

**Report submitted in accordance with Part XI, Section 179(3)  
of the Planning and Development Acts, 2000 (as amended),  
Part 8 of the Planning and Development Regulations, 2001 (as amended)  
and Section 138 of the Local Government Act 2001 (as amended).**

**PROPOSED NEW HOUSING AND APARTMENT DEVELOPMENT  
AT BLACKGLEN ROAD - PART 8 REPORT**

**1. PC/H/03/2025**

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001 (as amended), Dún Laoghaire-Rathdown County Council (the Council) gave notice of the proposed development, in the Irish Times on 28/03/2025. Plans and particulars of the proposed development are available for inspection from 28/03/25 to 29/03/2025 at the Housing and Planning Departments, County Hall, Marine Road, Dún Laoghaire, and the Council Offices, Dundrum and on the DLR Consultation Hub, on the Council's website [www.dlrcoco.ie](http://www.dlrcoco.ie)

Submissions and observations with regards to the proposed development can be made up to and including 14/05/2025.

**2. SITE LOCATION AND DESCRIPTION**

The site is Council owned land located in Blackglen Road, to the south side of the M50 motorway and in an established and less urbanized, outskirts area of Sandyford. The site generally comprises an open field with some scrubland and is partly cleared as it is now bounded to the south by the recently widened and improved Blackglen Road, which now includes a public footpath, cycle-way as well as the existing bus stop. There are new low-height stone walls bounding the roadway to the subject site. There is also a cycle way on the other side of the roadway.



The site is of an irregular, broadly rectangular shape, located on the north side of Blackglen Road, and is bounded to both its east, and west sides, by a single bungalow (Mountainview to the west side, and Stonefield to the east side). There is also a house on an overgrown and partly wooded site to the west formerly called 'Four Winds'.

The site frontage onto Blackglen Road is 170m width (including the frontage of the other two adjacent properties facing Blackglen Road near the middle of the subject site frontage). The subject site surrounds these properties on three sides, and with those two adjacent properties themselves having a combined frontage of c.55m width.

'The Explorium' Sports and Science Centre is relatively close to the site, to the northwest.

The north, northwest and northeast boundaries are adjacent to Fitzsimons Wood (a proposed Natural Heritage Area (pNHA)). The Red line of the site is not within the nominal boundary line of the pNHA in the zoning maps).

The Blackglen Road, and the site, has a topography that falls from the west down to the east, and the site itself also has a slope from the north down to the south onto the Blackglen Road, and the north/ rear part of the site also slopes down along the north boundary towards the woods.

To the south, on the other side of Blackglen Road is a short row of five, well-established single- storey houses (four semi-detached and one detached), with modest size front curtilages, and separately and towards the west end of the site (and also on the other side of the road), is a modern-era dormered bungalow.

The junction at the former Lamb Doyle's pub site is circa 395m to the west end of the site, and the Lambs Cross crossroads and Neighbourhood Centre is located circa 200m to the east end of the site.

The site can currently be accessed by vehicles via the Blackglen Road only, and with pedestrian access possible from the North/ rear, from Fitzsimons Wood which contains a built path leading into the site.

The site area is 2.83ha.



### 3. ZONING AND OTHER OBJECTIVES

Under the Dún Laoghaire-Rathdown County Development Plan, 2022-2028, the site is predominantly subject to zoning objective 'A', which seeks *'To provide residential development and improve residential amenity while protecting the existing residential amenities'*.

Additionally, the relatively narrow remaining north strip of the site is zoned 'F' which seeks *'To preserve and provide for open space with ancillary active recreational amenities.'*

The adjacent Fitzsimmons Wood, just outside the site, includes symbols *'To protect and preserve Trees and Woodlands'* under Other Objectives of the Development Plan mapping.

For clarity, Landscape Character Assessment (LCA) no. 9 Barnacullia is located to the south of the site, on the other side of Blackglen Road (see LCA map in Appendix 8 of the Development Plan).

