



An
Bord
Pleanála

S. 4(1) of Planning and Development (Housing) and Residential Tenancies Act 2016

Inspector's Report ABP-305878-19

Strategic Housing Development

Demolition of existing structures on site, construction of 590 no. residential units (480 no. Build to Rent units, 110 no. Build to Sell units), creche and associated site works.

Location

'Beechpark' and 'Maryfield',
Scholarstown Road, Dublin 16.

Planning Authority

South Dublin County Council.

Applicant

Ardstone Homes Limited.

Prescribed Bodies

1. Irish Water
2. National Transport Authority
3. Transport Infrastructure Ireland

4. The Minister for Culture, Heritage and the Gaeltacht

5. The Heritage Council

6. An Taisce

7. South Dublin County Childcare Committee

Observer(s)

71 Observers, listed at Appendix A.

Date of Site Inspection

12 February 2020.

Inspector

Stephen Rhys Thomas.

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2.0 Introduction

This is an assessment of a proposed strategic housing development submitted to the Board under section 4(1) of the Planning and Development (Housing) and Residential Tenancies Act 2016. The application was made by Ardstone Homes Limited and received by the Board on 11 November 2019.

3.0 Site Location and Description

- 3.1. The proposed development is located at Scholarstown Road in Knocklyon, County Dublin, close to Junction 12 of the M50. The site has an extensive frontage along the R113 Scholarstown Road to the south, the remaining boundaries of the site back onto existing housing. Low density housing in the vicinity comprises two storey semi-detached dwelling houses to the north and east and a higher density part three – part four storey ‘Ros Mor View’ apartment development and detached dwellings including a protected structure to the west. Directly opposite the site on Scholarstown Road is St. Colmcille Community School. The north-east of the site abuts the public open space at Dargle Park which provides an east-west pedestrian connection from Templeroan Road to Knocklyon Road.
- 3.2. Works are also proposed to Scholarstown Road and Woodfield junction including new traffic signals, the elimination of the left-turn slip-lane into Woodfield off Scholarstown Road, upgraded public lighting and upgraded cycle and pedestrian facilities on an area measuring 0.7 hectares, providing a total application site area of 6.05 hectares. The wider area also contains a mix of other uses such as education facilities and local shops including Knocklyon Shopping Centre (to the west) which contains a large supermarket and other retail and commercial units. There is also neighbourhood level commercial units located at Orlagh Grove to the south west including a small convenience store.
- 3.3. The subject site accommodates a single storey dwelling and a two storey dwelling together with a stable block. The overall impression of the site is that it is level, however, there is a perceptible slope downwards to the north east of the site and a slight depression at the south eastern corner. The boundaries to existing semi-detached housing is a stout concrete block wall, mostly two metres in height. A good number of the houses along the north and eastern boundaries have single storey

rear extensions and a very small number (at most three) have two storey projecting extensions to the rear. The boundary to the south of the site comprises a 1.2 metre concrete block wall, rendered to the footpath side and backed by a line of mature trees. The boundary to the protected structure (Ros Mor House) comprises a thick belt of mature trees, both evergreen and deciduous. The subject lands are in grass at present and there are a number of solitary mature trees within the site that lend a pleasing aspect to the open character of the site.

4.0 Proposed Strategic Housing Development

- 4.1. The proposed development comprises the demolition of all existing structures as follows: a single storey dwelling known as ‘Beechpark’, a two storey dwelling known as ‘Maryfield’, with associated garage/shed and other outbuildings and the construction of 590 apartments in a combination of build to rent and build to sell configurations, 2 café/restaurant units, 2 retail/commercial units, 1 creche, together with all associated site works.
- 4.2. The 17 apartment blocks range in height from 2 to 6 storeys. The 480 No. ‘Build-to-Rent’ units will be provided in 8 blocks as follows: 7 blocks ranging in height from part 5 to part 6 storeys (Blocks B1 – B5, C1 and C3) and 1 block of between 4 and part 6 storeys (Block C2). The 110 ‘Build-to-Sell’ units will be provided in 9 duplex blocks which will be 3 storeys in height (Blocks A1 – A9).
- 4.3. The following details are as follows:

Parameter	Site Proposal
Application Site	5.35 ha (6.05 ha inclusive of Scholarstown Road)
No. of Units	590 apartments
Unit Breakdown	246 – one bed apartments (build to rent) 289 – two bed apartments (234 build to rent and 55 build to sell) 55 – three bed apartments (build to sell)

Other Uses	Childcare Facility - 438 sqm (101 spaces) 2 Retail Units – 328.5 sqm 2 Café/restaurant units – 616.5 sqm
Car Parking	459 spaces (178 basement and 281 surface)
Bicycle Parking	800 spaces
Vehicular Access	Two access points taken from Scholarstown Road.
Part V	60 units (26 one bed and 34 two bed units)
Aspect	51% of apartments described as dual aspect.
Density	110 units/ha. <i>590 units per ha on a net site area of c.5.35ha., as stated by the applicant.</i>

4.4. The percentage breakdown of unit types is as follows:

Unit Type	1 bed	2 bed	3 bed	
Unit	246	289	55	488
% Total	42%	49%	9%	100%

The development includes internal communal amenity space for the build to rent component (414 sqm) and includes a gymnasium, lobby, kitchenette and lounge at ground floor level and lounge and terrace at first floor level accommodated by block D1, in addition to a management suite within block C3.

5.0 Planning History

5.1. Subject site

File Ref. SD19A/0088 and ABP-305147-19 – Demolition and enabling works. No decision.

5.2. In the vicinity

File Ref. SD15A/0017 and ABP PL06S.244732 - 10 year permission for 317 No. dwelling units (247 No. houses, 70 No. apartments, creche and all associated site works). Under construction.

File Ref. SD18A/0369 and ABP PL06S.303290 – Permission for reconfiguration and extension of apartment block.

6.0 Section 5 Pre Application Consultation

6.1. A section 5 pre-application consultation took place at the offices of An Bord Pleanála on the 7 June 2019 and a Notice of Pre-Application Consultation Opinion issued within the required period, reference number ABP- 304381 -19. An Bord Pleanála issued notification that, it was of the opinion, the documents submitted with the request to enter into consultations, required further consideration and amendment to constitute a reasonable basis for an application for strategic housing development. The following is a brief synopsis of the issues noted in the Opinion that needed to be addressed:

1. The documentation should describe any consultations that the prospective applicant may have had with Irish Water and South Dublin County Council in connection with the drainage of foul effluent and surface water and the supply of water to the proposed development.

6.2. The prospective applicant was advised that the following specific information was required with any application for permission:

1. Information on the provision of pedestrian/cycle access to the open space to the north-east of the site and consideration of the legal consents required to achieve it.
2. A visual impact assessment including photomontages and details of proposed materials and finishes.
3. A report demonstrating compliance with the Guidelines for Planning Authorities on Urban Development and Building Heights issued by the minister in December 2018 in accordance with SPPR3 of those guidelines

4. A housing quality assessment, that includes bike parking standards and a building lifecycle report for the proposed apartments.
 5. Proposals for the management and operation of the proposed development as one including 'Build-to-Rent' apartments in accordance with Specific Planning Policy Requirement No. 7 of the 2018 Guidelines on Design Standards for New Apartments.
 6. A proposed covenant or legal agreement with regard to the requirements of Build- to-Rent accommodation.
 7. A Transportation Impact Assessment that would include consideration of the adjacent junction on the M50, and a mobility management plan.
 8. A report demonstrating compliance with the principles and specifications set out in DMURS and the National Cycle Manual in relation to the proposed housing and the works at Scholarstown Road.
 9. Information regarding the likely impact of the proposed development on the natural, archaeological and architectural heritage of the area.
 10. A study of the impact of the proposed development on daylight and sunlight available to existing and proposed homes, including associated private and public open space.
 11. A Site Specific Flood Risk Assessment Report.
 12. Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting.
 13. A draft construction management plan and a draft waste management plan.
- 6.3. Finally, a list of authorities that should be notified in the event of the making of an application were advised to the applicant and included:
1. Irish Water
 2. National Transport Authority
 3. Transport Infrastructure Ireland
 4. The Minister for Culture, Heritage and the Gaeltacht
 5. The Heritage Council

6. An Taisce

7. South Dublin County Childcare Committee

6.4. Applicant's Statement

6.4.1. Under section 6(7) of the Act of 2016, the Board issued a notice to the prospective applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, the applicant has submitted a statement of the proposals included in the application to address the issues set out in the notice, as follows:

1. The applicant states that DBFL Consulting Engineers have prepared a detailed technical report that includes all correspondence with Irish Water and South Dublin County Council and demonstrates that South Dublin County Council and Irish Water are in agreement with the proposed drainage of foul effluent and surface water and the supply of water to the proposed development. The course of the 1,200mm surface water main along the eastern side of the site is settled, no construction over and wayleave agreements to be agreed. Storage volumes have been agreed, specifically, catchment A is required to be a minimum of 1,200m³, 1,456m³ is proposed. Correspondence from Irish Water (IW) confirms that the proposal can be serviced, upgrades are necessary including the construction of a 450mm foul sewer through the development and along a route that coordinates with the completion of a Local Network Reinforcement Project. IW raise no issues with regard to water supply proposals.

6.5. Applicants Material Contravention Statement

6.5.1. The applicant sets out that the proposed development materially contravenes the County Development Plan (Housing Policy 9) in terms of building height, that directs tall buildings that exceed five storeys in height to strategic and landmark locations in Town Centres, Mixed Use zones and Strategic Development Zones and subject to an approved Local Area Plan or Planning Scheme. as follows:

- The proposed development that includes elements up to six storeys is marginally greater than the heights directed to strategic and landmark

locations in Town Centres, Mixed Use zones and Strategic Development Zones and subject to an approved Local Area Plan or Planning Scheme by the operative plan.

- The building heights proposed are in line with Objective 3 of Housing Policy 9 which states that 'To ensure that new residential developments immediately adjoining existing one and two storey housing incorporate a gradual change in building heights with no significant marked increase in building height in close proximity to existing housing'. This is a conflicting objective within the plan. The applicant notes the Urban Development and Building Heights Guidelines for Planning Authorities, 2018, that seek to increase height and density at appropriate locations. In this context the marginal increase in height is acceptable and in accordance with national guidelines.

6.5.2. The applicant states that the proposed density of 110 units per hectare across the entire site complies with recent section 28 guidance in relation to density. Specifically, section 2.4 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018 which encourages higher density development at accessible locations, and SPPR 4 of the Urban Development and Building Heights Guidelines for Planning Authorities 2018, concerning site context and height. Having regard to the reasons set out in the Material Contravention Statement for increased height it is the applicant's opinion that An Bord Pleanála should be favourably disposed to granting permission for the subject scheme in accordance with Section 37 (2)(b) of the Planning and Development Act, 2000 (as amended).

7.0 Relevant Planning Policy

7.1. Project Ireland 2040 - National Planning Framework

The National Planning Framework includes a specific Chapter, No. 6, entitled 'People Homes and Communities'. It includes 12 objectives among which Objective 27 seeks to ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages. Objective 33 seeks to prioritise the provision of new homes at locations

that can support sustainable development and at an appropriate scale of provision relative to location.

