

# Strategic Housing Development: Planning Report & Statement of Consistency

To accompany a planning application for

Residential Development

At

Newcastle South & Ballynakelly,

Newcastle, Co. Dublin

Submitted on Behalf of

Cairn Homes Properties Ltd.

September 2019

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## 1 INTRODUCTION

This Report accompanies a planning application by Cairn Homes Properties Ltd. for a residential development at a site at Newcastle South and Ballynakelly, Newcastle, County Dublin. The application is made under the Strategic Housing Provisions of the Planning and Development (Housing) and Residential Tenancies Act, 2016.

Following pre-application consultation with An Bord Pleanála, the Board issued a Notice of Pre-Application Consultation Opinion on 16 May 2019. The manner in which the matters raised in the Opinion have been incorporated into the drawings and documents submitted with this application are specifically addressed in detail in separate correspondence accompanying this application prepared by Declan Brassil & Company and dated 4 September 2019.

This Report includes a statement setting out how the proposal will be consistent with the objectives of the relevant South Dublin County Development Plan and relevant Section 28 Ministerial Guidelines.

### 1.1 Brief Description of Development

The proposed residential development provides for 406 no. residential dwellings, representing Phase 1 of lands located to the south of Main Street at Newcastle South and Ballynakelly, Newcastle, County Dublin

The proposed development site comprises of a main development site of approximately 15 hectares, to the south of Main Street, together with three infill sites consisting of uncompleted elements of development originally permitted under Reg. Ref. SD05A/0344 (PL06S.217096). The infill sites comprise of a 0.80ha site at Ballynakelly, previously permitted as a mixed-use Neighbourhood Centre with residential above; a 0.18ha site at Ballynakelly Rise, previously permitted as part of a site comprising 10 no. two storey dwellings, and a 0.05ha site at Ballynakelly Edge, which currently comprise of a two storey building which was previously permitted as a Community Centre under Part 8 but never completed or occupied.

The proposed development provides for the demolition of existing buildings on site comprising 2 no. habitable dwellings and 3 no. associated outbuilding and sheds on lands located to the north of the site.

The proposed development comprises of 406 no dwellings as follows:

- 8 no. one-bed apartments;
- 20 no. two-bed apartments;
- 1 no. three-bed apartment;
- 48 no. two-bed apartments with 48 no. three bed duplex units above;
- 21 no. two-bed houses;
- 208 no. three-bed houses; and
- 52 no. four-bed houses.

The proposed development provides for a range of house types including apartments; duplex units, terraced, semi-detached and detached dwellings. Houses are 2 storeys in height while duplex blocks are 3 storeys in height. The proposed development provides for a 4 storey mixed use block on the Ballynakelly infill site.

In addition, the proposed development provides a childcare facility (approx. 518sqm) with capacity for in the order of 110 no. children to serve the needs of the proposed development. The proposals also include 1 no. retail unit (total gross floor area 67.7sqm) at ground floor level of the mixed-use block.

The proposed development also provides for a new east-west link street with dedicated cycle and pedestrian paths, the continuation of Newcastle Boulevard across the site and the provision of a new north-south link street with greenway to Main Street. The proposed development facilitates a number of future potential pedestrian, cycle and vehicular links to existing and proposed adjoining development and in particular has had regard to the permitted layout of Reg. Ref. SD17A/0358 (ABP Ref. 301421). Access to the proposed development is via a new north-south link street, with a new entrance onto Main Street, and via the existing road network from Newcastle Boulevard to the east.

A new public park is proposed (approximately 2ha) together with a range of pocket parks and greenways to serve the proposed development and the wider Newcastle community.

A primary school site (1.5ha) has been reserved at the south-east of the application site in accordance with the Newcastle LAP 2012.

The overall layout and landscape design has been informed by the existing burgage lines which have been retained, reinstated or reimagined where appropriate.

The proposed development provides all associated and ancillary infrastructure, landscaping, boundary treatments and development works on an overall site of approximately 16ha (net developable area, omitting School Site, Public Park and Link Road approximately 11ha).

The proposed development site forms part of a larger land holding controlled by the Applicant and in this respect a master-planning approach, as indicated in the Design Report prepared by MOLA, project architects, has been taken to ensure that the development of the overall land holding takes place in a coherent and coordinated manner. This application represents Phase 1 of the overall development.

## 1.2 Context

Since the economic collapse in 2008, very low levels of housing have been constructed, particularly in the main cities and urban areas. The recovery of the economy and increasing population and employment numbers is resulting in a significant increase in demand for new homes to support a growing and working economy. Under-provision of housing is one of the last significant legacies of the economic downturn to be tackled. Accelerating delivery of housing for the private, social and rented sectors is a key priority for the Government.

*Construction 2020 - A Strategy for a Renewed Construction Sector* and the *Social Housing Strategy 2020*, both of which were published in 2014, contain measures to address issues and constraints in the construction and development sectors and in the provision of a range of social housing outcomes, respectively. The *Governments Action Plan for Housing and Homelessness, Rebuilding Ireland, July 2016* seeks to ramp up delivery of housing across all tenures to help individuals and families meet their housing needs.

*Project Ireland 2040 National Planning Framework 2018* seeks to provide a strategy to successfully accommodate growth in a compact and sustainable manner. With respect to housing, the NPF estimates that an average output of at least 25,000 new homes will need to be provided every year to meet people's needs for well-located and affordable housing. Achieving this level of supply will require increased housing

output into the 2020's to deal with a deficit that has built up since 2010. To meet projected population and economic growth as well as increased household formation, annual housing output will need to increase to 30,000 to 35,000 homes per annum in the years to 2027.

The proposed development provides for the delivery of high-quality residential development on available, serviced and appropriately zoned lands, which will contribute towards Newcastle fulfilling its role as a Small Town (within the Metropolitan Greenbelt). The proposed development site has been specifically designated under the Newcastle Local Area Plan 2012 (extended in 2017 to 2022) for development over the lifetime of the Plan in order to meet the housing allocation. The proposed development will facilitate the sustainable growth of Newcastle in a coherent, plan-led, manner; protecting and maximising opportunities presented by the unique natural and built environment of the town; and delivering an exemplar quality of life for its residents.

### **1.3 Previous Consultation on Site**

These lands have been subject to two previous section 5 consultations with An Bord Pleanála under Ref. ABP-303022-18 and Ref. ABP-303986-19.

An initial request for consultation with the Board was submitted 16 November 2018, with pre-planning consultation held 7 January 2019 under Ref. ABP-303022-18. An Bord Pleanála issued an Opinion dated 24 January 2019.

Following initial consultation with An Bord Pleanála, the application area changed significantly. It was therefore considered appropriate to reconsult An Bord Pleanála.

Further consultation was held under Ref. ABP-303986-19 (30 April 2019), based on the revised scheme incorporating the altered redline boundary and which responded to specific issues raised in the ABP Opinion Ref. ABP-303022-18. This application specifically addresses the specific issues raised in the most recent consultation under Ref. ABP-303986-19.

## **2 SITE LOCATION & CONTEXT**

### **2.1 Site Location**

The proposed development lands are located in the administrative area of South Dublin County Council. The lands are situated within the Development Boundary of Newcastle as identified in the Newcastle LAP 2012. The lands are situated in the townlands of Newcastle South and Ballynakelly.

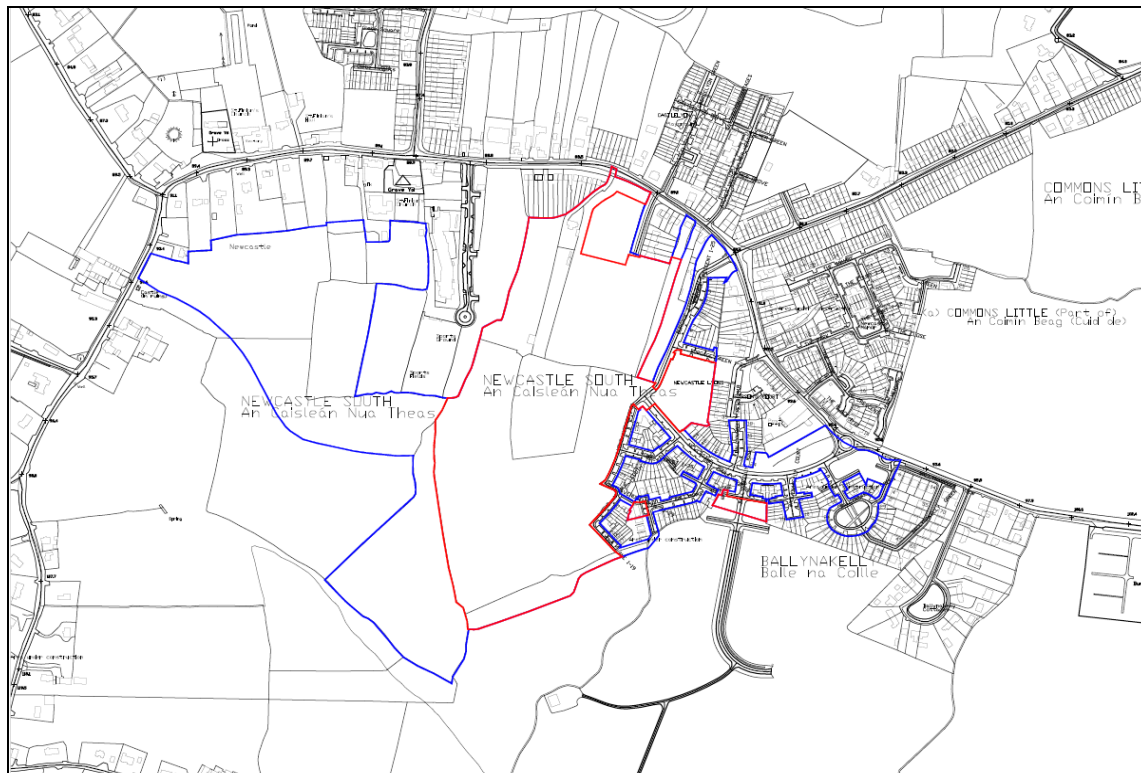
The lands are situated to the south of Main Street, Newcastle. Main Street is formed of the R120 which links the M4 Motorway at Lucan with the N7 National Primary Route at Rathcoole Interchange. The R405 joins the R120 on Main Street. The R405 links the M4 Motorway via Celbridge and Hazelhatch Rail Station to the N7 at Rathcoole.

Newcastle is a small village situated 20km south of Dublin City Centre. The village supports a range of commercial and social facilities including a church; a national school; a range of local village shops; a pharmacy, and a medical centre along Main Street. Located opposite Newcastle Manor is a Texaco Service Station which accommodates a post office and convenience store.

The village of Newcastle underwent significant change with extensive new development over the early 2000's, particularly to the east. In this respect, the LAP notes that Newcastle has transformed from a rural village to a development village with suburban characteristics. Residential development to the west of the village is predominantly low density, one-off dwellings centred on Main Street while development to the east is characterised by medium density, suburban type housing estates to the north and south of Main Street.

The Greenogue Industrial Estate and Aerodrome Business Park are located just beyond the village to the east.

**Figure 2.1 Site Location**



## 2.2 Site Description

The application site generally comprises of land located to the south of Main Street and west of established residential development at Ballynakelly constructed under Reg. Ref. SD05A/0344 ((PL06S.217096) and partially completed.

The subject lands comprise of four separate parcels as follows:

- Main Development Site: 15ha
- Ballynakelly Site: 0.8ha
- Ballynakelly Rise: 0.18ha
- Ballynakelly Edge: 0.05ha

The **Main Development Area** is irregular in shape and comprises a predominantly greenfield site. The area's boundaries are generally delineated by existing hedgerows and trees. Although many of the fields have been amalgamated over time, the layout of the original property plots and land divisions remain visible on the site as topographical features on the ground or in aerial photographs. Much of the area has been previously

disturbed with evidence of topsoil stripping, haul roads and spoil mounds associated with development works originally permitted under Reg. Ref SD05A/0344 (PL06S.217096) but never completed. The main site has been gradually covered by scrub vegetation.

The Main Development Area is bounded to the north by existing residential, commercial and community facilities fronting Main Street, to the east by the existing Ballynakelly Estate, to the south and east by agricultural lands. The overall topography of the site falls gradually from south-west to north adjoining Main Street.

There are a number of structures located on a long thin land parcel located to the north of the Main Development Area which includes 2 no. habitable dwellings together with 3 no. associated outbuilding and sheds.

The **Ballynakelly Site** is an infill area which forms part of the Ballynakelly housing development which has not been completed. This site measures approximately 0.80ha in area and falls from south to north. The site is bound by an open space at Burgage Green to the north, residential development of Parsons Green to the east, Newcastle Boulevard to the south and Burgage Street to the west. Surrounding properties are generally 3 storeys in height.

This Ballynakelly Site had previously been permitted as a Neighbourhood Centre under Reg. Ref. SD06A/0933 however these works were not commenced within the lifetime of the permission.