The 6-Year Road Objective indicated to the south boundary of the site along Blackglen Road has been substantially carried out along this stretch adjacent to the site.

For policy relevant to the development of this type, see Appendix A

### 4. PROPOSED WORKS

The proposed development would comprise the following works (as per the statutory notices):

- As per the plans and details, the development will comprise 129 no. one/one&half/two/three/ & four-bedroomed units, generally as apartments (94no.) (1-2 bed size apartments only) and also house units (34no.) (2-4 beds), and 1 no. 5-bed high-support unit.
- There would be an equivalent of just over 1no. parking space per house and apartment - located on-street, grouped in rows to the front or side of most of the house and apartment blocks (except for Block B further set-back from roadways), along the development's roadways (including dispersed accessible bays), and with



grouped long-stay bike parking dispersed around the site e.g. Lower ground floor of Block B, and space within the house's front curtilages (and rear amenity spaces).

- Private areas to the rear of each house, and other units with ground floor rear areas, or balconies. The density of the proposed scheme is 46 Units/ha. (net area excluding badger buffer area).
- The apartment and house's façades will comprise brick façades and limited façades in render, with flat roofs for apartment blocks, and slate/tile roofs for the remainder of the housing.

## 5. APPROPRIATE ASSESSMENT

The proposed development is subject to the Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (Department of Housing, Planning Community and Local Government, February 2010), and the Planning and Development (Amendment) (No. 3) Regulations 2011. These require that screening is carried out for all projects to examine if any impacts are likely on Natura 2000 sites, that is, Special Areas of Conservation (SAC's) and Special Protection Areas (SPA's). SLR Environmental Consulting (Ireland) Ltd. has reviewed the proposed development with respect to the requirement for an Appropriate Assessment and has submitted a report.

Having reviewed and considered this Appropriate Assessment Screening Report and general information on the nature of the project, the Council has been able to conclude that there is no likelihood of any significant effects on European sites arising from the proposed works, either alone or in combination with other plans or projects.

Therefore, this proposed project does not need to proceed to Stage II of the Appropriate Assessment Process i.e., a Natura Impact Statement (NIS).



## 6. ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCREENING DETERMINATION

Section 93 of the Planning and Development Regulations 2001 (as amended) outlines the instances in which an Environmental Impact Assessment Report is required.

The proposed development is subject to an assessment in accordance with Section 93 and Schedule 5 of the Planning & Development Regulations, 2001 (as amended).

An Environmental Impact Assessment screening determination in relation to the proposed development has been made by Dún Laoghaire-Rathdown County Council in accordance with Section 120 (4) and Schedule 7 of the Planning & Development Regulations, 2001 (as amended).

The decision has been informed by information prepared by SLR Environmental Consulting (Ireland) Ltd, on behalf of the Council – *Environmental Impact Assessment Screening Report* - having regard to the characteristics of the proposed development, in relation to size, the accumulation with other existing development, any associated demolition works, the use of natural resources in particular land, soil, water and biodiversity, the production of waste, pollution and nuisances, surface and foul water, air and noise pollution, risk of major accident and characteristics of potential impacts.

Having reviewed and considered this Environmental Impact Assessment Screening Report and general information on the nature of the project, the Council has determined that an Environmental Impact Assessment Report EIAR is not required in this instance.

## 7. IMPLICATIONS OF THE PROPOSED DEVELOPMENT FOR THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA

### KEY PLANNING CONSIDERATIONS

#### Principle of Development

As noted above, the site is primarily subject to zoning objective 'A', which seeks 'To provide residential development and improve residential amenity while protecting



*the existing residential amenities'* under which residential development, is Permitted in Principle.

Additionally, as noted above, the relatively narrow, north fringe of the site is subject to zoning objective 'F', which seeks '*To preserve and provide for open space with ancillary active recreational amenities.*' under which Community Facility, Cultural Use Open Space, Sports Facility and Travellers Accommodation development, are Permitted in Principle (subject to restrictions), and Allotments, Car Park, Public Services, Education, etc. are Open for Consideration (generally subject to restrictions).