7.2. **Section 28 Ministerial Guidelines**

Having considered the nature of the proposal, the receiving environment, the documentation on file, including submission from the planning authority, I am of the opinion, that the directly relevant section 28 Ministerial Guidelines are:

- ‘Urban Development and Building Height, Guidelines for Planning Authorities’. 2018
- ‘Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities’ 2018
- ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (including the associated ‘Urban Design Manual’)
- ‘Design Manual for Urban Roads and Streets’ (DMURS)
- ‘The Planning System and Flood Risk Management’ (including the associated ‘Technical Appendices’)
- ‘Childcare Facilities – Guidelines for Planning Authorities’
- ‘Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment’, August 2018.

Other relevant national guidelines include:

- Framework and Principles for the Protection of the Archaeological Heritage Department of Arts, Heritage, Gaeltacht and the Islands 1999.

7.3. **Local Policy**

7.3.1. **South Dublin County Development Plan 2016-2022**

The South Dublin County Development Plan is the statutory plan for the area. The lands are zoned Object RES the objective of which is “to protect and /or improve residential amenity”.

Ros Mor House is located on the western boundary of the site and is listed on the Record of Protected Structures (reference number 304) and described as follows: House, Recessed Gateway, Gates & Outbuildings.

Chapter 2 of the Plan outlines policies and objectives in relation to new housing and includes objectives relating to urban design, densities, building heights, mix of dwelling types and open space. In particular, section 2.2.2 of the South Dublin Development Plan sets out that densities should take account of the location of a site, the proposed mix of dwelling types and the availability of public transport services. As a general principle, higher densities should be located within walking distance of town and district centres and high capacity public transport facilities. Policies H8 Objectives 1 and 2 promote higher densities at appropriate locations. Development Management Standards are included in Chapter 11.

8.0 Third Party Submissions

8.1. 71 submissions were received, most were made by individuals containing similar themes and concerns and some were from residents associations. Most observations revolved around the existing traffic congestion, the lack of community/social infrastructure, and that the development will be out of character with existing housing. Some supported the principle of housing development, but all observers objected to the proposed development of apartments. In broad terms the planning issues can be summarised as follows:

- Traffic and Transport – The similar themes raised by observers include; the local Orlagh roundabout is not fit for purpose since its upgrade and improvement and there are frequent traffic jams on the Scholarstown Road, there is a lack of adequate public transport in the area and existing bus services are unreliable, cycle lanes are not provided in any kind of coordinated manner in the area, the development lacks an adequate amount of car parking spaces, the amount of car parking will result in increased levels of traffic congestion, there is traffic congestion on the way to the M50 and on the M50 itself at times, more car parking spaces should be provided, the new four arm junction proposed at the site entrance will be unsafe for pedestrians and cyclists.
- Community and social infrastructure is lacking – there are no hospitals/business/colleges in the local area, limited GP practices, schools are

at capacity and no room for more students, there are not enough sports clubs and societies in the area to support such a large development.

- Scale of development – the scale and height of the proposed buildings (up to six storeys) is totally out of character with surrounding development. The CGI and photomontage material submitted by the applicant are not a true representation of the development and the context of its setting. Development Plan contravention in terms of density and height.
- Type of development – the housing mix is not appropriate for the area, build to rent is not housing and will lead to a transient population that will not contribute to the community.
- Heritage – the scale of development will impact on Ros Mor Lodge which lies within the curtilage of Ros Mor House. The site was the home of the former Taoiseach Liam Cosgrave and his father William T Cosgrave, this should be acknowledged. The archaeology of the site has not been fully assessed.
- Wildlife – the development will impact on the local ecology of the site, local bird populations will be displaced, other mammals will be affected
- Water Services – the existing sewerage network is under strain and localised blockages and flooding occurs from time to time. The plan to drain surface water to attenuation tanks at the north east of the site is questioned, in terms of flood risk and the 1 in 50 year flood event.
- Residential Amenity – the height and scale of buildings will lead to overlooking, overshadowing, overbearing, loss of privacy and issues for St Colmcilles Community School, existing trees will be removed, construction noise and dust will be disruptive, existing boundary walls are not high enough and privacy will be lost.
- Commercial development – the commercial development (block D2) should be relocated away from existing houses at Scholarstown Park.
- Antisocial behaviour – pedestrian linkages will lead to antisocial behaviour. There is a lack of policing services in the area.
- Part V Housing – the location of all social housing in one block is not acceptable.

- EIAR deficiencies – the applicant has split projects and the EIAR has not addressed a recent application to divert sewers on the site and has not addressed an access way to Dargle Park or road works.
- Legal Consent – the applicant proposes works on lands owned by the Council, namely road works, no permission to carry out these works has been given.

Some observations are accompanied by drawings, site sections and photographs.

9.0 Planning Authority Submission

- 9.1. The Chief Executive's report, in accordance with the requirements of section 8(5)(a) of the Act of 2016, was received by An Bord Pleanála on the 14 January 2020. The report states the nature of the proposed development, the site location and description, submissions received and details the relevant Development Plan policies and objectives. The report also included a summary of the views of the elected members of the Rathfarnham/Tempelogue/Firhouse/Bohernabreena Area Committee Meeting held on the 10 December 2019, and mirrors all the issues raised by third party submissions.
- 9.2. The following is a summary of key planning considerations raised in the assessment section of the planning authority report:
- 9.2.1. Zoning and Council Policy – the site is located on lands zoned RES to protect and/or improve residential amenity. The residential development proposed is permitted in principle on these lands. Creche and retail uses are also permitted in principle, however, a café use is open for consideration. The planning authority support the uses proposed but caution that the commercial elements of the scheme should just be for the proposed residents, so to avoid additional traffic congestion.
- 9.2.2. Land ownership – the Council do not own lands within the application area, as supposed by observers.
- 9.2.3. Build to rent – the proposal broadly complies with the guidelines with respect to build to rent schemes, the lack of a shared laundry facility is noted but units are large enough to accommodate washing facilities in any case.

- 9.2.4. Density – the proposed density is higher than existing development and the area has limited public transport, however, the efficient use of zoned and serviced land is noted.
- 9.2.5. Building height/layout/urban design – the variety and design of the overall proposal is described in detail and no significant concerns are raised.
- 9.2.6. Unit mix – the proposal comprises one and two bedroom units, this approach complies with section 28 guidelines and is welcomed in an area where three and four bedroomed properties are to be found.
- 9.2.7. Local elected representatives have raised concerns about the burden that will be placed on existing social infrastructure in the area and therefore perhaps some community floorspace could be provided.
- 9.2.8. Standard of accommodation – in general units meet or exceed the standards, however, some units in blocks B3 and B4 lack balconies, projecting floorspace in these units could be changed to balconies. Blocks A1 to A4 lack detail on access to communal amenity spaces. Some units do not meet the development standard of at least 22 metres between opposing upper windows, an appropriate condition to ensure obscured glazing is used should be considered. Dual aspect units account for 51% of the total, though some single aspect units face north. Some units (B3, B4 and C3) have northerly views to car parking or access roads and this is not really suitable, some changes to surface car parking could alleviate the problem.
- 9.2.9. Residential amenity – the residential amenity of existing houses on the boundaries of the site would not be impacted upon in terms of loss of privacy, overbearing appearance or overshadowing, due to the separation distances involved and the scale of development proposed.
- 9.2.10. Archaeology – the discovery of features on the site that have archaeological importance are noted and so too are the recommendations contained in the Archaeological report submitted by the applicant, suitable conditions are recommended.
- 9.2.11. Architectural Heritage – the proposed development will not adversely impact the nearby protected structure (RPS ref 304) to the west of the site.

- 9.2.12. Part V – the location of all Part V units in one block (C2) is not appropriate, in terms of enhancing social inclusion.
- 9.2.13. Surface water and flooding – technical requirements are set with regard to surface water management and there are in issues with regard to flood risk.
- 9.2.14. Landscape and open space – some technical aspects of the landscape plan are queried and need further refinement. The loss of some trees is unfortunate but the retention of others is welcomed. Standard and technical conditions are recommended.
- 9.2.15. Transport, parking and access – the proposed quantum and arrangement of car and bicycle parking is noted. The design and location of the main vehicular access is acceptable, however, technical aspects (such as left in/left out only) of the secondary/emergency access along Scholarstown Road require refinement to avoid a traffic hazard. Legal consents to provide pedestrian/cycle access to the north east of the site have been omitted. The internal street layout is DMURS compliant, specific conditions are recommended. The Traffic Impact Assessment submitted with the application is noted, the development will contribute to an already heavily trafficked road (Scholarstown Road) but will not impact the M50, the measures of the Mobility Management Plan are noted.
- 9.2.16. Other Aspects – in terms of the retail, café and creche component of the development, no issues are raised other than the attachment of standard conditions. Other standard conditions relate to public lighting, taking in charge, noise and public health, bin storage, waste management and bats. In these cases appropriate conditions are recommended in accordance with the measures proposed by the applicant, other than AA and EIA because it is the requirement of the consent authority (ABP).
- 9.3. The planning authority include a list of 27 conditions set out in appendix 1 of the planning authority's report. Notable conditions include: amendments to some units to include the addition of balconies in some cases, obscure glazing at some locations and access to amenity space details, all other conditions are standard in nature and technical in detail.
- 9.4. Interdepartmental Reports

9.4.1. The planning authority have included the internal reports from Parks and Landscape Services/Public Realm and Water Services.

10.0 Prescribed Bodies

10.1. The list of prescribed bodies, which the applicant is required to notify prior to making the SHD application to ABP, issued with the section 6(7) Opinion and included the following:

1. Irish Water
2. National Transport Authority
3. Transport Infrastructure Ireland
4. The Minister for Culture, Heritage and the Gaeltacht
5. The Heritage Council
6. An Taisce
7. South Dublin County Childcare Committee

10.2. The applicant notified the relevant prescribed bodies listed in the Board's section 6(7) opinion. The letters were sent on the 11 November 2019. A summary of those prescribed bodies that made a submission are included as follows:

- **Irish Water (IW)** confirm that subject to a valid connection agreement between IW and the developer, the proposed connections to the IW network can be facilitated.
- **Transport Infrastructure Ireland** –The recommendations of the Transport (Traffic Impact) Assessment should be carried out in full at the cost of the developer.
- **National Transport Authority** – pedestrian and cycle links from the development to Dargle Park open space should be provided as part of the development.
- **Department of Culture, Heritage and the Gaeltacht DAU** – Archaeology: mitigation measure 2 as outlined in the EIAR shall be implemented in terms of archaeological monitoring of the site during construction works.

Nature Conservation: the content of the EIAR with regard to flora and fauna is noted, conditions are recommended with regard to the timing of vegetation clearance, mitigate any impact to bat species and measures to eliminate invasive species.

- **An Taisce** – there is a current appeal on this site and archaeological considerations have not been resolved. Building height is out of context with surrounding development. Traffic congestion in the area is problematic and a Mobility Management Plan should be prepared to contribute to more sustainable travel forms of transport.