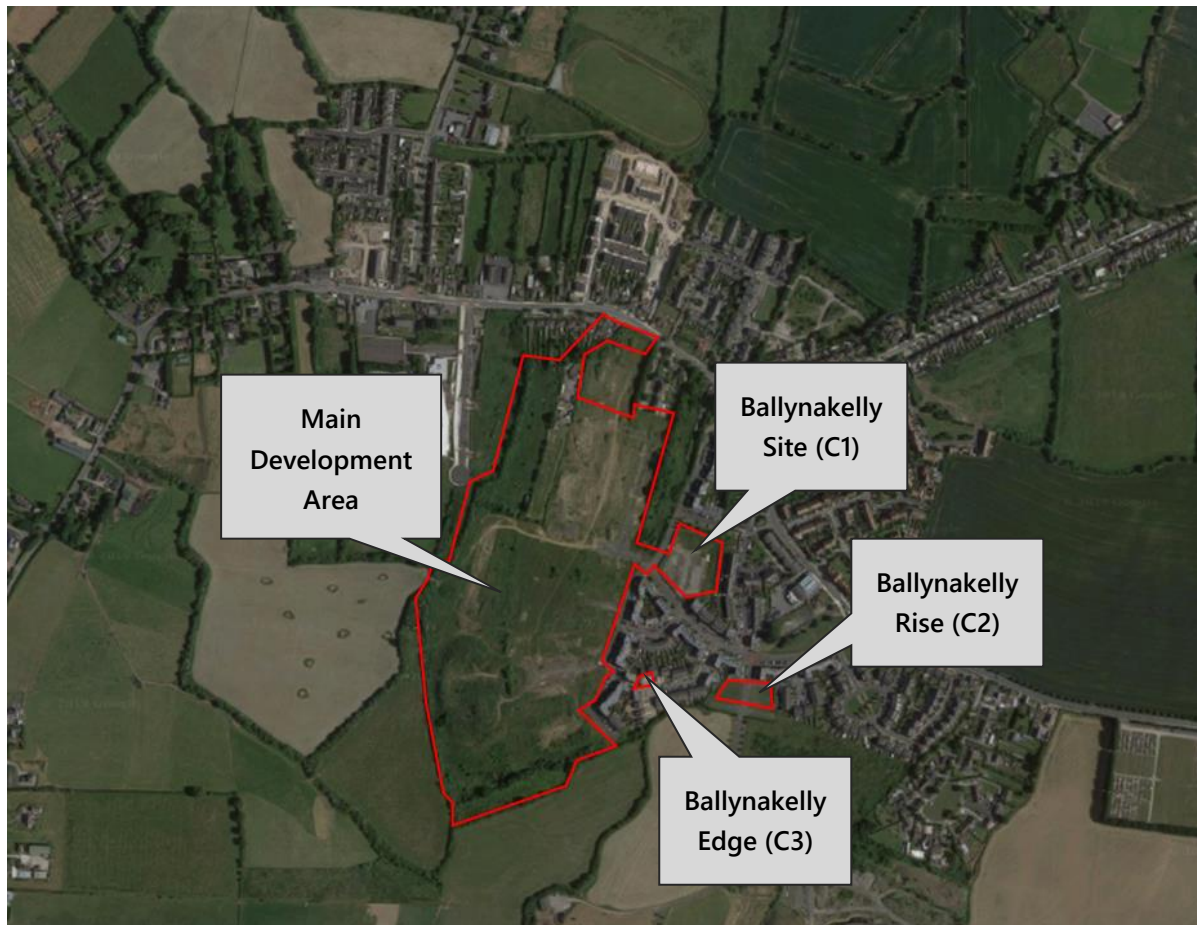
The **Ballynakelly Rise** site is located to the south-east of the Main Development Area and immediately adjacent existing properties onto Ballynakelly Rise. The site measures approximately 0.18ha consisting of part of an undeveloped land parcel which has been grassed over and includes bin stores associated with existing development. The Ballynakelly Rise infill site is irregular in shape and is bound to the north by 3 storey properties fronting onto Ballynakelly Rise, to the east by rear gardens of residential properties fronting onto Ballynakelly Court, to the south by the balance of the infill site and associated road infrastructure and to the west by 3 storey residential properties fronting onto Ballynakelly Edge. The site is bisected by Ballynakelly rise, which also provides access to lands to the south.

It is noted that this site had formed part of a site on which 10 no. residential units were previously permitted (under Reg. Ref. SD05A/0344 (ABP Ref. PL PL06S.217096) and amended under Reg. Ref. SD08A/0148) which were not completed during the life of the respective permissions. The uncompleted site has been grassed over as an interim measure pending its redevelopment. It is noted that this site was not identified as public open space in the previously permitted development.

The **Ballynakelly Edge** site is located to the south-east of the Main Development Area and west of Ballynakelly Rise. The Ballynakelly Edge site measures approximately 0.05ha and includes a community building, which was never fully completed or occupied, together with open space to the rear (west) and carparking to the front (east). This site is surrounded by existing residential development.

It was originally intended that the community building, permitted under Part 8 in 2007, would provide facilities for accommodation for the Traveller community in adjoining, purpose-built Traveller Accommodation. However, the Traveller Accommodation was never occupied and is no longer required by the Planning Authority, with the units being sold as private dwellings. Accordingly, there is no identified requirement for the existing structure.



**Figure 2.2 Site Context**

## 2.3 Planning History

### 2.3.1 Subject Site

The majority of the application lands have been subject to an extensive planning history. Under SDCC **Reg. Ref. SD05A/0344** (ABP Ref. PL06S.217096) permission was sought for 743 dwellings including a neighbourhood centre of 1,859.2sq.m and a crèche of 846sq.m. This application was referred to as Phase 1, comprising the development of 22.789 hectares, while the remainder of the lands, including lands to the west of the proposed development site, was intended to form Phase 2. The planning application was accompanied by an Environmental Impact Statement.

The application was subject to a Request for Further Information which included the following items:

- Consistency of densities with LAP requirements
- Distinction in design between character areas
- Separation distances – 22m for two-storey & 35m for three-storey

- Location of Neighbourhood Centre undermines function of Village Core
- Requirement for a Design Statement
- Detailed road design including road safety audit
- Clarification of Departments requirements for Archaeology
- Adequacy of childcare facility
- Landscaping details including requirement for public parking next to park and for a detailed bat survey
- Policy on housing typology
- Water management details

The residential component of the revised scheme submitted in response of the Request for Further Information was reduced to 713 units.

The Notification of a Decision to grant permission issued by SDCC further revised the scheme by way of conditions. In this regard Condition 3 required the omission of 17 no. residential units and Condition 4 required the omission of a further 45 residential units. Condition 5 required the omission of the proposed neighbourhood centre (including crèche, 20 no. residential units, commercial and retail). Having regard to the above, the residential development permitted by SDCC was for 631 residential units.

The Notification was subject to a First Party Appeal against financial contributions only under **ABP Ref. PL06S.217096**. Accordingly, permission was granted for 631 no. residential units generally in accordance with SDCC's Notification.

Under **Reg. Ref. SD05A/0344/EP**, permission was granted for the extension of duration of this permission until 3 November 2017.

Following the grant of planning permission, a number of subsequent planning permissions have been granted whereby the parent permission has been amended. Most of these applications relate to amendments to housing designs and relatively minor modifications to the scheme. Amendment permissions are summarised in Table 6.1 below:

**Table 2.1 Overview of Planning History**

PLANNING REG. REF. NO.	DESCRIPTION
SD05A/0344	Main Development
PART 8	New scheme comprising amended social housing units (31 in total) and traveller accommodation (10 in total) with community centre amending original layout (SD05A/0344)
SD06A/0993	A mixed-use Neighbourhood Centre development (omitted by condition under SD05A/0344) comprising 28 no. residential units, 2 no. retail units, 1 no. public house, 1

	no. crèche and 1 no. community meeting room. [This permission relates to the Ballynakelly infill site (C1).]
<b>SD07A/0531</b>	Amendments to previously approved houses including introduction of garages and modification to permitted layouts and setting out/levels at Ballynakelly Green/View. No further units added
<b>SD07A/0532</b>	Retention of amendments to previously approved houses including modification to permitted layouts and elevational treatments at Ballynakelly View. No further units added
<b>SD07A/0533</b>	Amendments to previously approved houses including introduction of garages and modification to permitted elevational treatment at Ballynakelly View. No further units added
<b>SD07A/0702</b>	Introduction of 3 no. units previously omitted under Condition 4(d) of SD05A/0344 at Lyons Street.
<b>SD07A/0704</b>	Amendments to layout and elevational treatment of previously approved apartments (blocks 10/ 12). No further units added
<b>SD07A/0743</b>	Redesign and reconfiguration of permitted units and introduction of 2 no. houses previously omitted under Condition 4(d) of SD05A/0344 at Lyons Street.
<b>SD08A/0148</b>	Amendments comprising change of dwelling mix from 5 x 2-beds and 5 x 3-beds to 6 x 2-beds and 4 x 3-beds to previously approved houses, Ballynakelly Rise. No further units added.
<b>SD08A/0350</b>	Provision of 48 units (comprising 19 no. houses, 7 no. duplexes and 22 no. apartments) and 1 no. retail unit on a site of 0.8855 hectares at Burgage Street, Newcastle Boulevard, East Burgage Plaza, Burgage Lane, Burgage Lane North and Burgage Terrace. It is noted that 9 no. of these units are within the original planning application boundary (SD05A/0344) with the balance located on lands outside the current ownership boundary.
<b>SD08A/0356</b>	Amendments to previously approved houses including introduction of garages and modification to permitted carpark layout at Ballynakelly Green. No further units added.
<b>SD10A/0013</b>	Amendments to previously approved planning application Reg. Ref. SD05A/0344 (PL06S.217096) for the replacement of 8 no. previously approved apartments with 4 no. 4-bedroom, 3-storey semi-detached houses at Ballynakelly Green.
<b>SD10A/0362</b>	Amendments to previously approved planning application Reg. Ref. SD05A/0344 (PL06S.217096) for the construction of 34 residential units comprising 22 no. houses, 8 no. duplexes and 4 no. apartments (replacing 42 as-approved residential units comprising 5 no. houses, 16 no. duplexes and 21 no. apartments and 1 no. retail unit).

**Reg. Ref. SD198/0005:** This space is being progressed as a Part 8 application. Outline details of the proposal are for the construction of 1 no. play space at Burgage Green and 1 no. play space at Newcastle Boulevard incorporating play equipment, surfacing, seating areas, planting, paving and all ancillary works.

### 2.3.2 Adjoining or Adjacent Sites

The surrounding area has been subject to a number of planning applications, many of which have lapsed or have been implemented/partially implemented. The following recent applications are of note:

**Reg. Ref. SD19A/0129:** Permission was granted by South Dublin Country Council to Carin Homes Properties Ltd. on 10 June 2019 for development comprising demolition of the existing derelict dwelling on site and the construction of a replacement, two-storey, five-bedroom dwelling at Main Street, Newcastle.

**Reg. Ref. SD17A/0378 (ABP Ref. PL06S.301421):** Permission was sought by Geotechnical Investigations Ltd. for development of 46 units comprising a mix of terrace housing and apartments on lands immediately west of St. Finian's National School and directly adjoining the subject site. The proposal provides a portion of Burgage South Park (zoned Objective OS in the Development Plan). South Dublin County Council issued a Notification of a Decision to grant permission on 20<sup>th</sup> March 2018.

Permission was granted by An Bord Pleanála on 30<sup>th</sup> August 2018, omitting Block E (4 no dwellings) and Unit Nos 24 and 42 resulting in a total of 40 no. units (32 no. houses and 8 no. apartments) permitted. Units were omitted to retain natural features and protect the area zoned for open space. This permission is currently under construction.

**Reg. Ref. SD14A/0021 (ABP Ref. PL06S.243745):** An Bord Pleanála granted permission to Johny and Katy Janssens for revisions to a previously permitted hotel development (Reg. Ref. SD06A/0659) comprising a retirement village including 63 no. three bedroom single storey retirement homes, partial change of use of permitted hotel to a 54-no. bed nursing home/care centre resulting a 163-no. bed hotel, community services centre; medical health centre and other works at Ballynakelly and Rathcreedon, Newcastle, County Dublin. Access to this development is via a right of way over the subject site via Newcastle Boulevard. Permission was granted 20<sup>th</sup> January 2015.

**Reg. Ref. SD06A/0659:** permission was granted on 30<sup>th</sup> January 2007 to Johny and Katy Janssens for a 255-bedroom hotel in a five storey over basement and sub-basement building. Under Reg. Ref. SD06A/0659/EP, permission was granted on 16<sup>th</sup> February 2012 to extend the duration of the permission for the hotel development for a further five-year period, terminating on 13<sup>th</sup> March, 2017.

**Reg. Ref. SD17A/0010 (ABP Ref. PL06S.248760):** An Bord Pleanála granted permission to Pavement Homes Ltd. for 15 no. 3 bedroom, two storey dwelling houses; 6 no. 2 bedroom, two storey dwelling houses; 4 no. 2 bedroom apartments and 2 no. 1 bedroom apartments; 3 no. commercial units together with a new public square subject to 21 no. Conditions on a site to the north of Main Street at Drumlonagher. Permission was granted 18<sup>th</sup> December 2017 following initial South Dublin County Council Notification of a Decision to grant permission issued on 2<sup>nd</sup> June 2017.

