



Community & Cultural Development Department

**Proposed Development of a Domestic Violence Refuge
Centre for Women & Children at Kilcross, Sandyford,
Dublin 18
S179A/COM/01/2024**

Planning Report

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1. PROPOSED DEVELOPMENT:

The following report is a summary of the main features of the proposed development, comprising the development of a Domestic Violence Refuge Centre for Women and Children at Kilcross, Sandyford in partnership with Sonas Domestic Violence Charity. The proposal is for 12 emergency accommodation units along with staff and communal facilities on a 0.2 Hectare site adjacent to Kilcross Road.

2. SITE LOCATION AND DESCRIPTION

The site is 190m away from the bus stop number 6006 and 6007 with buses servicing the local area. The site is in close proximity to Sandyford village which is approximately 1km away. Sandyford provides a wide range of services such as shops, schools, sports clubs, and medical facilities. The site is predominately flat and without any landscaping.

It is proposed to construct a new Domestic Violence Refuge Centre for Women and Children along with staff and communal facilities and all associated site works. The development will consist of three blocks with a central courtyard consisting of the following:

- Block 1 to the north will consist of a two-storey building with 6 no. two-bedroom units (2 no. units designed to the Universal Design Guidelines) with photovoltaic panels on a pitched roof.
- Block 2 to the east will consist of a two-storey building with 6 no. one-bedroom units (2 no. units designed to the Universal Design Guidelines) with an intensive flat green roof.
- Block 3 to the south will consist of a two-storey building with staff and communal facilities with an intensive flat green roof.

The overall ownership site area is 0.20 hectare and is located within a green area on the Kilcross Road. It is adjacent to a mixed tenure, residential neighbourhood. Vehicular and pedestrian access is provided for directly off Kilcross Road and provision of a turning head for larger vehicles outside of the centre boundary. The site is secured by a combination of 2m boundary walls with security fencing above and composite panels and composite gates.

The development will provide 12 no. parking spaces, bicycle storage and a refuse storage area. The central enclosed courtyard will act as a communal area with hard and soft landscaping including a sensory garden, covered seating areas and social areas for tenants. The communal building is accessed off the central courtyard and the ground floor units via a covered walkway. The upper floor apartments will be accessed via an external staircase to a balcony walkway which surrounds the central courtyard.

Accommodation capacity will be structured to provide flexibility for the needs of the various family sizes. Sleeping accommodation will be standard beds with the option of bunk beds and fold out beds to provide additional spaces if required. Provision has been made to enable two of the one-bed and two-bedroom apartments on the ground floor to be interlinked to provide additional space and offer accommodation consisting of four

bedrooms for larger families if required. Space provision will be in accordance with the targets set out in Quality Housing for Sustainable Communities.

There will be administration and communal facilities within a separate block which will include the main entrance hall, reception facilities and waiting areas. Further facilities within this block will include meeting rooms, kitchen facilities, toilets, offices, storage, children play areas and rest rooms. There will also be a lift provided and designed in accordance universal design principals.

Given the nature of the services provided within the facility, site security is of utmost importance and requires particular emphasis on access control into the facility, boundary security, CCTV installations and internal door access and automation. Likewise, the sensitive nature of the services provided also require privacy for the residents through landscaped boundary treatments and set back from neighbouring residential areas to avoid outdoor areas from being overlooked.

3. ZONING AND OTHER OBJECTIVES:

3.1 Zoning:

The proposed development is best classified as 'Residential Institution', which is a use class provided for in the County Development Plan 2022-2028. The site is zoned Objective A 'To provide a residential development and improve residential amenity while protecting the existing residential amenities' in the County Development Plan 2022-2028. Under this zoning, the proposed use is permitted in principal.

3.2 Policy:

The development will tie in with the relevant national and regional policy as well as the following specific policies outlined in the County Development Plan 2022-2028;

Chapter 3:

3.4.1.1 Policy Objective CA5: Energy Performance in Buildings

3.4.1.3 Policy Objective CA7: Construction Materials

3.4.2.1 Policy Objective CA10: Renewable Energy

3.4.2.4 Policy Objective CA13: Solar Energy Infrastructure

3.4.3.2 Policy Objective CA17: Electric Vehicles

Chapter 4:

4.3.2.10 Policy Objective PHP34: Provision of Refuges

It is a policy objective to encourage and support, in conjunction with Túsla, the Child and Family Agency, and other relevant agencies, the provision of Domestic Violence Refuge in the County, which seek to provide appropriate Domestic Abuse Crisis Intervention Services including a crisis refuge service and wraparound services in DLR.