11.0 Oral Hearing Request

- 11.1. There is provision within the Act of 2016 to hold an Oral Hearing in respect of a SHD application, section 18 of the Act refers. However, as the intention of the legislation is to fast-track SHD applications, the holding of oral hearings will be the exception. The legislation provides that An Bord Pleanála should have regard to the exceptional circumstances requiring the urgent delivery of housing and only hold a hearing where there is a compelling case for one.
- 11.2. The case made by three observers requesting an oral hearing is based around the possibility of traffic issues, the existence of archaeological finds on site, the proposed residential density and building height relative to existing development in the area, inadequate housing mix, a decision regarding other development on site remains to be made, permission for access to green space remains a reserved function outside of the SHD process, a lack of public transport, school place deficiencies and a range of Environmental Impact Assessment Report (EIAR) deficiencies. The applicant has submitted an EIAR, that I have considered to be adequate, see section 12.0 of my report below. There is a current appeal with regards to the subject site and I have taken this into consideration too. As far as the other matters go, they all form part of the various elements of my assessment throughout this report and I find that the applicant has provided a sufficient amount of detailed analysis to answer any questions I or the Board may have. In addition, I note the thoroughness and detailed consideration provided by the planning authority, statutory consultees and other observers that allows me to be satisfied with the considerable amount of detailed

material before me to allow for a reasoned decision to be made by the Board. I do not consider that there is a compelling case to hold a hearing and that the necessary information is held on the file.

12.0 Environmental Impact Assessment

12.1. Environmental Impact Assessment Report

- 12.1.1. The current proposal is an urban development project that would be in the built-up area of a city but not in a business district. It is therefore within the class of development described at 10(b) of Part 2 of Schedule 5 of the planning regulations, and the submission of an environmental impact assessment report is mandatory because the scale of the proposed development exceeds 500 dwellings. The EIAR comprises a non-technical summary, a main volume and supporting appendices. Chapter 17 of the main volume provides a summary of the mitigation measures described throughout the EIAR. Section 1.7 and the introduction to each subsequent chapter describes the expertise of those involved in the preparation of the EIAR.
- 12.1.2. Observers have concerns that the EIAR is deficient because it does not include the details of a previous planning application on the site (permission granted by SDCC but appeal yet to be decided) for demolition and enabling works, File Ref. SD19A/0088 and ABP-305147-19 refers. The topic of the planning history of the site is mentioned in the NTS and main volume of the EIAR, the relevant reference number and scope of development is highlighted. In addition, the various stages of the previous application, including a request from the planning authority for additional information, is detailed in Chapter 5 Archaeological and Cultural Heritage in the main volume of the EIAR. Observers also fear that the applicant is guilty of project splitting and the interdependency of projects has not been fully explored. The project before me is an application for housing and all associated works, including above and below ground infrastructure. I see no case of project splitting, the EIAR has set out the interaction between the various impacts within the project and simply put the applicant has not sought to divide up the development in order to avoid mandatory EIA.
- 12.1.3. I am satisfied that the information contained in the EIAR has been prepared by competent experts and complies with article 94 of the Planning and Development

Regulations 2000, as amended. The EIAR would also comply with the provisions of Article 5 of the EIA Directive 2014. This EIA has had regard to the information submitted with the application, including the EIAR, and to the submissions received from the council, the prescribed bodies and members of the public which are summarised in sections 7, 8 and 9 of this report above.

12.2. Alternatives

12.2.1. Article 5(1)(d) of the 2014 EIA Directive requires:

(d) a description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment,

Annex (IV) (Information for the EIAR) provides more detail on 'reasonable alternatives':

2. A description of the reasonable alternatives (for example in terms of project design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.

12.2.2. Chapter 3.3 of volume 2 of the EIAR provides a description of the main alternatives (11 in total) studied by the developer and the reasons for their choice. The permissible uses on the site are prescribed by its zoning under the development plan. The alternatives that were considered were therefore largely restricted to variations in layout and building design. In the prevailing circumstances this approach was reasonable, and the requirements of the directive in this regard have been met.

12.3. Likely Significant Direct and Indirect Effects

12.3.1. The likely significant indirect effects of the development are considered under the headings below which follow the order of the factors set out in Article 3 of the EIA Directive 2014/52/EU:

- population and human health;

- biodiversity, with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC;
- land, soil, water, air and climate;
- material assets, cultural heritage and the landscape; and
- the interaction between those factors

12.4. **Population and human health**

- 12.4.1. Population and Human Health is addressed in Chapter 4 of the EIAR. The methodology for assessment is described as well as the receiving environment. Recent economic and demographic trends are examined, and it is noted that there has been a slight decrease in population for the electoral division area of Ballyboden. The principle findings are that human population and job opportunities will increase as a result of the proposal. In terms of human health, the most likely impact will be the construction phase of the development.
- 12.4.2. Chapter 12 of the EIAR refers to noise and vibration. The occupation of the development would not give rise to noise or vibration that would be likely to have a significant effect on human health or the population, as it would be a residential scheme that formed part of the built-up area of the city. The impact of additional traffic on the noise levels and character of the surrounding road network would be insignificant having regard to the existing traffic levels on roads in the vicinity and the marginal increase (6-7%) that would occur as a result of the proposed development.
- 12.4.3. The use of heavy vehicles and machinery during a prolonged construction period would have the potential to give rise to effects due to noise and vibration. However given the phased duration of the works and the control of activity on site by the developer at that time, these can be avoided through the use of management measures as set out in the EIAR and in the draft construction management plan submitted with the application, and the imposition of limits by conditions on any grant of permission. Subject to these measures, it is concluded that the proposed development would not have be likely to have significant adverse effects on human health.

12.5. Biodiversity with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC

- 12.5.1. As advised in section 13 of this report, the proposed development would not be likely to have any significant effect on any site designated under Directive 92/43/EEC or Directive 2009/147/EC.
- 12.5.2. The large majority of the site consists of former agricultural land which does not contribute to biodiversity to any substantial extent. The proposed development would result in the loss of this habitat, but this would not have a significant effect on the environment. The application site is open grassland with buildings and treeline boundaries. There are no examples of habitats listed on Annex I of the Habitats Directive or records of rare or protected plants. Three-cornered garlic and Spanish Bluebell are present and these are species listed as alien invasive as per SI 477 of 2011. High value treelines and individual mature trees provide habitat for a wide range of common plants and animals including breeding birds and bats although no bat roosts are present.
- 12.5.3. The project will see some clearance of habitat features away from the boundaries. In total 28 individual trees are to be retained while much of the broadleaved treelines are to be integrated into the project design. This would diminish the extent to which wildlife corridors functioned across the site for mammals, and the extent to which the site supports foraging and commuting by bats. This extent of the potential impact would be reduced by the retention and augmentation of the landscaped buffer along the western side of the site. It would also be mitigated by the proposed linear landscaping and planting in the finished development and the design of public lighting in the proposed development. The residual impact on mammals and bats is likely to be minor and would not have a significant impact on the species concerned.
- 12.5.4. Section 7.5.1 of the EIAR identifies a potential for mortality to birds during construction, in particular during the removal of hedges and trees. The demolition of buildings that could provide roosts for bats may lead to the same impacts, though no bat roosts were detected on site. The EIAR also specifies that bat boxes would be installed to mitigate the loss of roosting opportunities arising from the removal of the existing buildings on the site. These measures are likely to be effective.

12.5.5. Section 7.6 of the EIA describes measures to minimise the impact of the development on biodiversity. These are standard measures that would represent good construction practice. Subject to their implementation, it can be concluded that the proposed development would not be likely to have significant adverse effects on biodiversity. The proposed development would introduce areas of new planting, and the landscaping and planting proposals submitted with the proposed application are satisfactory in that context.

12.5.6. Having regard to the foregoing, it is not likely that the proposed development would have significant effects on biodiversity.

12.6. Land and soil

12.6.1. The proposed development would result in the loss of just over 5 Hectares of un-productive agricultural land, zoned for residential purposes. Given the extent of such land that would remain available in the overall region, this is not considered to be a significant effect. The proposed development would not require substantial changes in the levels of site as the proposed housing would be provided on the relatively flat land away from the minor gradient at the north east end of the site. Section 9.6 sets out standard soil handling methods to be employed during construction. It is therefore unlikely that the proposed development would have significant effects with respect to soil.

12.7. Water

Surface Water and Flood Risk Assessment

12.7.1. A 1,200mm diameter surface water drain runs along the eastern portion of the site and flows in a south to northerly direction, and will provide the outfall for surface water from the proposed development.

12.7.2. The application was accompanied by a flood risk assessment that determined the site was located in flood zone C. The site was reviewed for pluvial and infrastructure flooding sources and any risk associated risk is deemed to be within acceptable limits. Specifically, the proposed development is considered to have the required level of flood protection up to and including the 1% AEP flood event. Overland flow paths have been identified for pluvial flooding exceeding the capacity of the surface water drainage network.

12.7.3. A potential for an effect to arise during the construction of the proposed development from the emission of sediments or hydrocarbons to surface water is described in section 10.5.1 of the EIAR. The potential for such effects arises in projects that involve building on suburban infill sites. It is therefore commonplace. There are standard measures that are used to avoid such effects which are described in section 10.6 of the EIAR. The efficacy of such measures is established in practice. Subject to the implementation of those measures, the construction of the proposed development would be unlikely to have significant effects on the quality of water.

Water Supply

12.7.4. The water supply for the proposed development would be from a new connection from the public network which Irish Water advises is feasible.

Foul drainage

12.7.5. It is proposed to drain foul effluent from the proposed development to the public foul sewer, this is outlined in section 10.4.4 of the EIAR. The foul water produced by the development will exit the site via connection by gravity into an upgraded 450mm foul sewer in the North-East corner of the site. No specific mitigation measures are proposed in relation to foul drainage however, all new foul drainage lines will be pressure tested and be subject to a CCTV survey in order to identify any possible defects prior to being made operational. Thus, the proposed effluent generated by the scheme combined with the separation and attenuation of storm flows is predicted to have a minimal impact on the receiving drainage infrastructure.

12.7.6. It can therefore be concluded that, subject to the implementation of the measures described in the EIAR, the proposed development would not be likely to have a significant effect on water.

12.8. Air quality and climate

12.8.1. The impact of the proposed development on the climate would be negligible. The proposed housing and open space would not accommodate activities that would cause emissions that would be likely to have significant effects on air quality. The impact of the proposed development on the level of traffic in the area would be marginal and would not have a significant effect on the environment with respect to air, as set out in section 11.5.2 of the EIAR. In this respect and taking into account

the formation of a new junction close to houses and a school, the EIAR states the overall impact of Nitrogen Dioxide concentrations is long-term and imperceptible. There is a potential for dust emissions to occur during construction but standard means are proposed to mitigate this potential as set out in Appendix 11.3 of the EIAR. They are likely to be effective. It is therefore concluded that the proposed development is unlikely to have significant effects on air.

12.9. Material assets

12.9.1. Material assets have been divided into; site services, traffic and transport and waste management. The proposed development would have a significant positive effect on the material assets available in the area through the provision of additional housing for the area, the provision of public open space and public realm improvements. Occupiers of the development would place additional demands on public transport and road infrastructure. But this should lead to increased investment in improvement and further provision. Waste will be generated by the development, but on site measures to sort and stream waste for reuse or municipal incineration are considered. The scheme will separate foul and surface water before entry into the existing public system, reducing unnecessary additional treatment requirements.