**Reg. Ref. SD16A/0117 (ABP Ref. PL06S.246817):** An Bord Pleanála granted permission to Frank Kiernan for the demolition of a derelict football club clubhouse (129sq.m.) and the construction of 48 two storey dwellings comprising 25 three bedroom semi-detached dwellings, 5 three bedroom detached dwellings, 2 two bedroom semi-detached dwellings and 16 three bedroom terrace dwellings subject to 21 no. Conditions. The proposed development represents the completion of the Aylmer Heath development located to the north of Main Street. Permission was granted by ABP on 24<sup>th</sup> November 2016 following Dublin City Councils Notification of a Decision to grant permission which was issued on 2<sup>nd</sup> June 2016.

**Reg. Ref. SD15A/0193:** Permission was granted on 27<sup>th</sup> January 2016 to Tom Kavanagh (Receiver) for the demolition of 3 dwellings and associated sheds/garages and the construction of a new residential development comprising 70 no. 2-storey, 3/4/5 bed, detached, semi-detached and terraced houses at Cornerpark, Newcastle. This permission was amended under **Reg. Ref. SD17A/0288** on 20<sup>th</sup> November 2017, comprising of the omission of 20 no. permitted dwellings (12 three bed and 8 four bed) and their replacement with 24 no. dwellings (22 three bed and 2 four bed), increasing the total number of units to 74 dwellings.

**Reg. Ref. SD18A/0363:** Permission was originally sought by Pavement Homes Ltd. for development of 22 no. three bedroom dwelling houses together with all associated site and development works at a site located to the north west of the subject site (adjoining Phase 2 lands) at Main Street, Newcastle. The total number of units was reduced to 18 no. units in response to a Request for Further Information. South Dublin County Council issued a Notification of a Decision to grant permission on 15<sup>th</sup> May 2019 subject to 32 no. Conditions. An Appeal has been lodged under ABP Reg. Ref PL06S.304908 against the decision of the council and is due to be decided by 21<sup>st</sup> October 2019.

### 3 PARTICULARS OF PROPOSED STRATEGIC HOUSING DEVELOPMENT

#### 3.1 Proposed Development

The proposed residential development provides for 406 no. new residential dwellings representing Phase 1 of lands located to the south of Main Street at Newcastle South and Ballynakelly, Newcastle-Lyons, County Dublin.

The proposed residential development comprises 8 no. one bed dwellings; 89 no. two bed dwellings; 257 no. three bed dwellings and 52 no. four bed dwellings. The proposed development provides for a range of house types including apartments, duplex units, terraced, semi-detached and detached dwellings. A breakdown of residential units is provided in Table 3.1 below.

**Table 3.1 Breakdown of Residential House Sizes**

Description	Quantity	Mix %
1 Bed Apartments	8	2.0
2 Bed Apartments	20	4.9
2 Bed Own Door Apartment	48	11.8
3 Bed Apartments	1	0.2
3 Bed Own Door Duplex	48	11.8
2 Bed Houses	21	5.1
3 Bed Houses	208	51.2
4 Bed Houses	52	12.8
<b>TOTAL</b>	<b>406</b>	<b>100</b>

The residential development is proposed as follows across the respective sites:

- **Main Development Area:** A total of 346 no. dwelling are proposed on the Main Development Area comprising 36 no. two-bed apartments with 36 no. three bed duplex units above in three-storey terraces; 21 no. two-bed, two-storey terraced houses; 201 no. three-bed, two-storey terraced, semi-

detached and detached houses and 52 no. four-bed two-storey, semi-detached and detached houses. The proposed childcare facility is also located within the Main Development Area.

- **Ballynakelly Site:** A total of 50 no. residential units arranged in a part 3, part 4 storey block comprising 6 no. one-bed apartments, 20 no. two-bed apartments, together with 12 no. two-bed apartments with 12 no. three bed duplex units above. This block also includes 1 no. ground floor commercial unit (67.7sqm GFA).
- **Ballynakelly Rise:** A total of 7 no. three-bed, two-storey terraced houses are proposed together with minor relocation of existing bin store.
- **Ballynakelly Edge:** This infill site comprises a previously permitted structure, permitted under Part 8, which was not completed or occupied. The proposed development includes works to the existing, partially complete two-storey structure to facilitate a change of use from Community Centre to residential use to provide for 2 no. one bed apartments and 1 no. 3 bed apartment.

### 3.2 Layout & Design

The layout and design have been informed by the four key strategies identified in the Newcastle Local Area Plan 2012-2022 in respect of; 1) green infrastructure, 2) accessibility and movement, 3) land use and density, and 4) built form. The overall objective is to place new residential and community facilities within a cohesive landscape that responds to and integrates the proposed development within the wider context. In accordance with the LAP, the design concept has sought to retain, incorporate and reinstate natural features, with particular regard to existing hedgerows and burgage plots, where possible. This approach assists in creating a network of pedestrian and cycle routes linking to existing development areas to the east, Main Street to the north and permitted and future development to the west.

The proposal creates people friendly streets and spaces by placing an emphasis on connecting the public realm with the built form of the proposed masterplan. The green links and dedicated cycle and pedestrian routes through the application lands form safe environments for both pedestrians and cyclists, while connecting them through to the parks and amenities in the area. These links are further enhanced through the inclusion of shared zones of which some form the edge to the green links and parks favouring pedestrian over vehicular movement. The layout of the residential units has been formed to provide passive surveillance over the green links and public spaces.

Care has been taken to ensure connection and legibility between the main development site and the three infill sites. The Ballynakelly infill site has been designed to have active frontage onto three surrounding streets and to mark the connection between this site and the main development site. The other two infill sites have been designed to integrate with, and protect the residential amenity, of immediately surrounding development.

Landscaping helps create three different character areas, utilising the green links, pocket parks and homes zones to create a sense of identity and place. Feature buildings such as corner dwellings and sites have also been utilised to provide legibility and assist in orientation within the main development.

A combination of on street and off-street parking has been designed into the layout providing a more animated street along with good landscaping design.

### 3.3 Open Space, Access, Permeability & Parking

The design intent is to create a high quality and appropriate landscape for future residents which will meet their recreational needs and provide an attractive visual setting and associated social amenity spaces. The principles of inclusivity for all age groups, universal accessibility and sustainable development are applied to ensure an inclusive and environmentally responsible design solution.

The site layout proposal aims to create a unifying streetscape which is rich in detail and diverse in textural and spatial qualities, with open spaces and boundary planting leading to a verdant and visually attractive atmosphere. The open spaces are directly overlooked by dwellings, providing passive surveillance for safety.

Within the open spaces there are areas for informal play, casual recreation and passive leisure. The quality of these spaces is enhanced by the inclusion of features such as, seating, paths, native planting and landform, and the utilisation of environmentally appropriate materials. Natural play elements will be incorporated within the spaces. Natural play incorporates designed elements that enable play spaces to blend in with their surroundings and encouraging interaction with the natural landscape.

There are a range of open spaces identified within the development totalling 3.79ha. Smaller open spaces, or local parks, and greenways will cater for active and passive needs while the Public Park will cater for more formal play activities with the inclusion of a sports pitch, a multi-use games area and a playground catering for a range of age groups and activities.

Cairn have committed to deliver the park playground proposed within the Ballynakelly infill site in advance of any development permitted under this application. This park forms part of a Part 8 application under Reg. Ref. SD198/0005 which is currently being considered by the Planning Authority. For consistency, this space has been included in this application as it will contribute to the overall open space provision serving existing and future development.

This mosaic of open spaces gives every resident easy and convenient access to recreational amenity and allows distinct landscape treatments and elements to be applied to different spaces. This aids wayfinding and contributes towards giving areas within the development a recognisable character.

Vehicular access to the Main Development Site will be located on Burgage Crescent formed of a four-arm crossroads with Burgage Road/Newcastle Boulevard. Further access will be provided via a T-junction further south on Burgage Crescent (Lyons Avenue). A third access proposed to the north of the Main Development with the R120 Main Street Corridor via a new 3-arm priority-controlled junction. The infill sites will be accessed via the existing road infrastructure.

The proposed development facilitates further vehicular connection to lands to the west including a connection to adjoining residential zoned lands and connections to residential development permitted under Reg. Ref. SD17A/0378 (ABP Ref. PL06S.301421). The provision of linkages has been facilitated by providing a road layout up to the site boundary that aligns with existing and future development surrounding the site so that the final physical connection will be delivered subject to agreement with the adjoining landowner and South Dublin County Council.

The proposed development also provides for pedestrian and cycle access from the existing road network to the north and east of the site and will facilitate potential future pedestrian links through adjacent lands to the west to destinations such as the town centre and future development sites. The proposed development

includes a green link, a segregated cycle and pedestrian route, connecting Main Street to the north with the new Public Park to the south of the site. Dedicated footways and cycle lanes are provided on both sides of the main east-west spine road.

The development layout has been designed with self-regulating streets to manage movement by offering modal and route choices in a low speed, high quality, residential environment.

The proposed development layout design provides a total of 735 no. car parking spaces, comprising 663 residential car parking spaces, 11 creche car parking spaces, 1 no. commercial car parking space and 60 no. visitor spaces dispersed throughout the scheme and including parking for the Public Park.

All houses have access driveways or dedicated on-street parking conveniently located for the dwelling. Communal, managed, parking has been provided to serve the apartment and duplex units with spaces conveniently located proximate to the main entrance to the units.

A total of 10 no. motorcycle parking spaces are proposed as part of the subject scheme.

A total of 323 no. bicycle spaces are proposed comprising 157 long term secured / sheltered spaces and 166 short term parking spaces. Cycle spaces have been conveniently located for residents of apartments and duplex units. Cycle parking has also been proposed for mid-terrace houses and the childcare facility at locations convenient for use by visitors to the public open spaces and homes.

### **3.4 Ancillary Services**

The proposed development provides a childcare facility (518 sqm) with capacity for in the order of 110 no. children. The childcare facility has been positioned centrally within the scheme, west of Newcastle Boulevard, to maximise visibility and accessibility to all residents within the scheme and beyond. The childcare facility has been located adjacent to a proposed open space to maximise the opportunity for outdoor play.

### **3.5 Other Uses**

The proposed development includes 1 no. commercial unit (total gross floor area approximately 67.7sqm) on the ground floor level of the mixed-use block located on the infill Ballynakelly site.

The proposed development also provides for a temporary, single storey marketing suite and associated signage (including hoarding) during the construction phase of development only.

The proposed marketing suite will have a gross floor area of 81sqm and will be used for sales of properties associated with the proposed development only. The overall height of the proposed signage will be 4.55m from ground level comprising three panels in a triangular form of 1.5m x 3.05m (total area of signage 13.73sqm).

Two temporary locations have been identified for the proposed marketing suite, one on the Main Development Site adjacent to Main Street, and the second on the Ballynakelly Site. It is envisaged that the proposed suite, and associated signage, will be moved from one location to the other as development progresses across the site. At no point will there be more than one marketing suite located on the application site.



### **3.6 Integration with Surrounding Land Use**

The street layout was derived from several factors which include, the South Dublin Development Plan 2016-2022 roads objectives, the Newcastle LAP 2012, boundary conditions, future and existing development, watercourses and hedgerows. This has led to the creation of a street network that is predominantly a grid pattern with speed reduction bends in specific areas. As part of the design and development of the street network, cycle and pedestrian linkages were prioritised around the development to link existing and future developments including schools.

The proposed open spaces are linked with a greenway pedestrian/cycle network. The pedestrian/cycle network links existing developed areas to the east of the proposed development with the centre of Newcastle and the north through the new development and will continue to adjoining lands, forming Burgage South Park under the Newcastle LAP, on the western side of Newcastle. The proposed greenway incorporates existing hedgerows where feasible and is separated from the proposed roadway system as much as possible.

The accompanying architectural plans and site plan illustrate the general relationship between houses, accessibility, design quality of street and footpaths, permeability between amenities and, passive surveillance of the public realm. This results in a housing scheme that is well connected and integrated with its natural and built surroundings, that has been designed to be attractive and safe for residents and members of the existing community.

### **3.7 Part V**

It is intended to comply with Part V of the Planning and Development Act 2000 (as amended) by the transfer of built units on site. Based on the layout submitted herewith, it is envisaged that a total of 40 no. one, two and three-bed units, would be transferred to the Planning Authority in compliance with Part V requirements.

Consultations have commenced with Marie Kavanagh, Housing Department, South Dublin County Council in respect of identification of units, methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs. Please see correspondence from South Dublin County Council confirming that the Part V proposals submitted to the Council is acceptable for the proposed development of 406 no. residential units along (see Appendix A).

A site layout identifying the units which have been identified for transfer in compliance with Part V included at Appendix A together with preliminary costings. The Part V Site Layout is also submitted as part of the architectural drawings, as well as floorplans and elevations for those Part V units.