This proposal relates to a residential housing and apartment development (Blocks on the 'A' zones lands portion); therefore, its residential use is in accordance with the primarily 'A' zoning objective of the subject site.

It is noted that there are no residential elements proposed within the F zoned lands, just public open space and/or access routes to public open space. This is considered consistent with the zoning objective.

## **Housing Provision**

As per the plans and details, the development will comprise 129 no. one/ one-&-half/two/three/ & four-bedroomed units, generally as apartments (94no.) (1-2 bed size apartments only) and also house units (34no.) (2-4 beds).

The apartment blocks are 3-storey/4- storey/ and 5-storey in height (including lower ground floor in 5-storey block). 2-storey houses have a maximum 2-storey+dormer height, with an indicated range of floor areas from 51.2sq.m to 80m<sup>2</sup> and up to 124m<sup>2</sup> for 3-beds. The development includes 2no. 4-beds (up to 140.6sq.m). There will also be a High Support unit (HSU) of 290.9sq.m.

There is provision for 138 car parking spaces – the equivalent of just over 1no. parking space per house and apartment. There is a private area to the rear of each house, with balconies and terraces to apartments. The houses and apartments overall exceed the minimum standards outlined within the Quality Housing Guidelines (and noting the Apartment Guidelines).



Regard is also had to Policy Objective PHP18: Residential Density which includes that - *'It is a Policy Objective to: ... Encourage higher residential densities provided that proposals provide for high quality design and ensure a balance between the protection of existing residential amenities and the established character of the surrounding area, with the need to provide for high quality sustainable residential development.'*

The proposed development meets the relevant housing policy objectives including the above Section 4.3.1 and Policy Objective PHP18 of the Dún Laoghaire-Rathdown County Development Plan, 2022-2028.

The site layout is determined by the location, available level of services, and site characteristics and constraints. The site location falls under the Suburban-Urban Extension density range (40-80 uph). Gross density is 54uph, and net density is 46uph.

The proposed development by its nature and characteristics is considered to better utilise the site by providing a mixed housing and apartment scheme including quality open spaces and parking.

Because of the carefully considered massing, layout and separation distances to surrounding amenity-type lands the proposed development will not negatively impact on the existing residential amenities in terms of overlooking, overshadowing or overbearing appearance.

In addition, the proposal will increase the supply of housing in a serviced location - while also benefitting from a recently upgraded road and will be concurrent with several other recently proposed residential developments along the same stretch of roadway.

## **Visual Impact**

The proposed development comprises apartments and houses in 7no. blocks, with some blocks of apartments only (flat roof design), and a houses-only block (Block D), and in some blocks (Blocks E, F, & G) a mix of houses and apartments (pitched roof houses and flat-parapet end unit apartments), all with a mix of heights as described above.



This proposed development is in line with the general existing residential form and building heights in the immediate area, including recent residential development e.g. apartments close to Sandyford Road/ Blackglen Road junction).

For the proposed blocks nearest to Blackglen Road, the nearest elevations to the road will be the side elevations of the lower-height houses. The tallest blocks are in the north/ rear end of the site, and on the part of the site that slopes down towards Fitzsimmons Wood. They will comprise the apartments-only blocks of 4 and 5-storey heights (including the lower ground floor in a 5-storey block),

The visual impact on the receiving environment, or 'streetscape', is mitigated by virtue of the scale and overall form of the proposed scheme in total. The mix of quality external finishes and of relatively muted colour tones will integrate the scheme with the existing pattern of development in the general area.

It is further considered that the proposed layout, which includes landscaped areas bounding onto Blackglen Road, is a positive outward aspect of the proposal.

### **Access, Parking, and Transport**

In terms of car parking provision, the equivalent of just over 1no. car parking spaces per dwelling is proposed in on-street bays on the scheme's roadways, and with 138 no. car parking spaces (including accessible bays) provided overall.