12.10. Archaeology and Cultural heritage

12.10.1. The site has been the subject of recently conducted and extensive Archaeological desk and field studies, that investigated the potential of the site to have unrecorded archaeological material. Archaeological test excavations were carried out in three phases during August 2018, June 2019 and August 2019. In addition, Archaeological excavation was completed between November 2018 and March 2019 at a previously unrecorded, enclosed early medieval site located at the north-eastern corner of the subject site. The site does not contain any recorded monuments or protected structures and there is no formal cultural significance attached to the site. All of the groundworks have been monitored by an archaeologist under licence.

12.10.2. The results of recent excavations conclude that the Scholarstown site is of medium-high significance. It is a good example of its type, and important to the understanding of settlement and burial in the South County Dublin area. To date, some significant features of archaeological importance have been encountered,

archaeological monitoring will continue during groundworks, specific measures are highlighted in section 5.18 of the EIAR. It is therefore concluded that the proposed development would not have significant effects on cultural heritage.

12.11. The landscape

12.11.1. The lands are not recorded as a high value landscape, there are notable trees across the site and those of value will be retained.

12.11.2. The proposed development would change the site from agricultural fields to a high density apartment scheme. This would significantly alter its character. The site provides an open aspect to what is otherwise low density urban sprawl. The context is already urban. The changes that would arise from the proposed development would not, therefore, have a negative effect on the landscape, such as it is.

12.12. The interaction between the above factors

12.12.1. The potential impact of the development on land, soil, water and biodiversity interact, due to the need to avoid the emissions of sediments to the existing combined public sewer system in order to protect water quality and the aquatic habitats there. The potential impact on land and soil interacts with that on air due to the need to control dust emissions during ground works and construction. The potential impact of the development on material assets interacts with that on the population due to the provision of a substantial amount of housing for the population. The various interactions were properly described in the EIAR, table 16.1 provides a summary of interactions, and have been considered in the course of this EIA.

12.13. Cumulative Impacts

12.13.1. The proposed development could occur in tandem with the development of other sites that are zoned in the area, including the completion of development at Scholarstown Wood to the east. Such development would be unlikely to differ from that envisaged under the county development and local area plans which have been subject to Strategic Environment Assessment. Its scale may be limited by the provisions of those plans and its form and character would be similar to the development proposed in this application. The actual nature and scale of the proposed development is in keeping with the zoning of the site and the other provisions of the relevant plans. The proposed development is not likely to give rise

to environmental effects that were not envisaged in the plans that were subject to SEA. It is therefore concluded that the cumulation of effects from the planned and permitted development and that currently proposed would not be likely to give rise to significant effects on the environment other than those that have been described in the EIAR and considered in this EIA.

12.14. Reasoned Conclusion on the Significant Effects

Having regard to the examination of environmental information set out above, to the EIAR and other information provided by the developer, and to the submissions from the planning authority, prescribed bodies and observers in the course of the application, it is considered that the main significant direct and indirect effects of the proposed development on the environment are as follows:

- Significant direct positive effects with regard to population and material assets due to the increase in the housing stock that it would make available in the urban area.
- A significant direct effect on land by the change in the use and appearance of a relatively large area of former agricultural land to residential. Given the location of the site within the built up area of suburban Dublin and the public need for housing in the region, this effect would not have a significant negative impact on the environment.
- Potential significant effects on soil during construction, which will be mitigated by the re-use of material on the site and the implementation of measures to control emissions of sediment to water and dust to air during construction.
- Potential effects arising from noise and vibration during construction which will be mitigated by appropriate management measures.
- Potential effects on air during construction which will be mitigated by a dust management plan including a monitoring programme.
- Potential indirect effects on water which will be mitigated during the occupation of the development by the proposed system for surface water management and attenuation with respect to stormwater runoff and the drainage of foul effluent to the public foul sewerage system, and which will be mitigated during construction

by appropriate management measures to control the emissions of sediment to water.

- A positive effect on the streetscape because the proposed development would improve the amenity of the land through the provision of dedicated public open spaces and improved public realm.

The proposed development is not likely to have significant adverse effects on human health, biodiversity or cultural heritage.

The likely significant environmental effects arising as a consequence of the proposed development have therefore been satisfactorily identified, described and assessed. They would not require or justify refusing permission for the proposed development or the making of substantial alterations to it.

13.0 **Appropriate Assessment**

13.1. An AA Screening Report was submitted with the application. The report describes the development and identifies that the site is not located within or directly adjacent to any Natura 2000 sites. It is noted that discharge of surface water will ultimately be via the public surface water system to the river Dodder. The Dodder is a tributary of the River Liffey which in turn enters the Irish Sea at Dublin Bay. The Screening Report considers the following designated sites for screening purposes:

- The South Dublin Bay and River Tolka Estuary SPA – Site Code 4024
- The South Dublin Bay SAC – Site Code 0210
- Poulaphouca Reservoir SPA – Site Code 4063
- North Dublin Bay SAC – Site Code 0206
- North Bull Island SPA – Site Code 4006

I list the Qualifying Interests for each of these sites as follows:

13.2. North Dublin Bay SAC (000206)

Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330] Mediterranean salt

meadows (*Juncetalia maritimi*) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] *Petalophyllum ralfsii* (Petalwort) [1395]

13.3. South Dublin Bay SAC (000210)

Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] *Salicornia* and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110] The NPWS has identified a site-specific conservation objective to maintain the favourable conservation condition of the Annex I Habitat Mudflats and sandflats not covered by seawater at low tide [1140], as defined by a list of attributes and targets.

13.4. North Bull Island SPA (004006)

Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] Shelduck (*Tadorna tadorna*) [A048] Teal (*Anas crecca*) [A052] Pintail (*Anas acuta*) [A054] Shoveler (*Anas clypeata*) [A056] Oystercatcher (*Haematopus ostralegus*) [A130] Golden Plover (*Pluvialis apricaria*) [A140] Grey Plover (*Pluvialis squatarola*) [A141] Knot (*Calidris canutus*) [A143] Sanderling (*Calidris alba*) [A144] Dunlin (*Calidris alpina*) [A149] Black-tailed Godwit (*Limosa limosa*) [A156] Bar-tailed Godwit (*Limosa lapponica*) [A157] Curlew (*Numenius arquata*) [A160] Redshank (*Tringa totanus*) [A162] Turnstone (*Arenaria interpres*) [A169] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Wetland and Waterbirds [A999]

13.5. South Dublin Bay and River Tolka Estuary SPA (004024)

Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] Oystercatcher (*Haematopus ostralegus*) [A130] Ringed Plover (*Charadrius hiaticula*) [A137] Grey Plover (*Pluvialis squatarola*) [A141] Knot (*Calidris canutus*) [A143] Sanderling (*Calidris alba*) [A144] Dunlin (*Calidris alpina*) [A149] Bar-tailed Godwit (*Limosa lapponica*) [A157] Redshank (*Tringa totanus*) [A162] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Roseate Tern (*Sterna dougallii*) [A192] Common Tern (*Sterna hirundo*) [A193] Arctic Tern (*Sterna paradisaea*) [A194] Wetland and Waterbirds [A999]

13.6. Poulaphouca Reservoir SPA (4063)

Greylag Goose (*Anser anser*) Lesser Black-backed Gull (*Larus focus*)

13.7. The site is located in an established urban area and does not contain any habitats listed under Annex I of the Habitats Directive. Due to the distance separating the site and the identified SPA's/SACs, there is no pathway for loss or disturbance of important habitats or species associated with these Natura 2000 sites.

13.8. There is a hydrological link between the development site and Natura 2000 sites in Dublin Bay via surface and wastewater pathways. During the construction phase, it is anticipated that there will be no significant effects to the SPA/SAC in Dublin Bay from pollution or contamination due to the scale of the project, the significant separation distances involved and that tidal estuaries rely on vast quantities of sediment for their functioning in any case. In addition, there are no direct pathways from the subject site to the Dodder at present. During the operational phase, attenuation and SuDS are incorporated into the scheme to ensure no negative impact to the quality or quantity of run off to the surface water drainage network. These installations have not been introduced to avoid or reduce an effect on any Natura 2000 site. In terms of pollution arising from wastewater discharge, it is detailed that additional loading to the Ringsend Wastewater Treatment Plant arising from the development is not considered to be significant having regard to the fact that there is no evidence that pollution through nutrient input is affecting the conservation objectives of the South Dublin Bay and River Tolka Estuary SPA and furthermore, that the upgrading works at the plant will address future capacity. Given that negative effects are not considered likely to arise, there are no projects, which acting in combination with the current proposal, can result in significant effects to Natura 2000 areas. It is, therefore, considered that there will be no potential for significant effects on any European site and, therefore, potential effects on European sites can be excluded at Stage I screening.

13.9. AA Screening Conclusion

13.9.1. I note the AA Screening Report submitted by the applicant, dated November 2019, which concludes that there will be no potential for significant effects on any European site and, therefore, potential effects on European sites can be excluded at a preliminary screening stage.

13.9.2. I note the urban location of the site and the nature of the development. It is reasonable to conclude on the basis of the information available, which I consider

adequate in order to issue a screening determination, that the development, individually or in combination with other plans or projects would not be likely to have a significant effect on the above listed European sites, or any other European site, in view of the sites' Conservation Objectives, and a Stage 2 Appropriate Assessment (and submission of a NIS) is not, therefore, required.

14.0 Assessment

14.1. The Board has received a planning application for a housing scheme under section 4(1) of the Planning and Development (Housing) and Residential Tenancies Act 2016. My assessment focuses on the relevant section 28 guidelines. I examine the proposed development in the context of the statutory development plan and the local plan. In addition, the assessment considers and addresses issues raised by the observations on file, under relevant headings. The assessment is therefore arranged as follows:

- Principle of Development
- Design and Layout
- Residential Amenity
- Visual Amenity
- Infrastructure
- Heritage
- Other Matters

14.2. Principle of Development

14.2.1. Zoning - The site is subject to zoning objective RES the objective of which is “to protect and /or improve residential amenity”, in the South Dublin County Development Plan 2016-2022. The proposal to provide residential units, support facilities and a small amount of commercial development is appropriate. While I address the mix of units and other matters relating to the proposed development strategy on the site in the next sections, I am satisfied that the principle of a residential and small scale mixed use proposal is acceptable.

14.2.2. Density – the planning authority note the high residential density proposed by the applicant, but are not especially concerned and acknowledge that it is an efficient use of zoned and serviced land. The applicant has prepared a statement to address density, as well as building height and unit mix, and this is contained in the Planning Report submitted with the application. Ostensibly, the report concludes that higher densities are pursued by national policy and guidelines, especially in locations that are served by public transport, where densities in excess of 50 dwellings per

hectares are encouraged. Almost all of the observations from locals and elected representatives alike, do not agree that this is the correct location for what is in their opinion too high a density of development when compared to the existing suburban character of the area.