Notwithstanding the information submitted herewith, it is submitted that all details of compliance with Part V requirements will be agreed with the Planning Authority upon the issue of any grant of planning permission

### 3.8 Services Infrastructure

#### *Surface Water Drainage*

An overall surface water drainage strategy has been developed by DBFL Consulting Engineers for the overall development site including future residential development. This strategy is shown on Drawing No. 170024-3020 which outlines each catchment and its corresponding attenuation facility. Surface water runoff from the development will be attenuated to greenfield runoff rates in accordance with the Greater Dublin Strategic Drainage Study (GDSDS).

For the Main Development Site three separate catchments have been designed for the surface water drainage system with surface water from each catchment being attenuated in three separate attenuation areas in the form of combined detention basins and underground attenuation tanks before outfalling to the existing 375mm diameter surface water sewer in Main Street.

Surface water sewers and a 609m<sup>3</sup> attenuation tank for the Ballynakelly infill site have already been constructed under previous permission Reg. Ref. SD05A.0344. It is proposed to connect the surface water drainage for the Ballynakelly infill site to the surface water network and attenuation constructed under the previously permitted development. Checks have been undertaken to confirm the tank has adequate capacity for this infill site.

The infill site at Ballynakelly Rise also benefits from core infrastructure constructed under previously permitted development Reg. Ref. SD05A/0344. It is proposed to connect surface water drainage from Ballynakelly Rise to constructed surface water and attenuation. Checks have been undertaken to confirm the tank has adequate capacity for this infill site.

For the Ballynakelly Edge site no alteration is proposed to the exiting surface water network as the proposed works are only for change of use, so there will be no increased surface water run-off.

It is noted that the Applicant commissioned JBA Consulting to undertake a third-party surface water audit on the proposed surface water drainage and attenuation strategy for the development. The appointment of JBA Consulting was agreed with South Dublin County Council in advance of the audit taking place. The final audit report concludes that the surface water drainage design for the proposed development is acceptable and meets the requirements of the GDSDS. Full detailed are provided at Appendix H of the Infrastructure design Report prepared by DBFL Consulting Engineers and submitted herewith.

#### *Foul Drainage*

With respect to the foul water network, a network of 225mm diameter sewers has been designed based on the topography of the site. The proposed 375mm diameter foul sewer outfall from the site will be routed along Main Street to the east. The foul outfall will then connect to the existing 525mm diameter foul sewer on Aylmer Road. This foul sewer will be delivered in conjunction with Irish Water as part of the connection agreement for the subject site.

It is proposed to connect the proposed foul sewer for the Ballynakelly infill site to the existing 225mm diameter foul sewer along Burgage Crescent constructed under Reg. Ref. SD05A/0344.

It is proposed to connect the seven housing units at Ballynakelly Rise infill site to the existing 300mm diameter foul sewer along Ballynakelly Rise constructed under Reg. Ref. SD05A/0344.

It is proposed to use the existing foul sewer connection to the existing building at Ballynakelly Edge.

#### *Water Supply & Distribution*

With respect to water supply, a new 250mm diameter watermain along Newcastle Boulevard will be constructed and connected to the existing 450mm diameter watermain constructed under Reg. Ref. SD05A/0344. The 250mm diameter watermain will be constructed to the Phase 1 western boundary where it can be extended as part of future development phases to the west. Connections will be made to the new 250mm watermain which will serve a number of 150mm diameter watermain loops throughout the development. A number of 100mm watermain loops will be supplied from the 150mm watermains along the Local Streets.

All connections, valves, hydrants, meters etc. have been designed and are to be installed in accordance with Irish Water's Code of Practice / Standard Details.

Individual houses will have their own connections from the distribution main via service connections and boundary boxes. Individual service boundary boxes will be of the type to suit Irish Water and to facilitate domestic meter installation

### **3.9 Architectural and Archaeological Heritage**

The existing layout of the town consists of a linear settlement intersected by a number of roads located off the north side of Main Street. The historic core is located at the west end of the town, near the Hazelhatch Road junction. The eastern end of the town and intersecting northern roads are characterised by more recent development consisting of medium to low density ribbon development with more recent suburban type development immediately east of the subject site.

There are no structures or features of historic architectural significance located within the site proposed for development. Therefore, no direct impact on the architectural heritage will arise as a result of the proposed development.

The northern section of the proposed development area is located within the zone of archaeological potential associated with the medieval settlement of Newcastle. This zone is a recorded monument (Ref.: DU020-003). There are no individual recorded monuments located within the proposed development area itself.

The lands have been subject to extensive geophysical surveying and a targeted programme of archaeological testing. Testing revealed one area of archaeological significance consistent with similar finds from burgage plots in the area. Archaeological mitigation measures proposed include stripping of topsoil under archaeological supervision in advance of construction to facilitate the preservation by record of the localised features identified across this area. A full impact assessment, informed by the programme of archaeological testing, with accompanying mitigation measures is included in the EIAR submitted as part of this application.

## 4 STATEMENTS OF CONSISTENCY

### 4.1 Ministerial Guidelines

#### 4.1.1 Sustainable Residential Development in Urban Areas Guidelines (2009) & Urban Design Manual – A Best Practice Guide (2009)

The Sustainable Residential Development in Urban Areas Guidelines, 2009 contain specific policies and objectives in relation to the scale and location of new residential development, the need for high quality design of residential areas and the use and development of infill, greenfield and brownfield sites.

Chapter 3 of the Guidelines identifies core principles of design as including place-making, environmental responsibility, social equity and economic viability that are required when creating places of high quality and distinct identity. Box 2 in the Guidelines identifies 12 'Best Practice Design Manual' criteria which should be incorporated in the new residential as follows.

1. *Context: How does the development respond to its surroundings?*
2. *Connections: How well is the new neighbourhood / site connected?*
3. *Inclusivity: How easily can people use and access the development?*
4. *Variety: How does the development promote a good mix of activities?*
5. *Efficiency: How does the development make appropriate use of resources, including land?*
6. *Distinctiveness: How do the proposals create a sense of place?*
7. *Layout: How does the proposal create people-friendly streets and spaces?*
8. *Public realm: How safe, secure and enjoyable are the public areas?*
9. *Adaptability: How will the buildings cope with change?*
10. *Privacy / amenity: How do the buildings provide a high-quality amenity?*
11. *Parking: How will the parking be secure and attractive?*
12. *Detailed design: How well thought through is the building and landscape design?*

The Urban Design Manual – A best practice guide (2009) reiterates and expands on these 12 core principles of urban design and sustainability insofar as they relate to residential development.

Section 2 of the Architectural Design Statement prepared by MOLA Architects included as part of this submission, sets out the design rationale and the key criteria considered in the design process for the proposed development based on the 12 criteria identified above.

#### 4.1.2 Sustainable Urban Housing: Design Standards for New Apartments (2018)

The Sustainable Urban Housing: Design Standards for New Apartments update previous guidance in the context of greater evidence and knowledge of current and likely future housing demand in Ireland taking

account of the Housing Agency National Statement on Housing Demand and Supply, the Government's action programme on housing and homelessness Rebuilding Ireland and Project Ireland 2040 and the National Planning Framework, published since the 2015 Guidelines.

It is noted that 'apartment' for the purposes of the Guidelines is defined as 'a self-contained unit in a multi-unit building with grouped or common access'. Accordingly, the apartments proposed on the Ballynakelly and Ballynakelly Edge sites fall under the definition of apartments for the purposes of the Guidelines and are subject to a separate Housing Quality Assessment to demonstrate compliance with the various provisions of the Guidelines. Notwithstanding, in accordance with the Boards Opinion dated 16 May 2019, both the own door duplex units and associated apartments below have been included in the Housing Quality Assessment for compliance with the Guidelines.

The Guidelines include a range of specific planning policy requirements (SPPR's) which the Board are required to have regard to. SPPR's relevant to the proposed development, and compliance with same, are as follows:

### **Specific Planning Policy Requirements 1**

*Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).*

A total of 29 no. apartments (with grouped or common access) are proposed. Of these a total of 8 no. units are one bedroom representing 27.6% of the total number of apartments proposed or 2% of the overall development proposed.

When the own door duplex units and apartments are included, one bed units represent 2.6% of the total number of apartments proposed.

### **Specific Planning Policy Requirements 3**

*Minimum Apartment Floor Areas:*

- *Studio apartment (1 person)                      37 sq.m*
- *1-bedroom apartment (2 persons)            45 sq.m*
- *2-bedroom apartment (4 persons)            73 sq.m*
- *3-bedroom apartment (5 persons)            90 sq.m*

All apartments exceed the stated minimum floor areas. One-bed apartment range in size from 48sqm to 57.5sqm. Two-bed apartments range in size from 68sqm to 87.0sqm. It is noted that 1 no. two bed unit falls below the minimum 73sqm GFA referred to in SPPR3. This unit is a three-person unit of 68sqm GFA and exceeds the minimum floor area of 63sqm specified in Appendix 1. All two bed, four person units exceed 73sqm as required by SPPR3. The three-bed apartment is 98sqm.

It is noted that own-door two-bed apartments range in size from 83.3 to 84.9sqm and three-bed duplex units range in size from 110.9sqm to 131sqm.

#### **Specific Planning Policy Requirements 4**

*In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:*

*(i) A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate.*

*(ii) In suburban or intermediate locations, it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.*

*(iii) For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.*

Based on a total of 29 no. apartments proposed a total of 16 no. units are dual aspect, representing 55%. All own-door units are dual aspect. When the own-door duplex units are included the total percentage of dual aspect units increase to 90%.

#### **Specific Planning Policy Requirements 5**

*Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.*

All lower and upper ground level floor to ceiling heights exceed 2.7m.

#### **Specific Planning Policy Requirements 6**

*A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.*

The maximum number of units on any floor is 7 no. apartments.

Based on the foregoing, the proposed development fully complies with all relevant SPPR's contained with the Apartment Guidelines.

Sections 3.8 to 3.15 of the Apartment Guidelines considers safeguarding higher standards with particular reference to the majority of units exceeding minimum floor area standards. The Guidelines outline a number of ways this can be achieved.

For the proposed development, all apartments (Blocks 1, 2 & 3) exceed the minimum standards, one-beds exceed the minimum standards by between 6.6% and 28.8%, while two beds exceed the minimum

standards by between 5.7% and 19.4%. The proposed apartments result in a high standard urban development with generous floor areas that all exceed the minimum standards while also delivering a range of unit sizes.

Section 3.8 (a) of the Guidelines provides that *'the majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom units types by a minimum of 10%....'*

In this respect, a total of 29 no. apartments (as per the definition in the Guidelines) are proposed. Of these, 20 no. units exceed the minimum floor area by 10% or more. Accordingly, almost 70% of the proposed apartments exceed the minimum floor area, well in excess of the 'majority' required.

Furthermore, with the inclusion of own-door apartments and duplex, the total number of units increases to 125 with 104 no. exceeding the minimum floor area by 10% or more. Accordingly, over 83% of the proposed apartments exceed the minimum floor area.

Based on the foregoing, it is considered that the proposed development provides a high-quality scheme which significantly exceeds the minimum standards and fulfils the requirements of the Guidelines to safeguard high standards while offering a mix of unit sizes.

Section 6 of the Guidelines considers the development management process and identifies the content of the planning application. Appendix 1 of the Guidelines provides a range of minimum apartment areas and standards which apply to new apartment schemes. In this respect, please refer to the Housing Quality Assessment prepared by MOLA Project Architects which demonstrates full compliance with the relevant residential sizes and standards.

Sections 6.5 and 67 seek to ensure that apartments have access to a reasonable level of natural light. In this respect, a quantitative performance assessment of daylight provision to the proposed apartment has been carried out by Integrated Environmental Solutions (IES) and is submitted herewith. This assessment finds that 100% of rooms tested (at 'worst' case locations) for average daylight factors achieved above the recommended minimum values stated under BRE's 2011 guidance document Site Layout Planning for Daylight and Sunlight.

A Building Lifecycle Report for the apartments has been prepared by Cairn and has been submitted as part of the planning documentation.

Based on the foregoing, the proposed apartments fully comply with the requirements of the Sustainable Urban Housing: Design Standards for New Apartments 2018.

#### **4.1.3 Urban Development and Building Heights Guidelines for Planning Authorities – December 2018**

The Urban Development and Building Heights Guidelines outline that generic maximum height limits, if inflexibly or unreasonably applied, can undermine wider national policy objectives to provide more compact forms of urban development as outlined in the National Planning Framework and instead continue an unsustainable pattern of development whereby cities and towns continue to grow outwards rather than consolidating and strengthening the existing built up area. Furthermore, the Guidelines provide that blanket limitations can also hinder innovation in urban design and architecture leading to poor planning outcomes.

On this basis the Guidelines outline wider and strategic policy considerations and a more performance criteria driven approach that planning authorities should apply alongside their statutory development plans in securing the strategic outcomes of the National Planning Framework and in particular compact urban growth.

Section 3.1 of the Guidelines include development management principles for buildings taller than prevailing building heights in urban areas. Building heights vary across Newcastle with the prevailing height on lands to the east, Ballynakelly, being three storey apartment and duplex buildings. In this respect it is submitted that the proposed building heights will not exceed prevailing building heights within the immediate vicinity of the subject site.

