

PART 8 SERVICE DEPARTMENT REPORTS

SITE: RESIDENTIAL DEVELOPMENT AT WOODBROOK DART GATEWAY, DUBLIN 18

PC/H/03/2026

1.0 HOUSING DEPARTMENT

Context for the proposed Part 8

Dun Laoghaire-Rathdown County Council, Housing Department are applying for planning permission under Part 8 for a residential development at a site of approx. 2.63 ha at Woodbrook DART Gateway, Dublin 18.

The northern edge of the site abuts Shanganagh Cemetery and Shanganagh Park. The eastern edge of the site adjoins the DART line. Mature trees form the boundary with the golf club, from which the sea is a further 500m away. At ground level, the site enjoys views of the landscape of the golf course, and at upper levels, these views extend to include the sea and mountain.

Description of proposed Part 8 Development

The proposed development will comprise of:

- 359 no. housing units consisting of 2 blocks:
 - Block P:** 154no units (consisting of 83no. 1-Bed, 18no. 2-Bed(3P), 46no. 2-Bed(4P), 4no. 3-Bed(4P) and 3no Duplexes (5P)
 - Block Q:** 205no units (consisting of 77no. 1-Bed, 34no. 2-Bed(3P), 91no. 2-Bed(4P) and 3no. 3- Bed(5P) Duplexes)
- Communal space of 2320sqm .
- Ground level comprising (a) ESB substation (b) car, bicycle and motorcycle parking; (c) bin storage; (d) bulk storage area; (e) bus turning and taxi turning area; and (f) supporting mechanical, electrical and water infrastructure.
- Landscaping works including (a) Tree protection, tree removal and tree planting; (b) green roofs; (c) boundary treatment; (d) internal roads and footpaths; and (e) electrical services.
- All associated site development works including (a) provisions for water services; (b) foul and surface water drainage and connections; and (c) attenuation proposal.

2.0 ARCHITECTS DEPARTMENT

The department had no objection to the proposal to proceed to Part 8. The applicant is requested to discuss and agree details raised during the Part 8 circulation with the Architects department at detailed design stage.

3.0 COMMUNITY & CULTURAL DEVELOPMENT

No objection to the proposed development.

4.0 FORWARD PLANNING INFRASTRUCTURE

No objection to the proposed development.

5.0 INFRASTRUCTURE & CLIMATE CHANGE

5.1 CAPITAL PROJECTS

No objection to the proposed development.

5.2 ENVIRONMENTAL ENFORCEMENT

No objection to the proposed development.

5.3 ESTATES OFFICER

No objection to the proposed development.

5.4 TRANSPORTATION PLANNING

No objection to the proposed development. Details of the following points to be agreed at Detailed Design Stage:

- (i) Provision of drop kerbs for all accessible car parking spaces, which are currently shown as 125mm kerbs. This will require users to enter the carriageway to get onto footpaths/pedestrian areas
- (ii) Provision of drop kerb at the taxi/set down area to facilitate access
- (iii) Pedestrian access from the Bus set down area should be designed to facilitate pedestrian access across the cycle lane in accordance with the Cycle Design Manual
- (iv) Potential blind spot at proposed tactiles near DART area, should be avoided through visibility checks and parking relocation/ restriction near crossing
- (v) Provision of at least one Type A, B or C Zebra crossing from the residential block to the DART station

5.5 ACTIVE TRAVEL

No objection to the proposed development

5.6 CLIMATE ACTION OFFICIER

No objection to the proposed development

6.0 MUNICIPAL SERVICES

6.1 BIODIVERSITY OFFICER

The Biodiversity Office have no objection to the proposed development but require the following:

- (i) The final lighting design specifications will be provided at least 5 weeks in advance of site works for written agreement with relevant bat and mammal specialists and Biodiversity Officer. Prior to commencement a letter will be provided in by the specialists to the DLR Biodiversity Officer to confirm that they are satisfied with the design of the lighting. Upon installation a letter shall be provided by relevant specialists to confirm that it is operating according to their satisfaction and specification.
- (ii) The final Landscape Plan will be provided at least 5 weeks in advance of site clearance and site works commencing for the written agreement with DLR's Biodiversity Officer. The Landscape Plan should be updated to incorporate all mitigation measures outlined in the Biodiversity Mitigation and Monitoring Plan and measures for the protection of the Biodiversity Area
- (iii) The biodiversity area shall be for the purposes of a wildlife refuge only and not comprise part of any public open space. The biodiversity area will be, unlit and adequately fenced off to prevent access by people and dogs. Clear signage shall be provided to explain the purpose of exclusion from the biodiversity area. No construction works or movement of machinery will take place within the Biodiversity Area.
- (iv) Prior to the commencement of the development, an updated Biodiversity Mitigation and Monitoring Plan will be provided at least 5 weeks in advance of site clearance and site works commencing for agreement with DLR's Biodiversity Officer. The mitigation and monitoring plan should include details on measures to protect of the Biodiversity Area
- (v) The Construction Environment Management Plan (CEMP) will be submitted for written agreement with the Biodiversity Officer at least 5 weeks prior to the commencement of the proposed works and will incorporate all ecological mitigation and protection measures outlined in the Biodiversity Mitigation & Monitoring Plan

6.2 DRAINAGE PLANNING

Drainage Planning have no objection to the proposed development subject to the following conditions.

- (i) compliance to the standard conditions required to meet the requirements of the Dún Laoghaire Rathdown County Development Plan and the requirements of Water Services.

Following the grant of permission, the detailed design proposals shall be forwarded to Drainage Planning for review and written agreement

6.3 PARKS

No objection to the proposed development subject to the provision of design details of any access path leading to the cemetery from the development

6.4 ROAD MAINTENANCE

No objection to the proposed development.

6.5 TRAFFIC

No objection to the proposed development subject to conditions highlighted in 5.4 above.

6.6 PUBLIC LIGHTENING

No objection to the proposed development.

7.0 PLANNING

Planning department have no objection to the proposed development subject to details discussed with the Planning Department being agreed at detail design stage.