The largest units are four-bed houses, for which 2no. parking spaces are proposed. The site is located within Parking Zone 3 (and in Zone 4 areas nearby to the south and west) and per Table 12.5 of the County Development Plan 2022-2028, the proposed parking provision is considered appropriate given the size of each dwelling, the location (generally peripheral/ suburban-urban extension), and the relatively large size of the site.

Under the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' 2024 and its policy SPPR 3; the site location is considered to fall under the Suburban-Urban Extension range for car parking requirements. The quantum of car parking proposed is broadly consistent with both the Development Plan and the Compact Settlement Guidelines.





The site is primarily zoned Objective 'A', residential. The proposed development will not adversely impact the existing residential amenities of any adjacent properties because of overshadowing, overlooking or overbearing appearance.

In addition, the proposed development will not significantly detract from the character of the surrounding area and will be in accordance with relevant policy and the provisions of the Dún Laoghaire-Rathdown County Development Plan, 2022-2028. The proposed development will, therefore, be in accordance with the proper planning and sustainable development of the area.

## 8. INTERNAL REPORTS

### **Architects Department**

No objection to the proposed development

### **Community and Cultural Development**

No objection to the proposed development

### **Forward Planning Infrastructure**

No comment on the proposed development

### **Housing Department**

No objection to the proposed development

### **Planning Department**

Having regard to the - primarily - Objective 'A' zoning of the subject site (the proposed blocks etc. within the 'A' zoning), it is considered that the proposed development would not adversely impact the existing residential amenity of adjacent properties by reason of overshadowing, overlooking or overbearing appearance. In addition, it is considered that the proposed development would not significantly detract from the character of the surrounding area and would be in accordance with relevant policy and the provisions of the Dún Laoghaire-Rathdown County Development Plan, 2022-2028. The proposed



development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Infrastructure and Climate Change – Capital Projects**

No objection to the proposed development

### **Infrastructure and Climate Change – Estate Officer**

No objection to the proposed development

### **Infrastructure and Climate Change – Environment Enforcement**

No objection to the proposed development

### **Infrastructure and Climate Change – Transportation Planning**

No objection to the proposed development

### **Infrastructure and Climate Change – Climate Action Officer**

No objection to the proposed development

### **Transportation Department – Active Travel**

No objection to the proposed development

### **Municipal Services – Drainage Planning**

The proposed surface water drainage proposals are approved in principle. Any outstanding issues can be agreed in writing with the Drainage Planning team at Detailed Design stage.

### **Municipal Services – Parks**

Parks Department has no objection to the proposed Part 8 subject to the following conditions:

- None of the proposed works (construction, fencing, planting, earthworks etc) negatively impact on the proposed NHA known as Fitzsimons Wood or on the associated badger set



### **Municipal Services – Road Maintenance**

No objection to the proposed development

### **Municipal Services – Traffic and Road Safety**

No objection to the proposed development

### **Municipal Services – Biodiversity Officer**

Biodiversity Officer has no objection in principle to the proposal, once all the requirements outlined in the Biodiversity Officer Report 20/03/25 (See Appendix A) can be agreed and implemented, and where monitoring identifies any remedies required, that those remedies will be undertaken in agreement with the DLR Biodiversity and where relevant NPWS.



## APPENDIX A

### DLR Blackglen Road Housing Scheme Part 8

#### Biodiversity Officer Report 20/03/25

The proposed Blackglen Road Housing Scheme is located directly adjacent to Fitzsimons Woods and therefore it is important to describe the location to give it context, in terms of biodiversity. FitzSimons Wood is a proposed Natural Heritage Area (pNHA) and is an important area of a semi-natural woodland. Its position on the edge of our urban area at Sandyford means that it is an important stepping stone to the habitats of the surrounding area of Kilmashoge, Ticknock, Tibbradden and beyond. Fitzsimons Wood has been identified by the National Survey of Native Woodland (NSNW), as including habitat protected under the EU Habitats Directive **EU Annex 1 Habitat 91A0 Old sessile oak woods with Ilex and Blechnum in the British Isles**. FitzSimons Wood is also important for the presence of the protected species - Smooth or Common Newt (*Lissotriton vulgaris*) and frogs. Other protected species at the site include badgers and their setts. The pNHA is of County importance and the woodland habitat of National importance. This pNHA is also a stepping stone within the Natura Network of European Sites and forms connectivity within the DLR Ecological Network.