Section 3.2 of the Urban Development and Building Height Guidance state that *'In the event of making a planning application, the applicant shall demonstrate to the satisfaction of the Planning Authority/ An Bord Pleanála, that the proposed development satisfies the following criteria...'*. In this regard, a range of criterion under a macro level (at the scale of the relevant city/town); intermediate level (at the scale of district/ neighbourhood/ street) and at a micro level (at the scale of the site/building) need to be addressed where proposed heights exceed those specified in Development Plans or LAP's (SPPR 3). Whilst many of these criteria are more relevant to taller buildings/urban context, in the interest of completeness they have been considered at Appendix C of this Report.

Section 3.4 to 3.8 of the Guidelines deal specifically with building height in suburban/edge locations. In this respect the Guidelines note that new development which includes townhouses (2-3 storeys), duplexes (3-4 storeys) and apartments (4 storeys upwards) deliver medium densities, in the range of 35-50 dwellings per hectare net. Such developments are beneficial in addressing the need for more 1- and 2-bedroom units in line with wider demographic and household formation trends, while at the same time providing for the larger 3, 4 or more-bedroom homes across a variety of building typology and tenure options, enabling households to meet changing accommodation requirements over longer periods of time without necessitating relocation.

Section 3.5 of the Guidelines note that this form of development *'can, where well designed and integrated, also facilitate the development of an attractive street-based traditional town environment with a good sense of enclosure, legible streets, squares and parks and a strong sense of urban neighbourhood, passive surveillance and community as in the case of the award-winning Adamstown Strategic Development Zone in South Dublin County Council.*

Section 3.6 provides that development in suburban/edge locations *'should include an effective mix of 2, 3 and 4-storey development which integrates well into existing and historical neighbourhoods and 4 storeys or more can be accommodated alongside existing larger buildings, trees and parkland, river/sea frontage or along wider streets.*

The Guidelines advocate that such development patterns are generally appropriate at suburban edges of towns and cities, for both infill and greenfield development and should not be subject to specific height restrictions.

Specific Planning Policy Requirements 4 (SPPR4), which takes precedence over any conflicting policies and objectives of Development Plans or Local Area Plans, provides:



**SPPR 4:** *It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:*

1. *The minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines;*
2. *A greater mix of building heights and typologies in planning for the future development of suburban locations; and*
3. *Avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.*

The proposed building heights are predominantly two-storey, with three storey duplex units and a four-storey mixed use building. The introduction of three and four storey elements assist in ensuring a greater mix of building typologies in line with wider demographic and household formation trends. Taller elements have been sensitively located adjacent to public open spaces and existing three storey development to assist in creating a strong sense of urban neighbourhood, integration with existing development and facilitating passive surveillance. In addition, the proposed building heights assist in achieving appropriate densities in accordance with the Residential Development in Urban Areas Guidelines. On this basis, the proposed building heights are fully consistent with the provisions of the Urban Development and Building Heights Guidelines 2018.

#### **4.1.4 Childcare Facilities – Guidelines for Planning Authorities 2001**

The Childcare Facilities Guidelines for Planning Authorities, June 2001, provide a framework to guide Planning Authorities and developers in assessing and formulating development proposals for childcare facilities. It is noted that these are a planning guidance document only, and standards set down in relevant childcare legislation take precedence.

Section 2.4 of the Guidelines consider appropriate locations for childcare facilities, and with reference to facilities '*in new communities/larger new housing developments*' provides that:

*'For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate..... Authorities could consider requiring the provision of larger units catering for up to 30/40 children in areas of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop in/after-school, etc.'*

Section 3.3.1 of the Guidelines goes on to state that '*in relation to new housing areas, a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate. This is a guideline standard and will depend on the particular circumstances of each individual site*'.

The proposed development provides for a total of 406 no. residential dwellings. In accordance with the Childcare Guidelines a facility which caters for in the order of 108 no. children is required to serve the permitted scheme. Based on current childcare legislation, the proposed development has been designed to accommodate in the order of 110 no. children. Given the mix on units proposed and the level of childcare provision within Newcastle, it is considered that the proposed development is consistent with the requirements of the Childcare Guidelines in this respect.

#### **4.1.5 Guidelines for Planning Authorities – The Planning System and Flood Risk Management 2009**

The Planning System and Flood Risk Management Guidelines (DoECLG 2009) introduce comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. The guidelines require the planning system to:

- Avoid development in areas at risk of flooding unless proven wider sustainable development grounds and risk can be mitigated without increasing risk elsewhere.
- Adopt a sequential approach to flood risk management for new development location based on avoidance, reduction and mitigation of flood risk.
- Incorporate flood risk assessment into decision making on planning applications.

A site specific flood risk assessment has been undertaken by DBFL Consulting Engineers in accordance with the 'Planning System and Flood Risk Management Guidelines' (DoECLG 2009). The assessment concludes that the proposed site is located within Flood Zone C as defined by the Guidelines and therefore not located within an area where there is a high probability of flooding. The development was concluded as having a good level of flood protection up to the 100 year return event. For pluvial floods exceeding the 100 year capacity of the drainage system then proposed flood routing mitigation measures are recommended

Accordingly, the proposed residential development is appropriate for the site's flood zone category and the Planning System and Flood Risk Management Guidelines Sequential Approach is met and the 'Avoid' principal achieved.

#### **4.1.6 Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009)**

Screening for Appropriate Assessment has been undertaken for the proposed development in accordance with the Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009) and will form part of the application documentation.

The site is not located within or directly adjacent to any Natura 2000 area. The site is approximately 20km from the boundary of the South Dublin Bay and River Tolka estuary SPA/SAC as the crow flies but following the flow of the River Liffey this distance is significantly greater. Because of the distance separating the two areas there is no pathway for loss or disturbance of species or other semi-natural habitats that may act as ecological corridors for important species associated with the qualifying interests of the Natura 2000 sites.

There is a pathway from the site via surface and wastewater water flows to Dublin Bay via the Ringsend wastewater treatment plant and the River Liffey. As surface water from the site does not flow to the River Tolka there is no pathway between the site and the Tolka Estuary.

The proposed development has been screened for AA under the appropriate methodology and an AA Screening Report, prepared by Openfield Ecological Services has been submitted here with. It has found that significant effects are not likely to arise, either alone or in combination with other plans or projects that will result in significant effects to the integrity of the Natura 2000 network.

#### 4.1.7 Statement of Consistency

The proposed development has been informed by the foregoing Guidelines and has incorporated the relevant policies and objectives as contained therein. Accordingly, it is submitted that the proposed development is consistent with the overarching purpose and principles of the Ministerial Guidelines outlined above.

#### 4.2 South Dublin County Development Plan 2016-2022

Newcastle is designated as a Small Town in the core strategy and settlement hierarchy with a forecasted population of 4,235 in 2022. Section 1.7.4 notes that while the settlement of Newcastle retains a village character, the current population exceeds the RPG defined population threshold for a village. The current population of Newcastle is more consistent with that of a Small Town (1,500 – 5,000 persons). The RPG's state that the levels of growth in small towns shall be managed in line with the ability of local services to cater for growth, responding to local demand.

CORE STRATEGY (CS) Policy 4 in respect of Small Towns provides that *'it is the policy of the Council to support the sustainable long term growth of Small Towns based on local demand and the ability of local services to cater for growth'*. Furthermore, CS4 Objective 1 seeks *'to support and facilitate development on zoned lands on a phased basis subject to approved Local Area Plans'*.

With specific reference to Newcastle, Table 3.1 of the Development Plan provides an appraisal of existing and planned community facility provision within various settlements. Provided below is an extract from Table 3.1 in so far as it relates to Newcastle

**Table 4.1 Existing and Planned Community Facility Provision within Newcastle**

<b>Small Town: Rathcoole (2011 Population 2,680)</b>	
<b>Community Centre</b>	Community run public centres in Newcastle. Community floorspace required under Newcastle LAP
<b>Local Park</b>	Planned provision in Newcastle under Local Area Plan.
<b>Playgrounds/Play Spaces</b>	Planned park provision in Newcastle under LAP to include play space.
<b>Playing Pitches</b>	GAA facilities in Newcastle. Planned park provision in Newcastle under LAP to include playing pitches.
<b>Medical Centre(s)</b>	Some healthcare facilities in the area, with access to facilities within Consolidation Towns.
<b>Childcare Facilities</b>	Limited childcare facilities currently located in area; facilities will be required in tandem with any population growth.

#### 4.2.1 Land Use Zoning & Designations

The overall landholding is subject to four zoning objectives in the South Dublin County Development Plan 2016-2022:

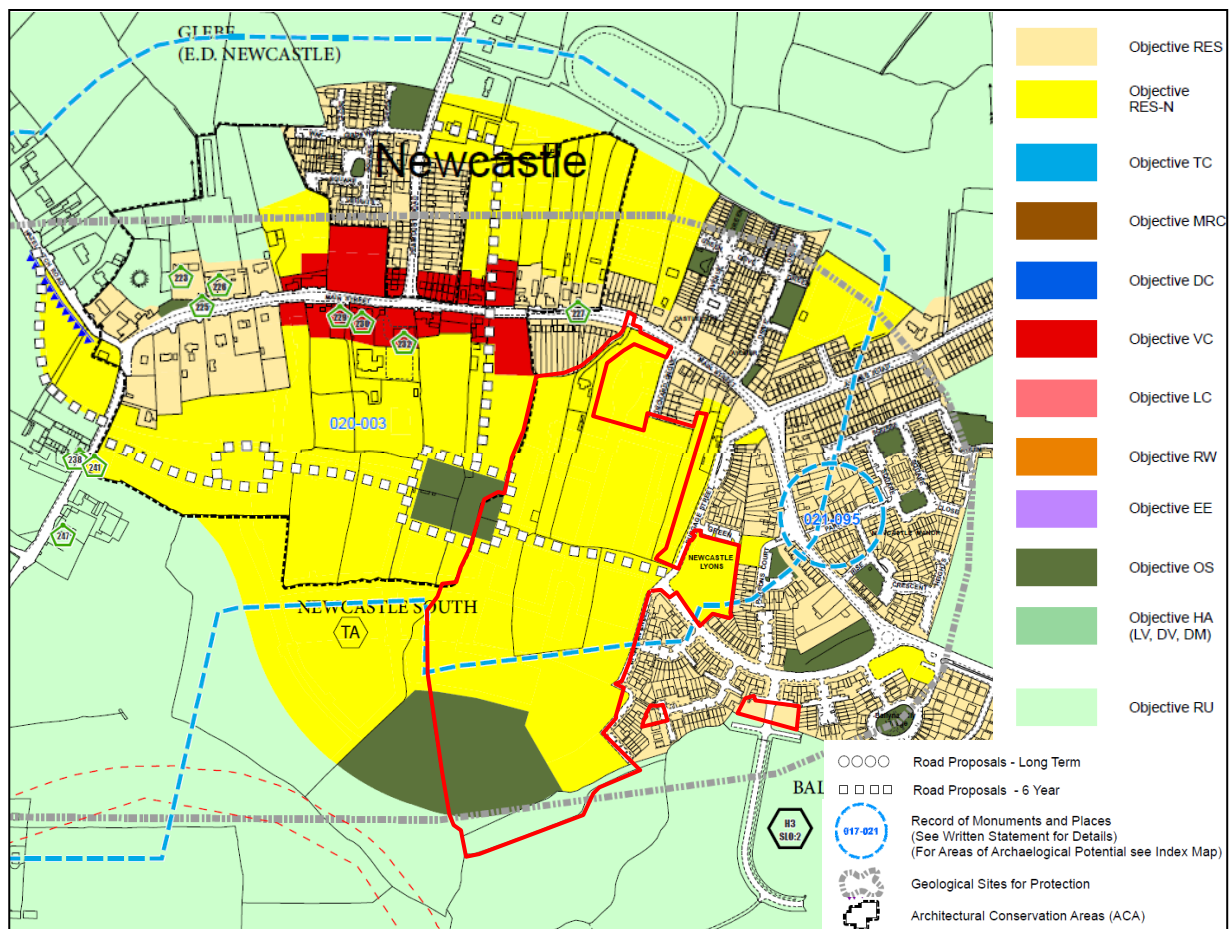
- The majority of the lands, including the Ballynakelly Site, are zoned **Objective RES-N** 'to provide for new residential communities in accordance with approved area plans'
- An area to the south of the site, together with a smaller area located centrally, is zoned **Objective OS** 'to preserve and provide for open space and residential amenities'.
- Lands to the south (outside the LAP Boundary) are zoned **Objective RU** 'to protect and improve rural amenity and provide for the development of agriculture'.
- The infill sites at Ballynakelly Rise and Ballynakelly Edge are zoned **Objective RES** 'to protect and/or improve residential amenity'.

In addition, the subject lands are subject to a **6 Year Road Proposal** which generally traverses the site east to west while providing a link northward to Main Street. Various streets within the LAP lands are identified as a 6 year road proposal in order to facilitate the formation of a strategic street network providing access through the LAP lands.