Chapter 08:

Policy Objective GIB19: Habitats Directive
Policy Objective GIB29: Nature Based Solutions

Chapter 09:

Policy Objective OSR13: Play Facilities and Nature Based Play

Chapter 10:

Policy Objective EI6: Sustainable Drainage Systems

4. IMPLICATIONS OF THE PROPOSED DEVELOPMENT FOR THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA:

It is an objective of the County Development Plan to support the facilitation of the provision of refuges and safe home accommodation for victims of domestic, sexual and gender-based violence in the County, with the involvement and support of Túsla, the Child and Family Agency, the primary statutory agency for the provision of domestic violence related services and provision and other relevant agencies.

The development will provide twelve number units of emergency accommodation and is proposed as three blocks with a south-west orientation creating a central courtyard. The courtyard will act as a communal area with a sensory garden, covered seating areas and social areas. The scale and massing and overall design of the proposed units is in keeping with the surrounding area. There are no proposed overlooking windows. The scale and set back of the units have ensured no undue overshadowing or overbearing.

In conclusion, the use and density proposed are acceptable in principle and accord with the provisions of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 and the proper planning and sustainable development of the area.

5. ENVIRONMENTAL IMPACT ASSESSMENT SCREENING:

The Council carried out a preliminary examination of the proposal in accordance with Article 120(1)(a) of the Planning and Development Regulations 2001 (as amended). Based on the nature, size and location of the development, the Council considered on the basis of that there was significant and realistic doubt regarding the likelihood of significant effects on the environment. Consequently, and in accordance with Article 120(1)(b)(ii) of the Regulations (as amended), the Council caused an EIA screening report to be prepared (by Enviroguide Consulting) based on the information that is specified in Schedule 7A of the Planning and Development Regulations 2001 as amended for the purposes of a screening determination.

Taking account of the findings of the EIA screening report, the Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development for the reasons set out in the EIA Determination. As a result the proposal does

not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report needs to be prepared for it.

The EIA screening report and determination are appended to this report (as appendices 1 and 2).

6. APPROPRIATE ASSESSMENT SCREENING:

In accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Regulation 42(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended the Council caused Enviroguide Consulting to undertake Appropriate Assessment screening to assess, in view of best scientific knowledge and the conservation objectives of the European Sites, if the proposed development, individually or in combination with other plans or projects is likely to have a significant effect on a European Site(s). As required under Regulation 42(7) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended, the County Council has made a determination following screening that an Appropriate Assessment is not required. The proposed development is not directly, connected with or necessary to the management of sites as European sites and it can be concluded, on the basis, of objective information, that the proposed development individually or in combination with other plans or projects is not likely to have a significant effect on the European sites identified and listed in the AA Screening Report prepared by Enviroguide Consulting. This determination is based on information supplied by Enviroguide Consulting as detailed in the Report. From this AA screening exercise, it has been determined that no significant likely effects may arise on any European sites as a result of the proposed development in combination with other plans and projects, through surface water, land and air, and groundwater pathways. This assessment was undertaken in the absence of mitigation measures. The project screened out for Appropriate Assessment based on the location of the works, the nature and the scale of the works.

The AA screening report and determination are appended to this report (as appendices 3 and 4).

7. RECOMMENDATION:

The proposed development is considered to be in accordance with the provisions of the 2022-2028 Dun Laoghaire-Rathdown County Development Plan and with the proper planning and sustainable development of the area.

Reports:

Appendix 1: Environmental Impact Assessment Screening

Appendix 2: Environmental Impact Assessment Screening Determination

Appendix 3: Appropriate Assessment Screening Report

Appendix 4: Appropriate Assessment Screening Determination

Appendix 5: Preliminary Ecological Appraisal Report

Appendix 6: Architects Design Statement

Appendix 7: Civil Works Design Report

Appendix 8: Flood Risk Assessment

Appendix 9: Transport Assessment & Cycle Audit

Appendix 10: Hydrological and Hydrogeological Risk Assessment Report

Appendix 11: Construction Environmental Management Plan

Appendix 12: Daylight & Shadow Analysis

Drawings (list):

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