Given the importance of Fitzsimons Woods pNHA, and protected habitats and species at National and County level, it will be important for this proposed development to;

- 1) ensure the implementation of the biodiversity mitigation measures during construction and operation
- 2) monitor the biodiversity mitigation measures and implement any remedies if required
- 3) provide measures to ensure No Net Biodiversity Loss as required under the National Biodiversity Action Plan. The revised and updated National Planning Framework also requires local authorities to act in line with the NBAP in relation to objectives of no net biodiversity loss.

Therefore, reflecting the sensitivities of the adjacent areas for biodiversity and protected habitats and species, the list of requirements below reflects the sensitivities of the area. These are required as a minimum with the aim to protect one of DLR's few remaining and important native woodlands along with species protected under the Wildlife Acts, that occur directly adjacent to the proposed development:

The following is required:

1. Prior to the commencement of development, the contractor shall engage the services of a suitably qualified ecologist as the Project Ecologist on behalf of DLR, from the commencement of construction and for the duration of the project including monitoring requirements. The appointment and the name of the Project Ecologist will be provided by the contractor to DLR, for agreement with DLR Biodiversity Officer, prior to the commencement of development. The Project Ecologist shall ensure the implementation of the biodiversity related mitigation measures and recommendations in the submitted Part 8 documents including the EcIA. The Project Ecologist may also provide functions of an Ecological Clerk of Works for the construction phase, if deemed appropriate.



**Reason: To oversee and manage the implementation of mitigation measures and monitoring of the proposed development for important and protected habitats and species.**

2. Prior to the commencement of the development, the contractor shall engage the services of a suitably qualified Amphibian specialist on behalf of DLR, for the creation of the pond and to arrange any licences, if required, from NPWS. The contractor will provide in writing for agreement with DLR Biodiversity Officer, the appointment and name of the Amphibian specialist, prior to the commencement of development. The Amphibian specialist shall ensure the implementation of all of the mitigation measures and recommendations in relation to amphibians.

**Reason: To provide specialist input for the creation of suitable amphibian habitats including ponds and to ensure the implementation of mitigation measures and monitoring for these protected species, which are afforded protection under the Wildlife Acts.**

3. Prior to the commencement of the development, a Biodiversity Mitigation and Monitoring Programme will be provided by the contractor on behalf of DLR including for the Final Construction Environment Management Plan (CEMP) for agreement with the DLR Biodiversity Officer. Given the submitted CEMP currently has no measures related to biodiversity, the Final CEMP will address this with input by a suitably qualified ecologist.

The Biodiversity Mitigation and Monitoring Programme will outline all of the biodiversity related mitigation measures for all phases of the development including clearance works, construction and operation of the development and will include all biodiversity measures of the EcIA, a Final CEMP (to be submitted), Landscape Plan and Part 8 documents. The programme will detail the persons responsible for each biodiversity mitigation measure, timelines of implementation and reporting, by a suitably qualified ecologist directly to DLR Biodiversity Officer.

**Reason: To ensure the management of the programme for the implementation of mitigation measures and monitoring, of the proposed development, for important and protected habitats and species.**

5. The contractor on behalf of DLR, will submit a report to the DLR Biodiversity Officer from the Project Ecologist (with input from the amphibian and bat specialists) confirming the creation of the habitats including ponds once created in the timelines that will be shown in the Biodiversity Mitigation and Monitoring Programme (to be submitted), and also confirming that the habitats have been provided with the appropriate space, planting, fencing and protection, where relevant, to allow for their development, structure and function, according to the ecologist/specialists satisfaction and specification.