14.2.3. Increasing residential density at appropriate locations is national policy and articulated in section 28 guidelines such as the 'Urban Development and Building Height, Guidelines for Planning Authorities' 2018 and 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018. Such increases in density are to ensure the efficient use of zoned and serviced land, which of course, this site is. In addition, Knocklyon is identified in the County Plan as a consolidation area within the Dublin Gateway, an area where there are a range of urban services such as transport, retail, medical and community facilities. However, certain criteria and safeguards must be met to ensure a good standard of design and I address these later. Increased residential density in suburban locations such as Knocklyon ensure the efficient and increased use of existing and planned services such as shops, commercial uses, social infrastructure such as schools, libraries and medical facilities. All of these services, whether commercial or social, rely on a critical mass of population to remain viable. In the immediate environs of the site are schools, shops and medical facilities. There are also parks and open spaces, sporting facilities and clubs. All of which will benefit from a higher density development that is a comfortable walkable or cyclable distance away. Even though a residential density of 110 dwelling units per hectare may appear in stark contrast to the excessively low density character of the area, I am satisfied that this is the correct and most sustainable use of such land.

14.3. **Design and Layout**

14.3.1. The site comprises the former agricultural lands around two mid to late twentieth century houses of no great architectural value. The landscape is open grassland, fairly level and punctuated by groups of trees and some significant standalone trees. The applicant has prepared a variety of material to rationalise the finalised design proposal. In essence, the design seeks to create a domestic fringe to the site by locating three storey duplex units back to back with standard semi-detached houses and their gardens at Dargle Wood and Scholarstown Park estates. Higher buildings, up to six storeys are proposed along the Scholarstown Road edge and at the centre

of the site. Two entrances are proposed from the Scholarstown Road, the main vehicular entrance between blocks C1 and C3, a secondary/emergency access between blocks A9 and C2 and a pedestrian cycle link to the north eastern corner of the site towards Dargle Park. A direct pedestrian footpath links Dargle Park with Scholarstown Road. A central looped street provides access to all the blocks, along which surface car parking and footpaths are provided. Access to underground car parking is provided along this looped street between block B5 and the amenity building and blocks B3 and B2.

14.3.2. Open spaces are provided throughout the scheme, with a large central area overlooked by the apartment blocks. Smaller scaled open spaces are located adjacent to Ros Mor House to the west and a slightly larger space that provides access to Dargle Park. Other public open spaces are found at the margins and are more of a visual amenity together with buffer space for tree retention rather than actual usable space. There is a large area of semi-private space to the rear of duplex units A1-A4 and the two storey commercial building D2. This space is primarily arranged to allow access to the surface water main, the space is divided by hedging and is well overlooked by the duplex units.

14.3.3. Local residents are upset that the layout and design of the development is very different to the existing form and character of the area. However, I find the layout and the design of the scheme to be logical and legible from an urban design perspective. Open spaces are well overlooked and usable in the main. The scale of each building block is such that the perception of an impenetrable street wall should not occur. The stepping down to a domestic scale at the interface with existing two storey development is respectful and the provision of taller buildings and greater massing at the centre is logical. The retention of trees will be important for this development and these have been included in the landscape masterplan. I am satisfied that the design approach to the layout of this site is acceptable, my only misgiving is that the quantum and scale of development proposed is probably the upper limit for this site and this location.

14.4. **Residential Amenity**

Residential Amenity for future occupants

- 14.4.1. The proposed development comprises 590 apartments and as such the Sustainable Urban Housing: Design Standards for New Apartments 2018 has a bearing on design and minimum floor areas associated with the apartments. In this context, the guidelines set out Specific Planning Policy Requirements (SPPRs) that must be complied with. The apartments are arranged in 17 blocks, in a duplex and multi-storey format, between 3 and 6 storeys in height. Apartment units of differing sizes are uniformly distributed throughout the site and are provided with adequately scaled public or semi-private open space. All build to rent apartments are accommodated in the multi-storey apartment blocks B1, B2, B3, B4, B5, C1, C2 and C3 and build to sell apartments are found in duplex units A1 to A9 inclusive.
- 14.4.2. Build to Rent Apartment Units – the bulk of the development comprises build to rent apartment units (one and two bed), contained in blocks B and C, eight blocks in total. Slightly different standards apply to the build to rent sector and these are highlighted by SPPR 7 and 8. Section 2.0 of the applicant’s Architectural Design Statement deals with apartment design and compliance with the relevant standards, the Schedule of Accommodation and Housing Quality table sets out the detailed statistics. Most apartments are provided with balconies, some are provided with north west facing bay windows (blocks B3, B4 and C3) and some other units in block C3 have Juliet balconies that overlook open space. The planning authority recommend balconies to all units; however, I am satisfied that the provision of private amenity space for most units, oversized apartment sizes and residents amenity space negates the need for balconies in every case. Especially, when balconies have been foregone in place of a projecting and enclosed sitting space to catch north west evening light.
- 14.4.3. All apartment units in the build to rent component of the proposal are larger than the minimum floor area requirements even though SPPR 8(iv) states that this doesn’t have to be the case. However, it is a requirement of the guidelines that if private amenity space in some apartments is limited then compensatory communal support facilities and amenities should also be provided within the development. In this respect, the applicant has opted to provide a 414sqm amenity building (block D1, with kitchen, dining and gym areas) at the centre of the development and a management suite within block C3 at the entrance to the scheme. In higher density schemes it is commonplace to locate resident amenities within the blocks as an

integral part of the apartment building. However, given the larger than required apartment sizes, the provision of private amenity space in nearly all units, the spaciousness of the site and amenities in the wider area, I am satisfied that a separate amenity building in this instance is appropriate.

14.4.4. Other requirements concerning apartment design must however be met and the Architect's Schedule of Accommodation shows that of all apartment units there is a combination of dual aspect (51%) and single aspect (49%). Of the build to rent apartments, the Housing Quality Statement shows that 209 out of 480 units are dual aspect (45 units South East orientation, 41 South West orientation, 43 North East orientation, 80 North West orientation), or 43.5 %. It is a requirement of all apartments whether build to rent or build to sell that in suburban or intermediate locations, there shall generally be a minimum of 50% dual aspect apartments in a single scheme. Numerically, the build to rent apartments accommodate the most single aspect units (less than the 50% requirement) and of those single aspect units, blocks C1, C2 and C3 contain some northerly aspect only units. This requirement has been generally met and I am satisfied that the aspect of nearly all apartment units is acceptable and those north only units have a view across to open space or the communal amenity building.

14.4.5. Duplex (build to sell) apartment units – conventional apartments are provided within blocks A1 to A9, composed of two and three bed units, all are dual aspect, all are greater than the 10% in excess of the required minima, all floor to ceiling heights are 3 metres, none are reached by lift, specific Planning Policy Requirements (SPPRs) 1, 4, 5 and 6 are therefore met. Under the Guidelines, the minimum GFA standard for a 2 bedroom (four-person) apartment is 73 sq.m. The accommodation schedule shows that this has been achieved and exceeded in all duplex cases, the smallest two bed apartment is 81 sqm. The proposed apartments are all in excess of the minimum floor area standards (SPPR 3) and provide sufficient private amenity space. Given, that all apartments comprise floor areas in excess of the minimum, I am satisfied that the necessary standards have been achieved and exceeded. I am satisfied that the location and layout of the apartments are satisfactory from a residential amenity perspective.

14.4.6. The planning authority note that some apartment blocks are located quite close together and the outlook from some windows may present issues of overlooking and

loss of privacy. The secondary bedroom windows of blocks B1, B2, B3, B4 and blocks C1 and C2 on the gable ends should be fitted with obscured glazing, the planning authority recommend. It is a fact that the gables of apartment blocks are as close as 5 meters in terms of blocks B1 and B2, but greater distances are achieved up to 10 and 15 metres in respect of other blocks. I support the creation of an urban environment and a characteristic of urban living is slightly closer separation distances between habitable room windows. I agree with the planning authority's reservations up to a point, however, not in all cases. In my view the worst cases are to be found between blocks B2 and B3, B2 and B1 and C1 and C2. It is only these gable end units that should have secondary bedroom windows fitted with obscure glazing. Ground floor privacy barriers to the rear amenity spaces associated with duplex units A1 to A4 is a sensible recommendation made by the planning authority and I agree.

14.4.7. I note that Apartment Guidelines, require the preparation of a building lifecycle report regarding the long-term management and maintenance of apartments. Such a report has been supplied with the planning application. In addition, the guidelines remind developers of their obligations under the Multi-Unit Developments Act 2011, with reference to the ongoing costs that concern maintenance and management of apartments. A condition requiring the constitution of an owners' management company should be attached to any grant of permission. In addition, SPPR 7 requires the submission of a proposed covenant or legal agreement, this has been prepared and an appropriate condition should be attached.

14.4.8. According to the Architectural Design Statement, the apartment buildings will be finished with a mix of red/ orange brick and buff brick facades with black cantilevered steel balconies, broken up by rendered panels and a set-back top floor sitting behind brick parapets. It is stated that a high quality, modern brick will be used to give the building longevity and easy maintenance. The majority of the finishes proposed are durable, attractive and suitable for the area in terms of visual amenity. In addition to external amenity space comprising ground floor marginal areas, three well configured central public open spaces have been provided. The proposed development also includes some commercial and communal uses in blocks D1, D2 and C3 and all apartment blocks have large foyer/lobby areas at ground floor level. In light of all these additional on-site facilities, included under this application, I am

satisfied that a comprehensive suite of facilities and services will accompany this build to rent and conventional residential apartment development and enhance this site along Scholarstown Road in Knocklyon.

- 14.4.9. Given the foregoing, the reports and drawings prepared by the applicant and the views and observations expressed by the planning authority, I am satisfied that the proposed development will provide an acceptable level of residential amenity for future occupants.

Existing residential amenity

- 14.4.10. A number of semi-detached homes are located along the northern and eastern boundary of the site, houses at Dargle Wood and Scholarstown Park. There is a protected structure to the west at Ros Mor House and Ros Mor Lodge is also to the west of the site. Unsurprisingly a large number of observers have concerns about the proximity and scale of development that will occupy lands to the rear of their gardens, lands that have been in agricultural use for years. Objections relate to the likely loss of privacy through overlooking, the threat of an overbearing appearance due to the scale of development and its proximity, as well as the likelihood of overshadowing. The planning authority note these concerns but are satisfied that the scale of the duplex units is satisfactory and separation distances are adequate.
- 14.4.11. The applicant has arranged the site to ensure that the existing residential amenities enjoyed by neighbouring residences are not negatively impacted upon. This is achieved by the selection of the margins of the site to locate the three storey duplex apartments. The taller and bulkier six storey apartment blocks are massed at the centre of the site and along Scholarstown Road. In addition, the three storey duplex units maintain a minimum of 25 metres from opposing upper floor windows, this is acceptable and I am satisfied that privacy is not an issue. In terms of overshadowing, the applicant has prepared a comprehensive Daylight, Sunlight and Overshadowing Study, that inevitably shows that overshadowing will impact the rear gardens of most properties at some times of the year. This impact is however, temporal and marginal in its impact and will not impact on the habitable rooms of homes to any significant degree. Indeed, there will be no impact from the six storey apartment blocks because they are located at the centre of the site and the only perceptible impact will result from the three storey duplex units. It is interesting to

note that most conventional three and four bedroom houses under construction in the area today are typically three storey in height. So I see no reason to restrict the height of the three storey duplex units proposed as they are a sufficient distance from existing houses and of a height that is domestic in scale and innocuous in their impact.