The entire site (and the wider village) is identified as a **Recorded Monument** under Ref. 020-003. The subject site is also located with an **Area of Archaeological Potential**.

The site is also located within an area designated as a **Geological Site for Protection**. Table 9.6 of the Development Plan refers to the Newcastle Buried Channel as a Geological Site for Protection. The site is described as 'a deep buried channel in the Carboniferous Limestone bedrock, representing the site of a former *Vauclusian Spring type cave (a large resurgence of groundwater from a cave)*' located at the townlands of Newcastle Farm, Newcastle Demesne, Glebe, Athgoe North, Newcastle South, Ballynakelly, Newcastle North, Cornerpark and Commons Little.

**Figure 4.1 Land Use Zoning**



**4.2.2 Statement of Consistency**

The proposed development is consistent with the requirements of the Core Strategy and the Settlement Strategy which seeks to focus appropriately scaled growth to cater for local needs in Small Towns. The proposed development will contribute towards meeting the forecasted population target as provided in the Core Strategy .Furthermore, the proposed development provides for the delivery of new residential development on appropriately zoned lands (Objective RES-N and RES) and the delivery of key green infrastructure on lands zoned Objective OS.

The proposed development provides for the delivery of a significant portion of public park on lands zoned Objective OS located to the south of the application site. The proposed layout partially provides and respects the area of zoned Objective OS located centrally along the western site boundary so that it can form part of a larger open space, the balance of which is in Third Party ownership. The east west road follows the Roads Objective alignment to the south of the open space and provides for the future continuation of the road across third party lands. The proposed development connects to the road permitted under ABP-301421 to form the road objective bounding the open space to the north and similarly delivers the road running along the eastern boundary of the zoned open space.

With regard to planned community facility provision, the proposed development provides for the delivery of the initial phase of the village park which will provide a range of passive and active recreational spaces. In addition, the scheme will provide a range of open spaces which include playgrounds and play spaces

including the early delivery of play facilities on the existing open space to the north of the Ballynakelly site. Childcare facilities will be provided in accordance with Childcare Facilities Guidelines for Planning Authorities, June 2001. Accordingly, the proposed development contributes significantly to the range of community facilities serving Newcastle and in particular will secure the delivery of the village park to serve existing and future residents.

Chapters 4 and 11 provide a range of policies and objectives in respect of urban design, location and layout of new development, housing mix and development management standards. These overarching principles have been incorporated into the Newcastle Local Area Plan 2012-2018, as extended, and are consequently more appropriately considered under the local planning context detailed below.

Accordingly, the proposed development has been informed by the South Dublin County Development Plan 2016-2022 and has incorporated the relevant policies and objectives as contained therein.

### 4.3 Newcastle Local Area Plan 2012 – 2022

The Newcastle Local Area Plan (LAP) came into operation on the 10 December 2012. In October 2017, by resolution, the LAP was extended for a further period of four years (in accordance with Section 19 of the Planning and Development Act 2000, as amended). The LAP will now expire on 9 December 2022.

#### 4.3.1 Vision & Key Strategies

The **vision** for the Newcastle Local Area Plan (2012) is:

*“A village with a strong sense of identity that offers a good quality of life building upon its past, where there is integration between the existing and new developments through the creation of an intricate network of walkable streets that connect pedestrian and cyclist path with important destinations; a beautiful village with quality useful spaces that realise and enhance the full potential of Newcastle’s rich natural and built heritage through the sensitive incorporation of hedgerows, water features, burgage plots, townland and parish boundaries, archaeology, protected structures and recorded monuments; a developing village that sensitively addresses the contrast between existing and new elements and retains much of its existing character, whilst being a showcase for the sensitive expansion of an historic and nationally important settlement.”*

There are **four key strategies**, which in turn are accompanied by more specific objectives, set out in the LAP which will assist in realising the vision for the Plan lands:

*1. Green Infrastructure – The Green Infrastructure Strategy will direct the protection and enhancement of the natural and built heritage; the conservation and enhancement of biodiversity; the provision of accessible parks, open spaces and recreational facilities; the sustainable management of water incorporating SUDS features; and the maintenance of sensitive landscapes.*

*2. Accessibility and Movement – The Accessibility and Movement Strategy seeks to reinstate Main Street as the backbone of movement for the Village and to supplement such with a choice of alternative routes for pedestrians, cyclists and vehicles in a manner that links each neighbourhoods directly with the Village Core and with each other either directly or indirectly.*

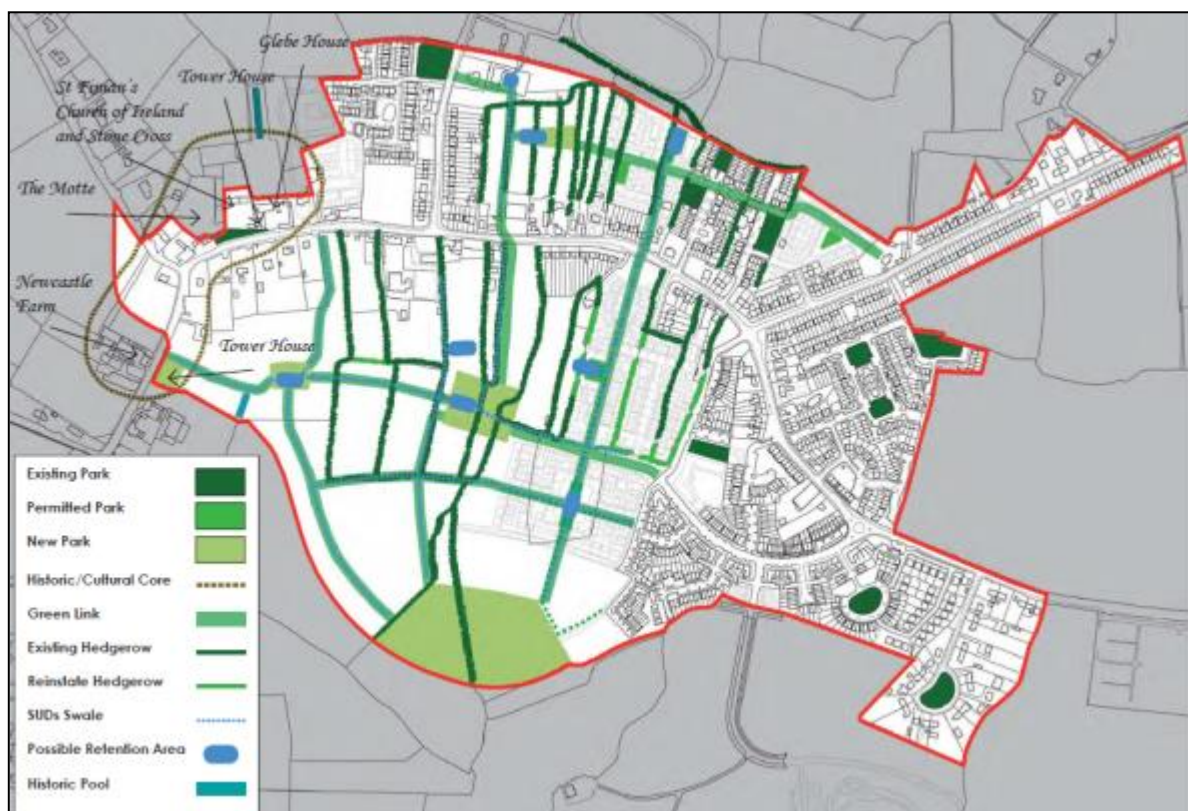
3. *Land Use and Density* – The Land Use and Density Strategy will direct land uses and densities within three revised Character Areas (The Village Core, The Village Expansion Area and The Settlement Edge) in a manner that is sensitive to the historic importance and character of the Village and its hinterland.

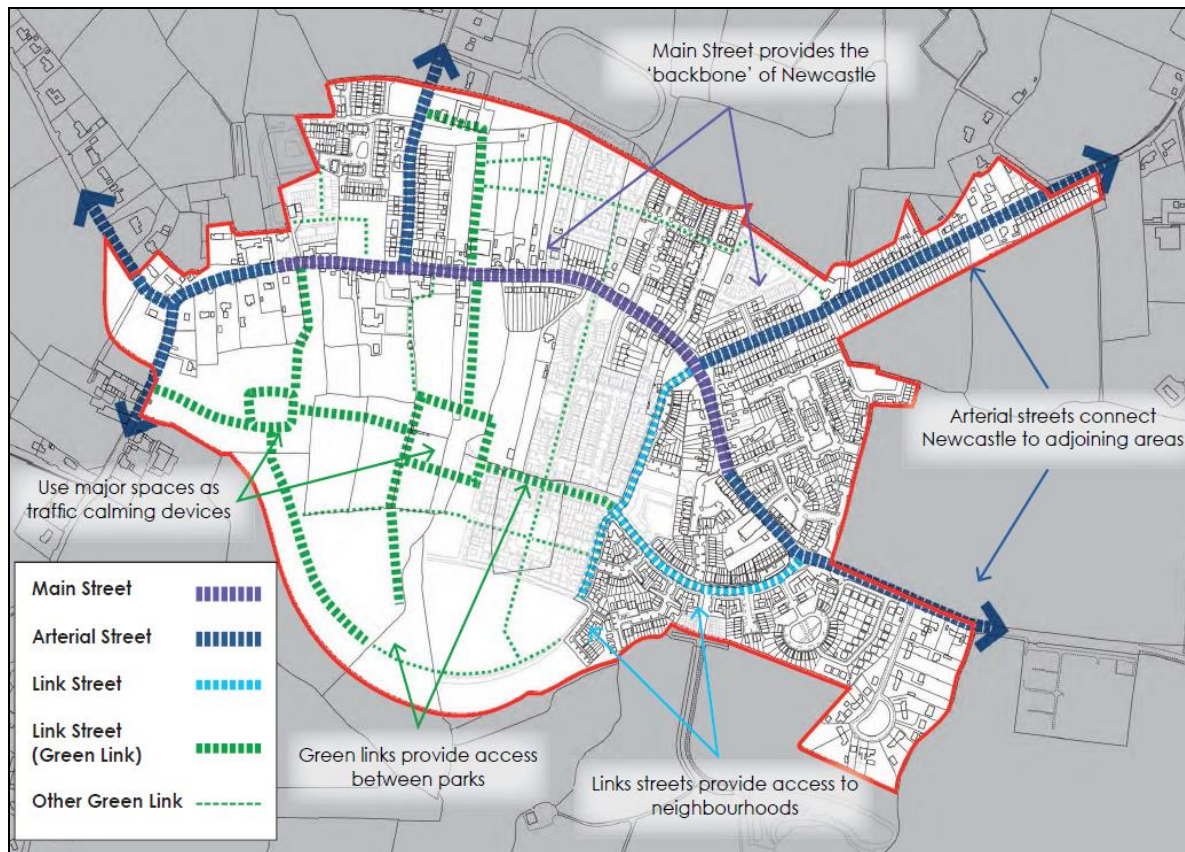
4. *Built Form* - The Built Form Strategy will direct the layout of development into a network of village streets, blocks and plots that are sensitive to the Village's historic setting and cultural importance whilst introducing contemporary structures that are responsive to their surroundings.

The LAP also includes a requirement for planning applications for any building(s), street(s), or space(s) to be accompanied by a masterplan that demonstrates compliance with the above coordinated approach and strategies. An overall Master Plan approach has informed the proposed design and has been demonstrated in the Design Report prepared by MOLA Architecture, the Landscape Design Report prepared by Murray Associates and the Infrastructure Design Report prepared by DBFL Consulting Engineers.

The proposed development has been carefully designed to contribute towards achieving the overall vision set out in the LAP. In particular, opportunities for pedestrian and cycle connections, the creation of quality, useful spaces which sensitively incorporate existing natural features including hedgerows and burgage plots and seek to integrate successfully with existing development have been maximised.

**Figure 4.2 Overall Green Strategy Map**



**Figure 4.3 Movement Framework**

The LAP provides a wide range of detailed Objectives to implement the overall strategy. A summary of compliance with principal objectives relating to the four key strategies has been summarised below:

### Green Infrastructure

The LAP sets out a Parks Hierarchy to ensure that public open spaces have a clear function and serve a range of needs. Objective GI1 seeks to implement the hierarchy through the provision of a Green Infrastructure Network and requires that a minimum rate of 14% is provided on A1 zoned lands. Objective GI2 requires a clear role and function for each open space, while Objective GI3 requires Play facilities shall be provided at a rate of 3sqm per dwelling. Objectives GI5 and GI6 relate to the landscaping of public squares.

The proposed development provides for 3.9ha of open space, comprising 24% of the overall site area. The proposed development provides for the delivery of the initial phase of the village park, Taobh Chnoic, which will provide a wide range of passive and active recreational activities. The proposed layout integrates with the centrally located Burgage South Park, the majority of which is outside the Applicant's control, and facilitates its future development as a public open space.