**Reason: To provide habitats for protected species and ensure their development over time to function as a wildlife refuges.**

7. Prior to the commencement of development, the contractor, on behalf of DLR, will submit a final lighting plan with input from the project specialist/s including details regarding the avoidance of lighting of existing and newly created biodiversity areas, wildlife refuge and wildlife corridors, in consultation with DLR Biodiversity Officer. The contractor on behalf of DLR, shall submit a letter from the specialist/s, that they are



satisfied that the final design of the lighting proposed for the development and that it is to the required specification to ensure no impacts on the adjacent Fitzsimons Woods pNHA, on nocturnal species including bats, amphibians and non -volant mammals and newly created and/or existing habitats for nocturnal species.

**Reason: To mitigate the potential impact of increased nocturnal illumination at the proposed development on the adjacent Fitzsimons Woods pNHA, on existing and/or newly created habitats for nocturnal species, which are afforded protection under the Wildlife Acts.**

8. The Applicant will submit a report from the project specialist/s to the planning authority after the installation of the lighting, at the proposed development, confirming that it is operating according to their satisfaction and specification.

**Reason: To mitigate the potential impact of increased nocturnal illumination at the proposed development on nocturnal species, which are afforded protection under the Wildlife Acts.**

9. No vegetation clearance will take place during the bird breeding season (March 1st to August 31st).

**Reason: To protect birds during the bird breeding season.**

10. A Final CEMP will be submitted with mitigation measures provided for biodiversity, for agreement with DLR Biodiversity Officer, and to include the following role for an Ecological Clerk of Works (EcOW). This role will be undertaken by a suitably qualified ecologist, to monitor the construction phase:

The primary responsibilities of the EcOW shall be to:

- Act as the contact for DLR and agree the frequency and number of site inspections and monitoring programme for the implementation of the biodiversity related mitigation of the Biodiversity Mitigation and Monitoring Programme as per item 3 above, for agreement with DLR Biodiversity Officer;
- Ensure compliance with all biodiversity related measures outlined in all of the Part 8 documents and the Biodiversity Mitigation and Monitoring Programme;
- Request relevant records and documentation from the Site Manager (SM) where necessary;
- Attend routine meetings with the Site Manager (SM);
- Keep detailed records of any ecological incidents and the remedies required and implemented. Report these to the SM, DLR Biodiversity Officer and if relevant to NPWS;
- The EcOW shall produce the staged monitoring reports in agreement with DLR on the implementation of all biodiversity related measures outlined in the Part 8 and the Biodiversity Mitigation and Monitoring Programme; The EcOW shall submit these directly to DLR and DLR Biodiversity Officer. Any remedies required to be undertaken by the applicant as a result of monitoring and advice of the ecologist or specialist/s will be implemented and reported to the planning authority.



- The EcOW shall also act as overall technical advisor to the SM regarding the implementation of all biodiversity related measures outlined in the Part 8 and the Biodiversity Mitigation and Monitoring Programme.
- Note: No modifications to the biodiversity mitigation measures can be made post Part 8 permission that will alter the outcomes of the ecological assessments in terms of significance of impacts. Therefore, no modifications can be made without prior agreement with DLR and where relevant NPWS and no modifications will be proposed that will negatively impact biodiversity.

**Reason: To manage and monitor the implementation of mitigation measures during the construction phase and to avoid impacts on sensitive habitats and species.**

**11.** It is requested that this DLR Housing project funds a signage scheme for the recognition of the importance of Fitzsimons Woods and it's biodiversity and Visitor Management signage, to be designed with input by a suitably qualified ecologist and erected within the new proposed development and at the main access point from the development to the woods, in consultation with DLR Biodiversity Officer and Parks staff.

**Reason: To raise awareness of the biodiversity value of Fitzsimons Woods pNHA and also to help manage visitors accessing the woods from the proposed new development.**

I have no objection in principle to the proposal, once all the requirements outlined above can be agreed and implemented, and where monitoring identifies any remedies required, that those remedies will be undertaken in agreement with the DLR Biodiversity and where relevant NPWS.

Regards

Anne Murray

DLR Biodiversity Officer

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