – please refer to both.

Section 13.8.5 Traffic and Transport Assessment - a Traffic and Transport Assessment (TTA) has been submitted with the application, prepared by Pinnacle Consulting Engineers, please refer to same, as well as chapter 10 Material Assets: Transportation for details.

Section 13.8.6 Travel Plans – a Residential Travel Plan has been prepared by Pinnacle Consulting Engineers and is submitted as a separate document.

(vi) Section 13.9 - Infrastructure and environmental services

The application is accompanied by detailed engineering services drawings and reports as well as a Site Specific Flood Risk Assessment (SSFRA).

Irish Water has issued their acceptance of design feasibility which is included as an appendix to the submitted services report prepared by Roger Mullarkey & Associates Consulting Engineers.

The submitted SSFRA prepared by Kilgallen & Partners Consulting Engineers states that *“the proposed development was subject to and passed the Development Management Justification Test”*. It also concludes that *“the proposed development is not at risk of flooding and will not increase flood risk elsewhere. The proposed development is therefore appropriate from a flood risk perspective”*.

Section 13.9.3 – Environmental Hazard Management

The submitted EIAR contains chapters 8 (Air Quality & Climate) and 9 (Noise), both of which were prepared by AWN and assess the impacts of the proposed development in terms of air quality and noise.

The application is accompanied by a public lighting layout.

In the submitted EIAR (Volume III) in Appendices 11.1 and 11.2 of same, a Construction and Demolition Resource Waste Management Plan and an Operational Waste Management Plan are provided respectively, both prepared by AWN.

(vii) Aviation, airports and aerodromes

This section of the Draft Plan refers to consultation with the Department of Defence on any proposed development, which by its nature, is likely to increase air traffic in the vicinity of Casement Aerodrome or affect the safety, efficiency or regularity of operations at Casement Aerodrome. This section of the Draft Plan also sets out development restrictions in relation to Aerodromes.

As outlined in section 10 of the submitted Planning Statement, and on page 60 of the submitted Statement of Consistency (under compliance with Policy 8 Casement Aerodrome) the applicants have engaged with the Department of Defence in relation to the proposed development. Given the heights of the proposed buildings and the separation distance of the proposed development from Casement Aerodrome, Baldonnell, to the north, it is considered that the proposed development will impact on the operations of Casement Aerodrome. Please refer to the aforementioned section / report for more details.



2.11 Evaluation of Consistency with the 2022-2028 Draft South Dublin County Development Plan

Overall, it is considered that the proposed development is in accordance with the policies and standards of the Draft Plan. The proposed development provides for a residential development on residentially zoned land, while also making a positive contribution to the green infrastructure network. The proposed dwellings will increase the housing stock in the area and have been designed to a high-quality standard.

3.0 Conclusion

This Statement of Compliance demonstrates the compliance of the proposed development with the Draft South Dublin County Development Plan 2022-2028, as per the Draft Plan that was placed on public display from 7th July 2021 and 15th of September 2021.

Where the proposed development does not fully comply with the requirements of the Development Plan and/or Local Area Plan, these instances are highlighted and addressed in the submitted Material Contravention Statement.

We are therefore, of the opinion that the proposed development will provide an appropriate form of high quality residential development for the subject lands which have been zoned for new residential development for many years, and remain proposed to be zoned objective RES-N under the Draft Plan, and will provide for an efficient use of lands which are highly accessible and well served by public transport.

In conclusion, it is submitted that the proposed development is consistent with the proper planning and sustainable development of the area.

A