

PART 8 SERVICE DEPARTMENT REPORTS

SITE: ROEBUCK ROAD

1 ARCHITECTS REPORT

1.1 Introduction

This project is a proposal for 4 No social housing units at an infill site at the junction of Roebuck Road and White Oaks Access Road in Clonskeagh, Dublin 14.

This site which is in Dún Laoghaire-Rathdown County Council's ownership provides an opportunity to provide 4 homes and will therefore assist in meeting the current need for social housing in this area.

1.2. Site Location and Context

The site is located in the Dublin suburb of Clonskeagh and is opposite the Islamic Cultural Centre of Ireland. The site area is 0.07 ha (approx.)

The site is located adjacent to two large housing developments White Oaks and Gledswood Park estates both of which are established developments.

There is a public open space of approx. 2.7 acres in proximity to the site which is zoned "To preserve and provide for open space with ancillary active recreational amenities" in the DLR County Development Plan 2016-2022.

The site is located approximately 240m from the Clonskeagh shops, 2.7 km from Dundrum Town Centre, 4.9 km from Blackrock Village and 6.8 km from Dublin City Centre.

There are bus-stops located adjacent to the site with a moderate bus service to and from Dublin City Centre.

The site is located just 400m from both primary and secondary schools, Our Lady's Grove Primary school and Secondary School and the Muslim National School. There are numerous other educational facilities in the general vicinity. University College Dublin Campus is also within walking distance.

There are several other facilities in the Clonskeagh area and within walking distance of the proposed site including UCD Sports Centre which is located 1km from the site with many amenity facilities. Clonskeagh village has a convenience store, bank, restaurants & pharmacy.

The site is in proximity to several hospitals including St Vincent's University Hospital, Clonskeagh Hospital and Mount Carmel Hospital.

The site is bounded to the North East along Roebuck Road by an old stone wall associated with the former Gate lodge to Friarsland. The original gate piers are existing either side of White Oaks access road. It is proposed to retain the gate pier that is part of this site's boundary and the curved section of wall shall be reduced in height as part of the proposals.

The site has an open watercourse/drainage ditch at the north-western boundary. The Riparian zone will be considered, and proposals will protect and improve this area in terms of wildlife. Maintenance access to the watercourse will be required and is included within the proposals.

There are a large number of trees along the northern boundary, a tree survey by Arborist Associates Ltd has been carried out.

New water and drainage connections will be required to be made from the public road to serve the site. New utilities connections will be required to be made to serve the site.

The site is located directly adjacent to a public road with public footpath and bus-stop.

1.3. Planning Context

Zoning: The site is zoned R2 Existing Residential - "To protect and/or improve residential amenity".

Policy: The development will tie in with the relevant national and regional policies as well as the following specific policy outlined in the County Development Plan 2016- 2022;

Policy RES8: Provision of Social Housing

It is Council policy to promote the provision of social housing in accordance with the projects outlined in the Council's Interim Housing Strategy and Government policy as outlined in the DECLG 'Social Housing Strategy 2020'. Government policy seeks to ensure that each household has accommodation appropriate to its needs at a price or rent it can afford, and to provide for persons who are unable to provide accommodation from their own resources.

Car Parking: The proposal includes 6 No. standard parking bays, 2 for each of the 4-bed units and 1 for each of the 1-bed units. This is to ensure that current parking in the area will not be adversely affected by the development. Both visitor and private secure bicycle parking is included within the scheme.

1.4. Nature & Extent of the Proposed Development

The scope of the project will include 4 no. residential units comprising of:

- 2 No. 4 Bed / 7 Person (2 Storey) Houses. Floor Areas 118m² & 120m².
- 2 No. 1 Bed / 2 Person Apartments. Floor areas 52m² & 53m².
- 6 no. new on-street parking spaces along White Oaks Road.
- Development of a small landscaped area to the front of the development.
 - Private gardens for each of the 4 bed houses.
- The existing site boundary fencing, walling and hedgerows will be retained and improved where appropriate.
- Associated site works.

The site is at the corner of Roebuck Road, a public road and White Oaks road, an access road leading to a residential development.