Play facilities are proposed within each of the pocket parks, including a new facility which is being progressed by the Applicant on the site adjacent to the Ballynakelly site in addition to the range of facilities being proposed at the Village Park. Landscaping details submitted with this application demonstrate the high-quality design and function of each of the open spaces proposed. While it is noted that the configuration and location of some of the pocket parks may have altered slightly from that indicated in the LAP, it is submitted that the overall quantum of open space proposed is consistent with the LAP



requirements and the locations have been selected to best provide the role and function of the pocket parks with access to all. The more substantial open spaces, Taobh Chnoic Park and Burgage South Park, have been delivered on the extent of lands fully under the control of the Applicant as per the LAP and Development Plan zoning objective.

The protection of the burgage plot boundary delineations, as required under Objective GI7 has been central to the overall design and layout of the proposed development. As required under GI8, the Landscaping Strategy prepared by Murray & Associates Landscape Architects clearly details how these boundaries will be enhanced or reinstated and incorporated. In accordance with Objectives GI10 and GI11, removal of hedgerows has been minimised. When a like-for-like reinstatement is not possible, or where it is unavoidable for hedgerows be removed, a symbolisation of the existing hedgerow is proposed. It is noted that the road objective for a street along the eastern boundary of Burgage South Park has been relocated further eastwards in order to protect the important burgage hedgerow running along the boundary of the zoned area.

In accordance with Objectives GI12 to GI17, rainwater and water flows management will be dealt by infiltrating as much water as possible within the development area vicinity, as well as using a network of swales (existing & new ones). Proposed infiltration areas, either surface or below ground, will be located within open space areas resulting in the SUDS network being integrated into the public realm.

A full archaeological assessment has been undertaken as part of the EIAR in accordance with Objectives GI21 to GI25 of the LAP. The proposed development seeks to retain existing hedgerows, trees and other natural features where possible to protect and enhance existing ecology and biodiversity. An ecological assessment has been undertaken as part of the Biodiversity Chapter of the EIAR, and two Bat Surveys were carried out to inform the detailed design of the proposed development. A copy of the Bat Surveys, together with an approved Derogation Licence for the removal of an agricultural shed, is submitted as part of this application.

Objective GI32 requires the creation of an open ended and integrated network of walking and cycle routes that promotes universal access for all and permeate the Plan Lands. In this respect, the proposed development provides for the creation of a new Green Links and dedicated cycle and pedestrian routes to connect the proposed neighbourhoods with the existing surrounding neighbourhoods, and with proposed parks and the future school site.

Objective GI33 seeks to ensure that the transition between built development and the open countryside is sensitively treated. In this respect, the proposed Village Park provides an appropriate transition from the proposed residential development and the surrounding countryside.

### **Accessibility & Movement**

The proposed development has had regard to the street hierarchy outlined in the LAP whilst also ensuring the proposed development is consistent with the requirements of DMURS. Consistent with Objectives AM2, AM8 and AM9, the proposed development offers choices of routes and helps dissipate vehicular traffic throughout the subject site. The implementation of self-regulating streets actively manages movement by offering real modal and route choices in a low speed high quality residential environment. The proposed development provides for the east-west link road in accordance with the alignment indicated in the LAP.

In accordance with Objective AM3, the proposed development provides for a direct vehicular, cycle and pedestrian route to Main Street and potential pedestrian and cycle links to adjoining lands which connect back to Main Street.

Consistent with Objectives AM4 and AM5, all streets have been designed with pedestrian and cycle movements in mind. The proposed development provides for a greenway pedestrian/cycle network linking existing developed areas to the east with the centre of Newcastle and to the north, through the new development, and continuing westward to integrate with the future development lands.

In accordance with Objective AM14 and AM15, all routes have been designed to facilitate integration with adjoining lands subject to necessary third-party agreement.

### **Land Use & Density**

The majority of the subject lands fall within the Village Expansion Area<sup>1</sup>, for which LUD7 requires that development *'shall be sensitively consolidated within the burgage plot field system in a manner that retains field boundaries and enhances and protects biodiversity. Where burgage boundaries have been removed previously, these shall be reinstated as part of any new development'*. As outlined, the retention and reinstatement of the burgage plots has been a central consideration of the overall design for the subject site.

In accordance with Objectives LUD9 to LUD11, the proposed development provides for a primary school site adjacent to the proposed Village Park to maximise opportunity for shared recreational facilities.

Objective LUD12 requires that *'Community facilities, which shall include youth specific facilities, shall be provided at a rate of 3sq.m per 10 dwellings'* and should be provided at, or adjoining, the existing St. Finian's Community Centre. It is submitted that the proposed development provides extensive community facilities to serve the wider village in the form of the initial phase of Taobh Chnoic Park (almost 2ha) and the provision of community allotments (0.6ha). Play facilities incorporated into the Park include a range of high-quality recreational facilities including Neighbourhood and Local Equipped Play Areas; a senior sized grass sports pitch, a multiuse games area; large areas for passive recreation; a plaza for events together with circulation paths and nature trails. In this respect, it is submitted that the proposed development provides significant planning gain for the wider community and appropriately contributes to Community Facility provision without the need for indoor community facilities.

Objectives LUD14 to LUD18 relate to dwelling mix and density. Objective LUD14 restricts apartments to small gateway and landmark sites. Furthermore, LUD18 limits densities to those indicated in Table 5.3 of the LAP. Table 5.3 provides that the net average density for the Village Expansion area is 25-30 units per hectare with the Settlement Edge reducing to 12-20 units per hectare. However, H8 Objective 1 provides that residential development should make efficient use of zoned lands and maximise the value of existing and planned infrastructure and services, including public transport and, physical and social infrastructure, in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009).

The Guidelines promote and encourage higher residential densities where appropriate, noting that for greenfield sites in cities and larger towns development at net densities less than 30 dwellings per hectare

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<sup>1</sup> A portion of the site to the south west, adjacent to the Village Park, falls within the area designated Settlement Edge

should generally be discouraged in the interests of land efficiency. For centrally located sites in smaller towns, the Guidelines advocate a density range of 30-40+ dwellings per hectare. On this basis, and in the interests of the efficient use of zoned and serviced land, the proposed development provides for a net residential density of 37.2 units per hectare. In order to achieve such densities, it has been necessary to provide a wider typology of units through the Village Expansion Area which includes apartments and duplex units.

### Built Form

Street Design Objectives BF2 to BF6 have been incorporated into the street design to ensure that the proposed street layout achieves the overall objectives in terms of the creation of a network of link streets providing a high level of permeability and connectivity, the road design reduces speeds and wide footpaths with well-designed crossings prioritise pedestrian movements.

In compliance with Objective BF7a, a total of 5 no. principle house types are proposed with 12 variants depending on their position on the scheme. In addition, a variety of apartments and duplex units are proposed on infill sites. Accordingly, the proposed development provides a wide range of house types and designs which vary in size from one to four beds. Objective FB8 limits new development to a maximum of two storeys in height with limited exceptions for buildings on landmark sites designated. It is noted that in order to increase residential densities in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009), it has been necessary to introduce 3 storey duplex units within the Village Expansion Area. Furthermore, the infill development at the Ballynakelly site is part 4 storey. It is submitted that the proposed additional height has been carefully sited to minimise any potential impacts on surrounding residential amenity, to appropriately frame public open spaces and streets and to ensure an appropriate mix of house typologies. In this respect, it is considered that the proposed heights are consistent with the Urban Development and Building Height Guidelines.

#### 4.3.2 Character Areas

The LAP provides for three **Character Areas**: The Village Core; Village Expansion and Settlement Edge. The Village Core has been centred on Main Street and is supported by the Village Expansion area that consolidates development on lands that surround Main Street. The outer Settlement Edge will provide a softer transition with the surrounding countryside in the form of development on larger plots, a Towerhouse Park at Athgoe Road and a Countryside Village Park (Taobh Chnoic).

Table 5.4 of the LAP provides the following recommended densities and uses for each of the Character Areas:

Character Area	Primary Use	Net Average Density per Ha
Village Core	Mixed	30-35
Village Expansion	Residential with local shopping & services	25-30
Settlement Edge	Residential	15-20

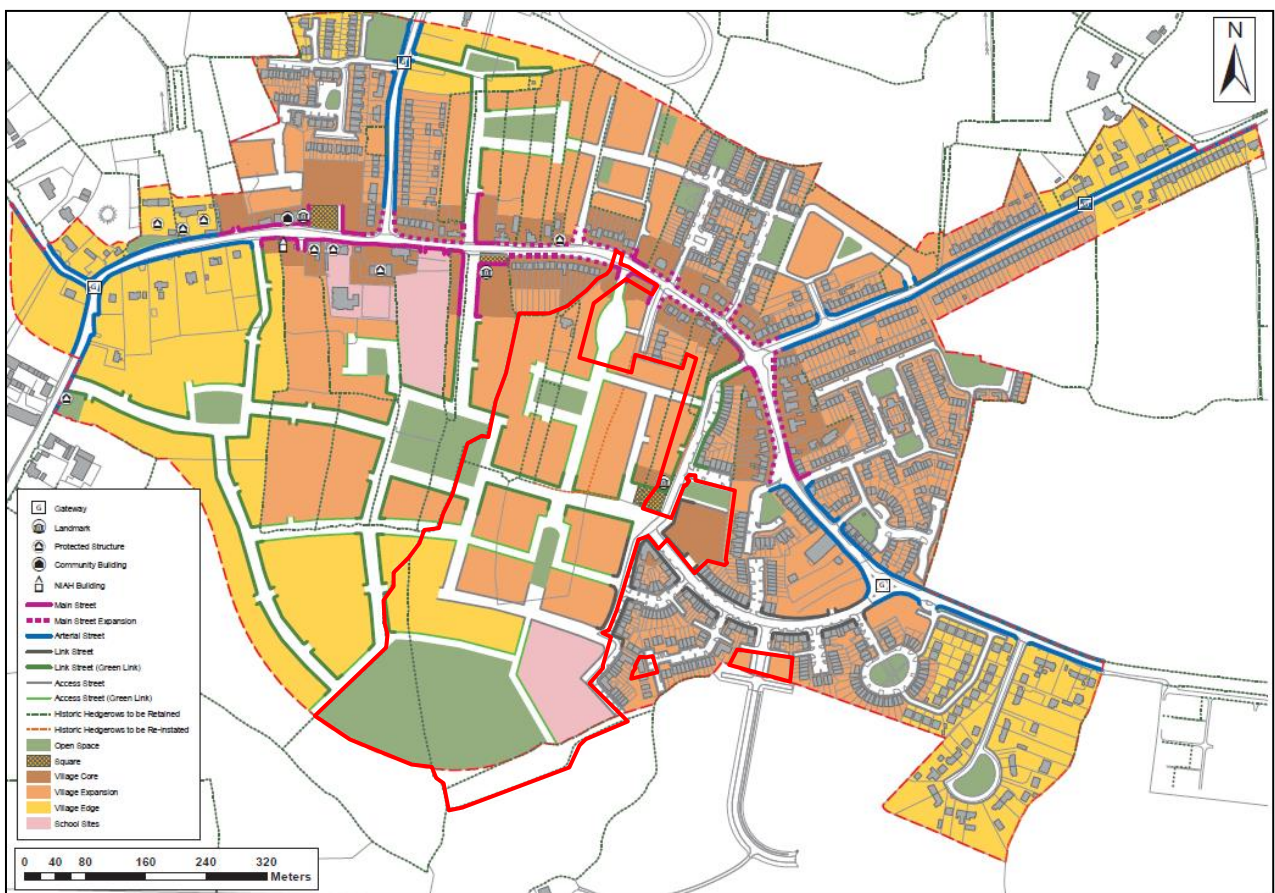
Note: To facilitate Flexibility, a 10% variation below and above each of the density ranges is permissible

Net densities exclude all major public spaces and streets (Main Street & Link Streets); sites identified for community use and 10% of gross area in lieu of infrastructure.

As noted above, the proposed development provides for some deviation from the residential densities recommended in the LAP. Such deviations are required in order to ensure consistency with Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) and to facilitate the efficient use of zoned lands.

Notwithstanding the deviations from the LAP densities, the proposed layout provides for higher densities closer to the Village Core, with the provision of terraced and duplex building typologies, with lower densities in the form of detached, semi-detached and terraced houses located towards the Village Park. Furthermore, the Park provides for an appropriate transition between the built development and the open countryside.

**Figure 4.4 Character Areas**



Each framework is accompanied by an indicative layout that illustrates how the development could look if carried out fully in accordance with the framework.

The application site predominantly falls across 3 separate Neighbourhoods: Taobh Chnoic, Burgage South and Ballynakelly West. The part of the site to the west comprising the completed development, with discrete infill sites, falls with Ballynakelly/Newcastle Manor, while part of the site to the north falls within Main Street Neighbourhood.

The design and approach of the application lands, including the three infill sites within the existing neighbourhood of Ballynakelly, provide the opportunity to create active frontages; legible streets and

recognisable features. Emphasis has been made to create character areas through the use of Green links, pocket parks and home zones as well as the opportunity of feature buildings. The landscape planting proposals reflect the proposed architectural character areas, albeit in a subtle manner, with a variation of planting associated with each character area. This adds a distinctness to each area, contributing towards creating a real sense of place within the development.