14.4.12. In terms of overbearing appearance, similar issues that I have outlined above hold true for the perception of an impact to the amenities of existing houses at the boundary of the site. The lands are zoned for residential purposes and local residents expected houses to occupy the site. In my view the provision of three storey duplex units would be similar to the provision of two and three storey houses and so the impact is minimal in terms of overbearing appearance. Some observers have submitted drawings that show the cumulative impact of duplex units combined with six storey apartment units beyond, as viewed from existing homes. Whilst these drawings are useful in some respects, I do not think that they are a true reflection of the actual view of the development that might be experienced from gardens, ground floor rooms or bedrooms. For the most part the six storey apartment blocks are located some 60 metres or more from existing homes along Dargle Wood and Scholarstown Park. I note that there is some variation in ground levels but not to the extent that blocks would appear to loom over properties as envisaged by observers. I am satisfied that the combination of three storey duplex units over 25 metres from the rear face of existing homes and apartment blocks more than 60 metres away would not create any impact of overbearing appearance.

14.4.13. Some observers, particularly at the north eastern portion of the site have some quite particular concerns with regard to the sloping nature of the site and the provision of a pedestrian connection point to Dargle Park. In broad terms the overall lands in question are flat with no significant changes in level. However, there is a gentle slope from the mid portion of the site downwards to the north eastern quadrant of the site. This is most noticeable from within the site, where there is a pronounced bowl effect. Local residents at this location are concerned that made up ground proposed by the applicant will result in an increase impact to their amenities. I am not of the same opinion, I find that the change in levels at this point are not so significant and I do not anticipate any greater loss of amenity at these locations. In addition, public open space is proposed where ground levels are at their lowest.

Observers are also concerned about antisocial behaviour at the proposed open space at this location and the provision of a pedestrian cut through. I find the proposed open space to be well overlooked by specially designed duplex corner units that are sufficiently angled to provide really good passive supervision of the space. In addition, the provision of a pedestrian cut through to an existing and well used footpath within Dargle Park is a sensible proposition and well designed.

14.4.14. Given the foregoing, the reports and drawings prepared by the applicant and the views and observations expressed by the planning authority, I am satisfied that the proposed development will provide an acceptable level of residential amenity for future occupants. In addition, the proposed development has been designed to preserve the residential amenities of nearby properties and will enhance the residential amenities associated with the existing Dargle Wood and Scholarstown Park housing estates.

14.5. **Visual Amenity**

14.5.1. Nearly all observers are dissatisfied with the scale and design of the proposed development and are unhappy at the loss views in and around the area. I note that there are no protected views highlighted in the Development Plan for the area. The proposed development will remove the existing open character of the Scholarstown Road and this is a positive thing. This void will be replaced with a new urban streetscape, some new commercial development and a significant pedestrian/cycle route to Dargle Park and beyond. Whilst this change in character is dramatic it is not entirely unexpected given the land use zoning for the site and section 28 guidelines on residential density and building height. I am satisfied that the proposed southern elevations to the Scholarstown Road are of interest and are sufficiently broken up so as not to present an impenetrable street wall. The applicant has proposed a 'front door' to the site along Scholarstown Road that is very different from the low rise, low density suburban development so common in the area.

14.5.2. Observers have commented on the prevailing suburban nature of the area and how the development is completely at odds with this character and contrary to development plan objectives and guidelines on height. To this end the applicant has prepared a statement concerning a material contravention of the development plan concerning height and quotes from the Urban Development and Building Heights

Guidelines for Planning Authorities, 2018, as the reason for increasing height here. The Building Height guidelines recognise that development plans have historically drawn blanket height caps and this has led to unsustainable densities of development, SPPR 1 seeks to correct this. Section 3.0 of the guidelines sets out how a planning authority should react to development proposals and SPPR 3 is relevant in this case. Specifically, the Board may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise. However, section 3.0 of the height guidelines sets out certain criteria and these are examined in detail next.

14.5.3. At the scale of the relevant city/town, a low frequency orbital bus route (175) passes along the Scholarstown Road to the front of the site. The higher frequency number 15 (and 15B) bus route from Ballycullen Road to Clongriffin via the city centre passes to the west of the site. This route passes along the Scholarstown Road with stops approximately 150 metres away near the Orlagh roundabout or 250 metres away via Dargle Park to Knocklyon Road. There are no other public transport modes in the area that are convenient to the site, however, I note that the 175 bus route connects with the Red Line Luas at Tallaght and the Green Line Luas at Dundrum. The area is not identified as a sensitive landscape or conservation area. Other than Ros Mor House and its lodge cottage, there are no other sensitive built environment receptors. As it is Ros Mor House is well screened by mature vegetation and will remain so in the current proposal. In addition, a significant landscaped open space area provides a buffer to the protected structure and the lodge house will be sited between the five storey wing of block C2 and a three storey duplex unit. The proposal will make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve increased densities but with sufficient variety in scale and form to respond to adjoining developments and create visual interest in the streetscape.

14.5.4. At the scale of district/ neighbourhood/ street the development will make a positive contribution to the suburban neighbourhood and streetscape by creating a new and active street frontage. The development will integrate well with the existing environment and provide good pedestrian connectivity across the site. In addition, the development will contribute to the mix of uses, building and dwelling typologies

available in the neighbourhood by the introduction of one and two bedroom apartments, together with 3 bed units and some commercial development.

- 14.5.5. At the scale of the site/building, the applicant has prepared a wide variety of drawings and studies to demonstrate and maximise access to natural daylight, ventilation, views and minimise overshadowing and loss of light. I am satisfied that the optimal design approach has been achieved.
- 14.5.6. Specifically, the choice of brick as the predominant building finish is suitably robust and attractive at this location. The new and improved public realm is responsive to the needs of pedestrians and cyclists, that it is hoped will avail of this route to and from locally available services. I am satisfied that the proposed development will bring a more urban character to the area that will in turn improve the quality of Scholarstown Road as an urban street rather than a vehicle dominated road. In terms of building height, I am satisfied that the provision of up to six storey apartment blocks combined with three storey duplex units at the fringes of the site is the maximum height that is suitable at this location. The most significant limiting factor to height at this location, is in my mind, the reliance on a high frequency bus service somewhat restricted in effectiveness by the absence of dedicated bus corridors. However, I am satisfied that even more sustainable modes of transport, such as walking and cycling reliant on existing and planned infrastructure, will be feature of this development.

14.6. **Infrastructure**

- 14.6.1. Traffic and Transport – The site will be accessed from a new junction from Scholarstown Road, this access will join with an existing access to Woodfield to the south and form a four arm signalised junction. A secondary emergency vehicular entrance is proposed to the west of the site adjacent to Ros Mor Lodge, that the planning authority advise should be left in left out only, I agree. The applicant proposes 459 car parking spaces (178 at basement level and 281 at surface level); this is a ratio of 0.77 per apartment unit across the entire scheme. The planning authority point out that the car parking ratio for the build to rent component would be 0.6 including disability parking and car share spaces, no issue is raised with this. Cycle parking (800 spaces) is provided midway within the range advised by the planning authority and department guidelines, this is acceptable.

- 14.6.2. The planning authority raise no issues with regard to the quantum of car parking proposed or the configuration of vehicular access points, they are DMURS compliant. Local observers have raised issues about traffic congestion and car parking. The applicant has prepared a Parking Strategy, Mobility Management Plan and a Traffic and Transport Assessment, all designed to provide a rationale for the development. The Scholarstown Road is a busy road and at times the volume of traffic such as school drop off/collection coincide with peak commuting times and this leads to congestion. It is clear that current commuting habits based on the private motor car are unsustainable and even a low density residential development would not improve matters and in fact damage the economic viability of public transport or make more sustainable modes unattractive.
- 14.6.3. On balance, the proposed development is located at a well-served suburban location close to a variety of amenities and facilities. Current public transport options are limited to low and high frequency bus services without defined bus corridors but this may change in the future as BusConnects is developed. At present however, there are good cycle and pedestrian facilities in the area and the proposed development will add significant improvements to the public realm in this respect. It is inevitable that traffic in all forms will increase as more housing comes on stream. However, I am satisfied that most of the ingredients are in place to encourage existing and future residents to increase modal shift away from car use to more sustainable modes of transport and this can be achieved by the implementation of the mobility management plan and car parking strategy submitted by the applicant.
- 14.6.4. Drainage - The Infrastructure Design Report submitted with the application outlines in detail the surface water management strategy proposed for the site. In addition, the applicant has prepared a site specific Flood Risk Assessment, the site is located in flood zone C. The FRA concludes that the development is considered to have the required level of flood protection up to and including the 100 year return event and overland flow paths have been identified for pluvial flooding exceeding the capacity of the surface water drainage network. The development will not result in an increased flood risk to surrounding properties but will reduce flood risk. On the whole, the planning authority concur with the surface water and flood risk strategy proposed by the applicant. However, the planning authority do set out some requirements that concern the 1.200mm culverted stream on the eastern boundary

of the site. I am satisfied that detailed aspects to do with surface water drainage can be managed by way of an appropriate condition.

14.6.5. Finally, the site can be facilitated by water services infrastructure and the planning authority and Irish Water have confirmed this. I am satisfied that there are no significant water services issues that cannot be addressed by an appropriate condition.

14.7. **Heritage**

14.7.1. The subject lands are the last vestige of the agricultural landscape in the area and contain the family home of Liam Cosgrave, a former Taoiseach. There is an attractive but well screened period house (Ros Mor House), also an avenue and gate lodge along the western boundary of the site. Recent Archaeological excavations, conducted under licence, have revealed a hitherto unrecorded enclosed settlement/cemetery site of an early medieval date. The cultural and heritage significance of the lands and the fear of loss have been highlighted by a number of observers. The planning authority are not so polarised in their views and raise no great opposition to the proposal in cultural and heritage terms. Importantly, the Department of Culture, Heritage and the Gaeltacht, note the contents of the EIAR for the proposed development and recommend a condition that takes account of Mitigation Measure 2 of the EIAR. Specifically, that works on site should be stopped, pending decisions on how to proceed from an Archaeological viewpoint, I am inclined to agree with this cautious approach.

14.7.2. In terms of architectural heritage, I am satisfied that the setting and context of Ros Mor House will not be impacted upon. The house is situated at the end of a tree lined avenue and the house itself is well screened from view at present. Landscaping proposals in the vicinity of the house bolster tree planting along the southerly boundary of the site and this is appropriate. Ros Mor Lodge, is a single storey and attractive residence situated at the start of the avenue and to the back of the footpath. A three storey duplex block and the five storey west wing of block C2 will be located to the north and east of the lodge. I am satisfied that the separation distances and scale of development will not diminish the streetscape quality of the lodge house. Finally, observers remember the days of Liam Cosgrave's occupation of the lands and wish for some recognition of his legacy in the area. This is in my

mind an important footnote in history, and it may be appropriate for the planning authority to attribute this cultural heritage in the naming or other elements of the estate should permission be granted. A standard condition can arrange this.