The proposal places two blocks on the tapered site, one running parallel to Roebuck road and one running parallel to White Oaks road. Each block houses a 4-bed house with a 1 bed apartment over. The form of the structures are simple rectangles in plan with a simple pitched A-frame roof. The two blocks are linked with a central element accommodating a stairwell for access to the 2 apartments over.

The scale of the development (3-storey) creates a transition in scale between the two storey residential houses to the north-west along Roebuck Road and the future 5 storey apartment development proposed for the "Former Garage Site" to the South-East of the site.

All living accommodation is facing south or is dual aspect including a southerly aspect. Entrance doors address White Oaks access road and are easily accessible from the parking areas. Windows avoid overlooking to the private residential gardens to the rear by using oriel/projecting windows in selected areas. Adequate parking for the four units has been provided while maintaining the correct and compliant private open space requirements for houses and apartments.

The proposed materials are a combination of yellow/sand coloured brickwork and a complimentary shade of white painted render finish with a metal standing seam roof finish. The proposal includes landscaping to the parking areas, grassed rear garden areas and bicycle and bin storage areas. The treatment of the watercourse to the rear of the site will be carefully considered to ensure boundary treatments encourage biodiversity and protection of the riparian zone.

1.5. Climate Action Considerations:

The design is strongly aligned to all aspects of the National Policy on Climate Action and more specifically the DLR Climate Change Action Plan 2019-2024. The residential units are of a very compact design and it is intended to use renewable energy in the form of air source heat pumps and photovoltaic panels. They will be designed to be low energy buildings and use modern technology such as smart metering and smart lighting to improve efficiencies. The bike stands will encourage active travel. Trees will be planted to improve air quality and sequester carbon. Grassed and planted areas along with permeable paving will attenuate surface water drainage.

1.6. Environmental Impact Assessment Screening

An Environmental Impact Assessment (EIA) screening is required in order to form an opinion whether the proposed development should be subject to an EIA, and if so, whether an EIAR should be prepared in respect of it. The EIA screening has been undertaken by CAAS Ltd and concludes that there is no requirement for an EIA to be carried out and no requirement for an EIAR to be prepared. The EIA screening is included as an appendix to the main Part 8 report (see appendix 1). The report concludes as follows:

"It is considered that the proposed residential development does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report is required for it. This conclusion is based on an objective

review of the proposed development, including its characteristics, location and the likelihood of it causing significant environmental impacts. The screening has followed the relevant legislation and has had regard to the relevant guidance."

1.7. Appropriate Assessment Screening

The proposed development is subject to the Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (Department of Environment Heritage and Local Government, November 2009) and S.I. No. 476 of 2011 Planning and Development (Amendment) (No.3) Regulations 2011. This requires that screening is carried out for all projects to examine if any effects are likely on Natura 2000 Sites, that is, Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). A Screening Report has been prepared by CAAS Ltd. which concluded that a full Habitats Directive Appropriate Assessment is not required. Therefore, in accordance with SI 476, 2011, Section 250, Planning and Development (Amendment) No. 3 Regulations 2011, Dún Laoghaire-Rathdown County Council has determined that an Appropriate Assessment is not required. The AA Screening Report is included as an appendix to the main Part 8 report (see appendix 2). The report concludes as follows:

"It is concluded that the proposed development is not foreseen to give rise to any significant adverse effects on any designated European sites, alone or in combination with other plans or projects. This evaluation is made in view of the conservation objectives of the habitats or species for which these sites have been designated. Consequently, a Stage Two AA (NIS) is not required."

1.8. Ecological Impact Assessment

As requested by DLR Biodiversity officer, an Ecological Impact Assessment has been carried out. The report was carried out by CAAS Ltd including an overall summary of ecological evaluation and recommendations.

The Ecology Impact Assessment is included as an appendix to the main Part 8 report (see appendix 3). All recommendations as outlined in this report will be implemented as part of the proposed development.

1.9. Tree Survey

DLR has commissioned a Tree Survey to determine the condition of the mature trees on site. It is intended to retain as many trees as possible. There are a number of trees that will need to be removed due to their condition.

The scheme landscaping proposal intends to allow for understory planting to the existing trees with species such as Holly, Hawthorn, Blackthorn and Dog Rose to promote biodiversity and enhancement of the riparian zone along the open ditch/watercourse to the north west boundary.