14.8. Other Matters

- 14.8.1. Nature Conservation – the National Parks and Wildlife Service (NPWS) note the existence of a mature trees and tree lines with a range of nesting bird species, the bat assessment and controls concerning invasive plant species within the EIAR are also noted. The NPWS recommend standard conditions that take account of these issues and I concur with them. A number of observes have raised issues with regard to natural heritage and the loss of this remnant habitat is opposed. I acknowledge the concerns shown by local residents, but the change in the character of the site from a natural heritage perspective would change with any type of residential development, high or low density. I am satisfied that the landscape masterplan, the retention of good standard trees and other mitigation measures (as part of the EIAR) are sufficient to ensure the natural heritage value of the lands, though altered is enhanced.
- 14.8.2. Social and Affordable Housing – the applicant is obliged under Part V provisions to indicate the provision of social housing. This has been shown as 60 social housing units provided as 26 one bed and 34 two bed units, all in block C2, the planning authority find this arrangement unacceptable. I concur with the planning authority's view in relation to social housing, however, the matter can be settled through arrangements on foot of an appropriate and standard Part V condition.
- 14.8.3. Planning history - The Board should note that a current appeal is pending on the site, reference number ABP-305147-19 refers. The development is for enabling works and it appears that local observers may have confused licenced Archaeological excavations as being 'works commenced'. Irrespective, I am satisfied that the current appeal before the Board has no real bearing on the proposal the subject of this planning application. All matters Archaeologically related have been adequately dealt with by the applicant in this application.
- 14.8.4. Legal matters – there was some confusion about land to the east of the site that may have been in Council ownership, this is not the case and all lands within the application area are in the ownership of the applicant bar, works proposed to the

public road for which consent has been given. Another potential legal matter may arise with respect to the proposed pedestrian/cycle access at the north east of the site to Dargle Park. This is a very sensible link and one that I would strongly encourage. The applicant refers to a letter of consent from South Dublin County Council (SDCC) to allow access to Dargle Park, that the planning authority could not locate within the file documentation. The consent letter from SDCC is dated 11 June 2019 and includes a map that details the area that the consent refers to. I am satisfied that the relevant consent is in place to allow this strategic link to Dargle Park and no legal issues therefore arise.

14.8.5. I am satisfied that there are no other aspects to the proposed development that present any conflicts or issues to be clarified, the documentation submitted by the applicant is sufficiently detailed and generally accords with the specific information required by the Board's opinion ABP-304381-19. The planning authority have recommended a grant of planning permission and internal Council reports from various departments have recommended relevant conditions. For the most part, I agree with these conditions should the Board be minded to grant permission.

15.0 Conclusion

15.1. In conclusion, I consider the principle of residential development to be acceptable on this site. I am of the opinion that this is a zoned, serviceable site within an established urban area where a wide range of services and facilities exist. I have no information before me to believe that the proposal, if permitted, would put undue strain on services and facilities in the area. In my opinion, the proposal will provide a high quality development, with an appropriate mix of apartment units and an acceptable density of development. I am satisfied that the proposal will not impact on the visual or residential amenities of the area, to such an extent as to warrant a refusal of permission.

15.2. I consider the proposal to be in compliance with both national and local policy, together with relevant section 28 ministerial guidelines. I also consider it to be in compliance with the proper planning and sustainable development of the area and having regard to all of the above, I recommend that permission is granted, subject to conditions.

16.0 Recommendation

16.1. Having regard to the above assessment, I recommend that section 9(4)(c) of the Act of 2016 be applied and that permission is GRANTED for the development as proposed for the reasons and considerations and subject to the conditions set out below.

17.0 Reasons and Considerations

17.1. In coming to its decision, the Board had regard to the following:

- (a) the policies and objectives in the South Dublin County Council Development Plan 2016-2022;
- (b) the Rebuilding Ireland Action Plan for Housing and Homelessness 2016;
- (c) the Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual – a Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009;
- (d) Urban Development and Building Heights Guidelines for Planning Authorities, prepared by the Department of Housing, Planning and Local Government in December 2018;
- (e) ‘Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities’ prepared by the Department of Housing, Planning and Local Government in March 2018
- (f) the nature, scale and design of the proposed development;
- (g) the availability in the area of a wide range of educational, social, community and transport infrastructure,
- (h) the pattern of existing and permitted development in the area,
- (i) the submissions and observations received and
- (j) The report and recommendation of the inspector including the examination, analysis and evaluation undertaken in relation to appropriate assessment screening and environmental impact assessment.

It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, and would be acceptable in terms of pedestrian and traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

18.0 Recommended Draft Board Order

Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 11 November 2019 by Ardstone Homes Limited, No. 48 Fitzwilliam Square West, Dublin 2, D02 EF89.

Proposed Development:

A planning permission for a strategic housing development on site at Scholarstown Road, Knocklyon, County Dublin.

The proposed development will consist of:

The demolition of all existing structures as follows: a single storey dwelling known as 'Beechpark', a two storey dwelling known as 'Maryfield', with associated garage/shed and other outbuildings and the construction of 590 apartments in a combination of build to rent and build to sell configurations, café/retail/commercial units and a creche.

The 17 apartment blocks range in height from 2 to 6 storeys. The 480 No. 'Build-to-Rent' units will be provided in 8 blocks as follows: 7 blocks ranging in height from part 5 to part 6 storeys (blocks B1 – B5, C1 and C3) and 1 block of between 4 and part 6 storeys (block C2). The 110 'Build-to-Sell' units will be provided in 9 duplex blocks which will be 3 storeys in height (blocks A1 – A9).

The following details are as follows:

- 246 – one bed apartments (build to rent)

- 289 – two bed apartments (234 build to rent and 55 build to sell)
- 55 – three bed apartments (build to sell)
- Childcare Facility - 438 sqm (101 spaces)
- 2 Retail Units – 328.5 sqm (block D2)
- 2 Café/restaurant units – 616.5 sqm (block C3 and D2)
- Two access points taken from Scholarstown Road and a pedestrian/cycle link to Dargle Park, together with a new signalised junction and public realm improvements to the public road.
- 459 car parking spaces (178 basement and 281 surface)
- 800 cycle parking paces

The development includes internal communal amenity space for the build to rent component (414 sqm) and includes a gymnasium, lobby, kitchenette and lounge at ground floor level and lounge and terrace at first floor level accommodated by block D1, in addition to a management suite within block C3.

Decision

Grant permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

- (a) the policies and objectives in the South Dublin County Council Development Plan 2016-2022;
- (b) the Rebuilding Ireland Action Plan for Housing and Homelessness 2016;
- (c) the Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual – a Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009;
- (d) Urban Development and Building Heights Guidelines for Planning Authorities, prepared by the Department of Housing, Planning and Local Government in December 2018;
- (e) 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' prepared by the Department of Housing, Planning and Local Government in March 2018
- (f) the nature, scale and design of the proposed development;
- (g) the availability in the area of a wide range of educational, social, community and transport infrastructure,
- (h) the pattern of existing and permitted development in the area,
- (i) the submissions and observations received and
- (j) The report and recommendation of the inspector including the examination, analysis and evaluation undertaken in relation to appropriate assessment screening and environmental impact assessment.

It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, and would be acceptable in terms of pedestrian and traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment

The Board completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European Sites, taking into account the nature, scale and location of the proposed development within a zoned and serviced urban area, the Screening Report for Appropriate Assessment and Environmental Impact Assessment Report submitted with the application, and the Inspector's report and submissions on file. In completing the screening exercise, the Board adopted the report of the Inspector and concluded that the proposed development, individually or in combination with other plans or projects, would not be likely to have a significant effect on any European site, in view of the conservation objectives of such sites, and that a Stage 2 Appropriate Assessment (and submission of a Natura Impact Statement) is not, therefore, required.

Environmental Impact Assessment

The Board completed in compliance with Section 172 of the Planning and Development Act 2000, an environmental impact assessment of the proposed development, taking into account:

- (a) the nature, scale, location and extent of the proposed development,
- (b) the environmental impact assessment report and associated documentation submitted with the application,
- (c) the submissions from the planning authority, the prescribed bodies and the public in the course of the application, and
- (d) the Inspector's report.

The Board considered that the environmental impact assessment report, supported by the documentation submitted by the applicant, identifies and describes adequately the direct, indirect and cumulative effects of the proposed development on the environment.

The Board completed an environmental impact assessment in relation to the proposed development and, in doing so, agreed with the examination, set out in the Inspector's report, of the information contained in the environmental impact assessment report, associated documentation submitted by the applicant, and

submissions made in the course of the planning application, and adopted the Inspector's assessment in this regard.

Reasoned Conclusions on the Significant Effects:

The Board considered that the environmental impact assessment report, supported by the documentation submitted by the applicant, provided information which is reasonable and sufficient to allow the Board to reach a reasoned conclusion on the significant effects of the proposed development on the environment, taking into account current knowledge and methods of assessment. The Board is satisfied that the information contained in the environmental impact assessment report is up to date and complies with the provisions of EU Directive 2014/52/EU amending Directive 2011/92/EU. The Board considered that the main significant direct and indirect effects of the proposed development on the environment are those arising from the impacts listed below. A Construction Environmental Management Plan (CEMP) is the overarching general mitigation relevant to the project design and delivery for the construction stage.

The Board considered and agreed with the Inspector's reasoned conclusions that the main significant direct and indirect effects of the proposed development on the environment are, and would be mitigated, as follows:

- a) Significant direct positive effects with regard to population and material assets due to the increase in the housing stock that it would make available in the urban area.
- b) A significant direct effect on land by the change in the use and appearance of a relatively large area of former agricultural land to residential. Given the location of the site within the built up area of suburban Dublin and the public need for housing in the region, this effect would not have a significant negative impact on the environment.
- c) Potential significant effects on soil during construction, which will be mitigated by the re-use of material on the site and the implementation of measures to control emissions of sediment to water and dust to air during construction.

- d) Potential effects arising from noise and vibration during construction which will be mitigated by appropriate management measures.
- e) Potential effects on air during construction which will be mitigated by a dust management plan including a monitoring programme.
- f) Potential indirect effects on water which will be mitigated during the occupation of the development by the proposed system for surface water management and attenuation with respect to stormwater runoff and the drainage of foul effluent to the public foul sewerage system, and which will be mitigated during construction by appropriate management measures to control the emissions of sediment to water.
- g) A positive effect on the streetscape because the proposed development would improve the amenity of the land through the provision of dedicated public open spaces and improved public realm.

The Board concluded that, subject to the implementation of the mitigation measures set out in the environmental impact assessment report, and subject to compliance with the conditions set out below, the effects on the environment of the proposed development, by itself and in combination with other development in the vicinity, would be acceptable. In doing so, the Board adopted the report and conclusions of the Inspector.

Conclusions on Proper Planning and Sustainable Development

The Board considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would respect the existing character of the area, would not detract from the character or setting of the adjacent protected structure and would be acceptable in terms of pedestrian and traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

19.0 Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars. In default of agreement, such issues may be referred to An Bord Pleanála for determination.

Reason: In the interest of clarity.