The Tree Survey is included as an appendix to the main Part 8 report (see appendix 4). All recommendations as outlined in this report will be implemented as part of the proposed development.

1.10. Site Specific Flood Risk Assessment

A Site-Specific Flood Risk Assessment for the proposed residential development was undertaken by DBFL consulting Engineers in accordance with the requirements of the "*Planning System and Flood Risk Management Guidelines for Planning Authorities*". Following the flood risk assessment stages, it was determined that the proposed site is within Flood Zone C as defined by the Guidelines and based on the ECFRAMS mapping. Therefore, the development of housing on the subject site is appropriate for the site's flood zone category and a justification test as outlined in the Guidelines is not required. The Guidelines sequential approach is met with the 'Justify' & 'Mitigate' principals being achieved.

Part of the development works include provision of maintenance access to the waterway which is running along the north western boundary of the site. This proposed secured access will enter by means of a pedestrian gate off Roebuck road and will allow maintenance crews access and maintain the waterway to ensure the area is kept well maintained.

The SSFRA assessment is included as an appendix to the main Part 8 report (see appendix 5). All recommendations as outlined in this report will be implemented as part of the proposed development.

1.11. Overall Conclusion The proposed development meets the need for housing in the local area and this has been achieved by making use of a vacant infill site close to amenities and transport links

2: COMMUNITY AND CULTURAL DEVELOPMENT

No objection to the proposed scheme

3, PLANNING

No objection to the proposed scheme

4. FORWARD PLANNING INFRASTRUCTURE

No objection to the proposed scheme

5. INFRASTRUCTURE AND CLIMATE CHANGE - Transportation Planning

No objection to the proposed scheme.

6. INFRASTRUCTURE AND CLIMATE CHANGE - Roads Project Office

No objection to the proposed scheme.

7. INFRASTRUCTURE AND CLIMATE CHANGE - Environmental Enforcement

No objection to the proposed scheme.

8. INFRASTRUCTURE AND CLIMATE CHANGE - Climate Change

Project aligned to the residential policies and objectives of the County Development plan

9. MUNICIPAL SERVICES – Traffic and Road Safety

No objection to the proposed scheme

10 MUNICIPAL SERVICES - Road Maintenance/Public Lighting/Cleansing

No objection to the proposed scheme

11. MUNICIPAL SERVICES – Water and Drainage

No objection *subject* to the following conditions:

11.1. The Surface Water Drainage shall be carried out in accordance with the DBFL Engineering Services report dated 28th April 2021, DBFL Drawing Nos 210013-DBFL-RD-SP-DR-C1001 Rev P01.01 and 210013-DBFL-CS-SP-DR-C-1001 Rev01.01 and DLR Architects drawing No 1848-DLR-00-ZZ-DR-A-0001 – Proposed Plans, except as may otherwise be required in order to comply with the conditions below:

11.2. The parking and (private) hardstanding areas shall be constructed in accordance with the recommendation of the Greater Dublin Strategic Drainage Study for sustainable urban drainage systems (SUDS) i.e. permeable surfacing, as per Section 8.2.4.9 of the Dún Laoghaire-Rathdown County Development plan 2016 -2022 and include measures to prevent drainage from the driveway entering onto the public road. Where unbound material is proposed for driveway, parking and hardstanding areas, it shall be contained in such a way to ensure that it does not transfer on to the public road or footpath on road safety grounds.

11.3. Prior to the commencement of development, the applicant shall submit full details of the flow control device, including model and make number, orifice size and flow control hydraulic characteristics graph. The flow control device will not be permitted to have a bypass door and a penstock must be provided in the manhole in which the flow control device is located.

12 MUNICIPAL SERVICES – Parks

No objection to the proposed scheme

13 MUNICIPAL SERVICES – Bio-Diversity

No objection to the proposed development.

It is noted that the site contains an invasive alien species which should be addressed immediately through a site survey and management plan by a suitably qualified invasive specialist. The following mitigation is also required:

- 1 No vegetation will be removed/cleared during the breeding bird season (1st March to 31st August)
- 2 The ditch and associated bank will be protected from the construction works and a construction method statement provided to demonstrate how this will be achieved including water quality protection measures
- 3 All trees to be retained will be protected with advice from an arborist
- 4 A planting scheme of native trees and shrubs by a landscape specialist will be provided for the buffer