2. The mitigation and monitoring measures identified in Chapter 17 of Volume 2 of the Environmental Impact Assessment Report, submitted with this application, shall be carried out in full, except where otherwise required by conditions attached to this permission.

Reason: To protect the environment.

3. That portion of the proposed development defined as 480 No. 'Build-to-Rent' units provided in 8 blocks as follows: Blocks B1, B2, B3, B4, B5, C1, C2 and C3, and hereby permitted shall be for build to rent units which shall operate in accordance with the definition of Build-to-Rent developments as set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (March 2018) and be used for long term rentals only. No portion of this development shall be used for short term lettings.

Reason: In the interest of the proper planning and sustainable development of the area and in the interest of clarity.

4. Prior to the commencement of development, the owner shall submit, for the written consent of the planning authority, details of a proposed covenant or legal

agreement which confirms that the portion defined by condition 3 of the proposed development hereby permitted shall remain owned and operated by an institutional entity for a minimum period of not less than 15 years and where no individual residential units shall be sold separately for that period. The period of 15 years shall be from the date of occupation of the first apartments within the scheme.

Reason: In the interests of proper planning and sustainable development of the area.

5. Prior to expiration of the 15-year period referred to in the covenant, the owner shall submit for the written agreement of the planning authority, ownership details and management structures proposed for the continued operation of that portion of the development defined by condition 3 as a Build-to-Rent scheme. Any proposed amendment or deviation from the Build-to-Rent model as authorised in this permission shall be subject to a separate planning application.

Reason: In the interests of orderly development and clarity.

6. The following amendments shall be made:

- (a) The proposed secondary bedroom windows located on both gable ends of apartment block B2, secondary bedroom windows on the northern gable of block B1, secondary bedroom windows on the western gable end of block C1 and secondary bedroom windows on the eastern gable of block C2 shall be fitted with obscured glazing.
- (b) Privacy screens shall be provided between the rear/eastern ground floor private amenity areas associated with duplex units A1, A2, A3 and A4.
- (c) The treatment of the land adjacent to the authorised apartment buildings shall provide the ground floor apartments with adequate privacy in accordance with the advice at section 3.41 of the Sustainable Urban Housing: Design Standards for New Apartments issued by the Department of the Housing, Planning and Local Government in March 2018.

Revised plans demonstrating compliance with these requirements shall be submitted and agreed in writing with the planning authority prior to the commencement of development.

Reason: To provide adequate levels of privacy and amenity in the proposed development.

7. Proposals for an estate/street name, unit numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and apartment numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

8. Details of the materials, colours and textures of all the external finishes to the proposed buildings shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

9. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

10. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external

plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

11. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site. In this regard, ducting shall be provided to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of orderly development and the visual amenities of the area.

12. All plant including extract ventilation systems and refrigerator condenser units shall be sited in a manner so as not to cause nuisance at sensitive locations due to odour or noise. All mechanical plant and ventilation inlets and outlets shall be sound insulated and/or fitted with sound attenuators to ensure that noise levels do not pose a nuisance at noise sensitive locations.

Reason: In the interest of residential amenity.

13. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any unit.

Reason: In the interests of amenity and public safety.

14. Water drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

15. (a) All foul sewage and soiled water shall be discharged to the public foul sewer.

(b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system.

Reason: In the interest of public health.

16. The applicant or developer shall enter into water and/or waste water connection agreement(s) with Irish Water, prior to commencement of development.

Reason: In the interest of public health.

17. Prior to the commencement of development, the developer shall appoint a qualified arborist as an arboricultural consultant for the entire period of the construction. All trees and hedgerows within and on the boundaries of the site shall be retained and maintained, with the exception of the following:

(a) Specific trees, the removal of which is authorised in writing by the planning authority to facilitate the development.

(b) Trees which are agreed in writing by the planning authority to be dead, dying or dangerous through disease or storm damage, following submission of a qualified tree surgeon's report, and which shall be replaced with agreed specimens.

(c) The removal of shrubs and trees from the development site shall only be carried out in the months from September to February inclusive, that is, outside the main bird breeding season.

Reason: In the interests of amenity, ecology and sustainable development.

18. The landscaping scheme as submitted to An Bord Pleanála shall be carried out within the first planting season following substantial completion of external construction works.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next

planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

The developer shall retain the services of a suitably qualified Landscape Architect throughout the duration of the site development works. The developer's Landscape Architect shall certify to the planning authority by letter his/her opinion on compliance of the completed landscape scheme with the approved landscape proposal within six months of substantial completion of the development hereby permitted.

Reason: In the interest of residential and visual amenity.

19. (a) Prior to commencement of development, all trees, groups of trees, hedging and shrubs which are to be retained shall be enclosed within stout fences not less than 1.5 metres in height. This protective fencing shall enclose an area covered by the crown spread of the branches, or at minimum a radius of two metres from the trunk of the tree or the centre of the shrub, and to a distance of two metres on each side of the hedge for its full length, and shall be maintained until the development has been completed.

(b) No construction equipment, machinery or materials shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by this fencing. No work is shall be carried out within the area enclosed by the fencing and, in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree to be retained.

Reason: To protect trees and planting during the construction period in the interest of visual amenity.

20. Bat roosts shall be incorporated into the site and the recommendation of the Bat Assessment Report shall be carried out on the site to the written satisfaction of the planning authority and in accordance with the details submitted to the Board on the 11 day of November, 2019.

Reason: To ensure the protection of the natural heritage on the site.

21. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall:

- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,
- (b) employ a suitably qualified archaeologist who shall monitor all site investigations and other excavation works, and
- (c) should archaeological material be found during the course of monitoring, the archaeologist shall have work on the site stopped, pending a decision as to how to deal with the archaeology. The developer shall be advised by The Department of Culture, Heritage and the Gaeltacht with regard to any mitigating action, either preservation in situ or excavation, and will facilitate the on site archaeologist in recording any material found.

In default of agreement between the parties regarding compliance with any of the requirements of this condition, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

22. The developer shall comply with all requirements of the planning authority in relation to roads, access, lighting and parking arrangements, including facilities for the recharging of electric vehicles. In particular:

- (a) The roads and traffic arrangements serving the site (including sightlines, footpath connections and signage) shall be in accordance with the detailed requirements of the planning authority for such works and shall be carried out at the developer's expense:
 - (i) The secondary vehicular entrance between blocks A9 and C2 shall be left in left out only and the roads layout shall comply with the requirements of the

Design Manual for Urban Roads and Streets, in particular carriageway widths, corner radii, cycle facilities and pedestrian crossings.

(ii) The materials used in any roads / footpaths provided by the developer shall comply with the detailed standards of the planning authority for such road works.

(iii) The developer shall carry out a Stage 2 (which shall include a Road Safety Audit, Access Audit, Cycle Audit and Walking Audit), which shall be submitted to the planning authority for its written agreement. The developer shall carry out all agreed recommendations contained in the audits, at the developer's expense.

(b) Within six months of substantial completion of the development a Stage 3 Quality Audit (including Road Safety Audit, Access Audit, Cycle Audit and Walking Audit), of the constructed development shall be submitted to the planning authority for written agreement.

(c) All car parking spaces shall be provided with electric vehicle charging points. Details of how it is proposed to comply with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(d) Clearly designated spaces for car share use shall be provided.

In default of agreement, the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interests of pedestrian, cyclist and traffic safety.

23. Prior to the opening of the development, a Mobility Management Strategy shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and car-pooling to reduce and regulate the extent of parking. The mobility strategy shall be prepared and implemented by the management company for all units within the development. Details shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of encouraging the use of sustainable modes of transport.

24. The development hereby permitted shall be carried out and completed at least to the construction standards set out in the planning authority's Taking in Charge Housing Estate Policy. Following completion, the development shall be maintained by the developer, in compliance with these standards, until taken in charge by the planning authority.

Reason: In the interest of the amenities of the occupants of the proposed housing.

25. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company. A management scheme providing adequate measures for the future maintenance of public open spaces, roads and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

26. Prior to commencement of development, the developer or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.

27. A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

28. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interest of sustainable waste management.

29. Site development and building works shall be carried out only between 0800 to 1900 hours Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

30. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:

(a) Location of the site and materials compounds including areas identified for the storage of construction refuse; areas for construction site offices and staff facilities; site security fencing and hoardings; and on-site car parking facilities for site workers

during the course of construction and the prohibition of parking on neighbouring residential streets;

(b) The timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site; measures to obviate queuing of construction traffic on the adjoining road network; and measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;

(c) Details of the implementation of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;

(d) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;

(e) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.

(f) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the Planning Authority. The developer shall provide contact details for the public to make complaints during construction and provide a record of any such complaints and its response to them, which may also be inspected by the Planning Authority.

Reason: In the interest of amenities, public health and safety.

31. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be

referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

32. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

Stephen Rhys Thomas
Senior Planning Inspector

20 February 2020

20.0 Appendix A

List of Observers

1. Aidan Kilkenny
2. Ali Carey & Eamon Sweeney
3. Annette Clancy
4. Bernadette Jermyn
5. Breda Hamilton
6. Brian & Susan Stafford
7. Cliona O'Kane
8. Cllr Alan Edge
9. Cllr Carly Bailey
10. Cllr Deirdre O'Donovan
11. Cllr Mary Seery Kearney
12. Cllr Yvonne Collins
13. Colm & Linda Christle
14. Colm Brophy TD
15. Daragh Little
16. Dargle Wood & Scholarstown Park Residents Association
17. David & Maire O'Donnell
18. Declan Williams
19. Denis Silver
20. Donal & Neasa McKiernan
21. Donncha & Yvonne Curran
22. Eithne O'Shea
23. Eoin & Deirdre O'Dunlaing

24. Felicity Mills
25. Gerard & Ann Smith
26. Glendoher & District Residents Association
27. Grainne & Richard Quinn
28. Hendrik W van der Kamp
29. Imelda Kelly
30. Jacklyn Mulvey
31. Jean Jones
32. Jim & Glynis Pickett
33. John Lahart TD
34. John McIver
35. John Nolan
36. Joseph & Sigrid Hearne
37. Kate Aungier & Ronan Barrett
38. Mairead Dennehy & Stephen Keegan
39. Manus Kennedy & Maite Rodriguez
40. Margaret Weber
41. Marie Morrin
42. Martin C Nolan
43. Mary Desmond & William Curtin
44. Mary Doyle
45. Mary Spain
46. Michael & Patricia O'Sullivan
47. Michael & Teresa Trainor
48. Michael Carolan

49. Monica Nolan
50. Myriam Harrington
51. Niamh Gaffney
52. Niamh O'Reilly
53. Noel & Deirdre Byrne
54. Orla & Paul Aungier
55. Patricia Bradley
56. Patrick Prendergast
57. Paul & Una Martin
58. Paul Fitzgerald & Gemma Mahon
59. Paul Moran
60. Peter Bradshaw
61. Philip Penny
62. Phillip & Kathy Troy
63. Rosemary Flaherty
64. Sarah Balen
65. Sinead Siyan
66. Siobhan Kirwan
67. Susan Smithers
68. Templeroan Lodge Residents Association
69. Tim Dunne & Imelda Byrne
70. Una Walsh
71. Ursula Martin