It is considered that a transition in density generally respects the intent of the Character Areas with higher density proposed on the infill sites, providing a transition from the existing development to the west, with lower density forms of development proposed to the south and west of the site, providing a more appropriate transition to the more rural landscape.

### 4.3.3 Phasing

The Phasing Strategy outlined in Section 8 provides for the timely delivery of community facilities and amenities for residential communities. Further phases of development will not be commenced until such time as key outcomes that include the provision of required parkland and community facilities and connections between neighbourhoods have been achieved.

The proposed development, which provides for 406 no. units, comprises of Phase 1 and 2 as identified in Section 8 of the LAP and summarised below:

Phase	Units	Key Outcome
1	300	<ul style="list-style-type: none"> <li>– The completion of the expansion or redevelopment of the existing school along Main Street and its opening for the intake of pupils, OR, the completion of a second primary school, on another site within the Plan lands, and its opening for the intake of pupils.</li> <li>– The provision of at least 130 sq.m of community floorspace, preferably located along Main Street*.</li> </ul>
2	100	<ul style="list-style-type: none"> <li>– 1.62 Ha. open space (to include a minimum of 1 NEAP, 1 LEAP and 2 YCAPs).</li> <li>– A minimum of two Neighbourhood Link Streets, which will open up two new access points with Main Street (or the arterial street network).</li> <li>– 50 sq.m of community floorspace as part of one facility at, or adjoining, the existing Saint Finian's Community Centre and/or the payment of development contributions towards the provision of community floorspace at this location.</li> </ul>

\*No further development shall be permitted on the lands to which planning application Reg. Ref. SD05A/0344 relates until the required community floorspace has been constructed and is operational either at the permitted Ballynakelly Local Centre site or, preferably, as an extension of St. Finian's Hall.

With regard to the **Phase 1** requirements:

- St. Finian's National School has been completed and is operational on LAP lands to the west of the subject site. The proposed development will facilitate direct links to the school via extant permission Reg. Ref. Reg. Ref. SD17A/0378 (ABP Ref. PL06S.301421).

In addition, the proposed development provides for the reservation of a school site within the development which will be made available to the Department of Education as required.

- The phasing requirement for the delivery of 130sqm of community facilities is noted. However, the existing St. Finian's Community Centre is a significant facility on a constrained site. There is limited scope to provide an additional 130sqm without full redeveloping the site. Furthermore, since the preparation of the LAP St. Finian's National School has been opened and provides additional facilities and space available for use by the local community. Given the significant established facilities it is considered that an appropriate contribution, to be agreed with South Dublin County Council, toward the enhancement and running of the established facilities would be more appropriate and beneficial to existing and future communities in Newcastle. The Applicant is happy for a condition to this affect to be attached to any permission.

With regard to the **Phase 2** requirements:

- The proposed development provides for the delivery of 3.8ha of open space providing a range of spaces and plan areas and experiences. Young Children's Area Play (YCAP) have been incorporated into the smaller local open spaces at Ballynakelly West Park and Ballynakelly West Square. Neighbourhood & Local Equipped Play Areas (NEAP & LEAP combined) have been incorporated into the initial phase of Taobh Chnoic Park. A further, fully equipped playground is being provided at Ballynakelly Park in consultation with South Dublin County Council.
- The proposed development provides for the creation of a new Neighbourhood Link Street, which will open a new access point with Main Street in accordance with the indicative alignment on Figure 5.6 of the LAP. In addition to this, three Link Streets currently exist, one to the west at St. Finian's School and two to the east at Burgage Street and Newcastle Boulevard. In this respect, all Link Streets identified in Figure 5.6 to the south of Main Street and to serve the eastern portion of the LAP lands will be delivered.
- As outlined above, the Applicant is happy for a Condition requiring an appropriate contribution to support existing community facilities to be attached to any permission.

In this respect, it is submitted that the proposed development provides significant planning gain and delivers a number of the key phasing requirements as provided for by the LAP. In this respect, it is considered that the proposed development will provide a range of community benefits, through the delivery of key green infrastructure, for both future and existing communities on lands under the control of the Applicant and accordingly is consistent with the phasing objectives of the LAP.

#### **4.3.4 Statement of Consistency**

Based on the foregoing the proposed development has been informed by the Newcastle Local Area Plan 2012-2022 and has incorporated the relevant policies and objectives as contained therein. In particular, the proposed development will bring forward residential development in a manner which will contribute to the creation of sustainable communities. The detailed design has been carefully created to respect the historic burgage plots; to deliver a network of link streets to provide a high level of permeability, the protection and reinstatement of historic burgage plots and connectivity for existing and future communities and to deliver significant green infrastructure to serve the wider population in the form of the Village Park.

It is noted that it has been necessary to deviate from certain objectives of the LAP, particularly in terms of density and building heights, however such deviations have been necessary to ensure consistency with Ministerial Guidelines which promote more efficient use of zoned lands.

Based on the foregoing, it is submitted that the proposed development is consistent with the policies and objectives of the LAP as outlined above.

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**APPENDIX A**

**PART V:**

**Correspondence submitted to South Dublin County Council in respect of Part V**



James Donlon MRTPI  
Town Planner  
CAIRN PLC  
7 Grand Canal  
Grand Canal Street Lower,  
Dublin 2

Tuesday, 06 August 2019

**RE: Cairn Homes SHD Proposal at Newcastle, Co. Dublin**

Dear James,

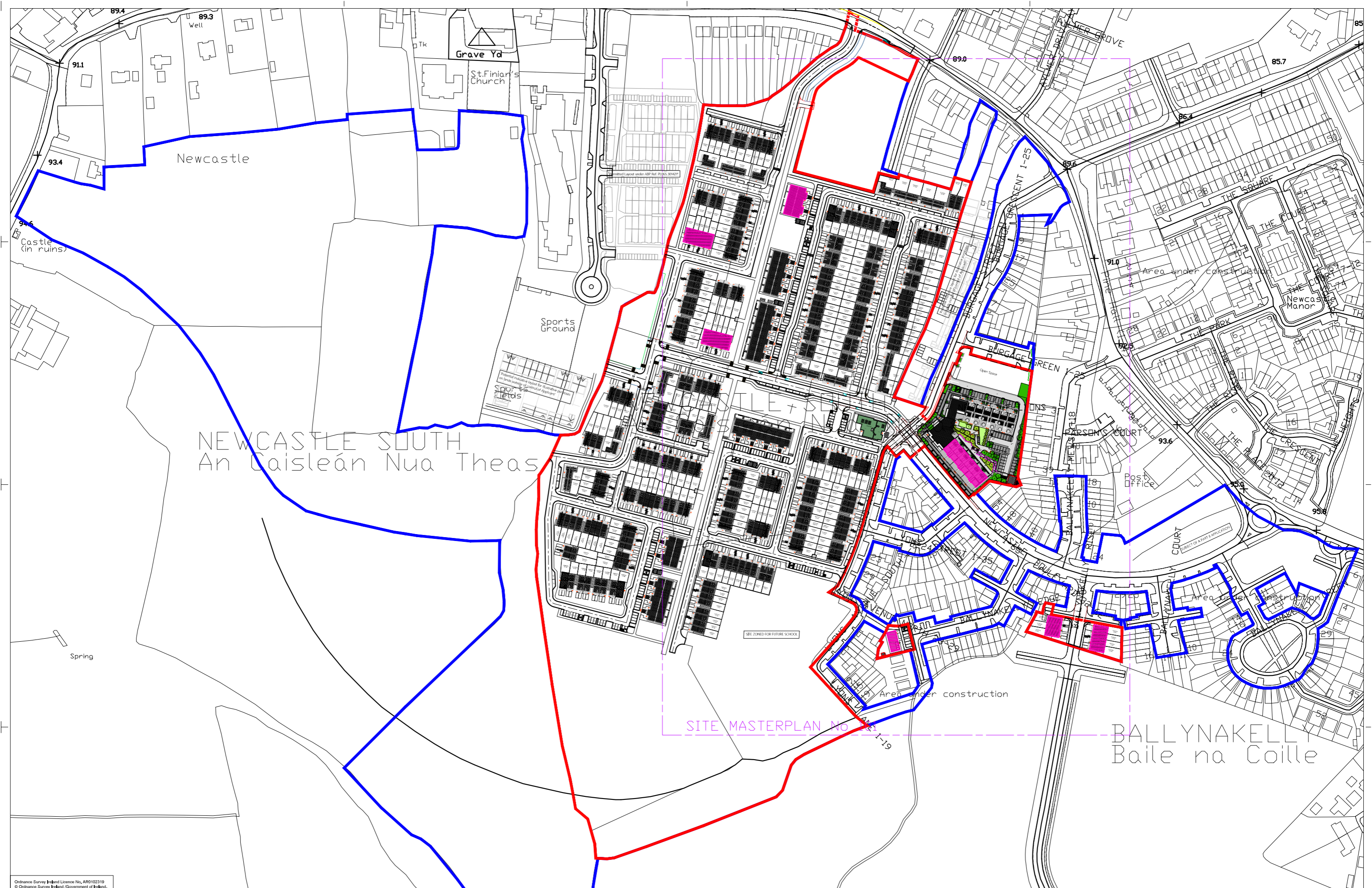
I acknowledge Cairn Homes are preparing a submission to An Bord Pleanála for Strategic Housing Development of 406 residential units. I confirm that Cairn Homes has engaged with South Dublin County Council in respect of the Part V requirement on this proposed development and discussions are ongoing in this respect.

The Part V proposal as submitted to the Council on the 16th of July 2019 has been reviewed and the quantum of proposed Part V units is acceptable.

Should you wish to discuss this further please do not hesitate to contact me.



Regards,  
Marie Kavanagh



NEWCASTLE SOUTH  
An Caisleán Nua Theas

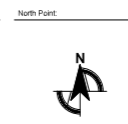
BALLYNAKELLY  
Baile na Coille

SITE MASTERPLAN NO. 1-19

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NOTES / LEGEND

	CURRENT APPLICANT SITE
	OTHER LANDS WITHIN OWNERSHIP OF APPLICANT
	INCLUDED IN PART V.



Rev.	Date	Description	By	Drawing Status
01	21.09.2019	Part V Issue	MB	Planning

2 Derrynock Road  
 Derrynock  
 Dublin D04 N9D0  
 Ireland  
**MOLA**  
 Architecture  
 Telephone: +353 1 218 9800  
 www.mola.ie

Do not scale. Use figured dimensions only.  
 This drawing is to be read in conjunction with all relevant specifications and drawings.  
 All dimensions to be checked on site.  
 In the event of any discrepancy between drawings, the contractor is to inform the Architect immediately.

NCS - MA - 01 - 00 - DR - A - PV - 100 - P 01

HOUSE UNITS

Plot Number	UNIT NO.		Unit Type & DESCRIPTION	UNIT AREA (GIFA) m2	UNIT AREA (GIFA) Sq. Ft.	Bedrooms	Bedspaces	MIN. UNIT AREA	BED. 1 AREA	BED. 2 AREA	BED.3 AREA	AGGREGATE BEDROOM AREA	MAIN LIVING AREA (m2)	AGGREGATE AREA OF LIVING/ DINING/ KITCHEN	STORAGE & UTILITY AREA	PRIVATE AMENITY AREA (m2)	TOTAL INCLUDING Private Amenity	VIEW ASPECT DUAL / SINGLE	GARDEN ASPECT
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Ballynakelly West Neighbourhood

PLOT B2

B1	23	1	B1 - 3-Bed End Terraced	110.00	1184.03	3	5	92.00	16.13	11.93	7.96	36.02	16.62	37.42	8.46	75.00	185.00	1	NE
B2	24	1	B2 - 3-Bed End Terraced	110.00	1184.03	3	5	92.00	16.13	11.94	7.95	36.02	23.03	42.08	8.46	72.00	182.00	1	NE
F	1	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	0.00	27.00	21.56	38.49	7.63	55.00	141.00	1	NE
F	2	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	0.00	27.00	21.56	38.49	7.63	55.00	141.00	1	NE
F	3	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	0.00	27.00	21.56	38.49	7.63	55.00	141.00	1	NE
<b>Sub Total</b>				<b>5</b>	<b>478</b>	<b>5145.14</b>											<b>790</b>	<b>5</b>	

PLOT B3

B1	40	1	B1 - 3-Bed End Terraced	110.00	1184.03	3	5	92.00	16.13	11.93	7.96	36.02	16.62	37.42	8.46	112.00	222.00	1	NE
B2	41	1	B2 - 3-Bed End Terraced	110.00	1184.03	3	5	92.00	16.13	11.94	7.95	36.02	23.03	42.08	8.46	102.00	212.00	1	NE
F	4	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	-	27.00	21.56	38.49	7.63	66.00	152.00	1	NE
F	5	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	-	27.00	21.56	38.49	7.63	66.00	152.00	1	NE
F	6	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	-	27.00	21.56	38.49	7.63	66.00	152.00	1	NE
<b>Sub Total</b>				<b>5</b>	<b>478</b>	<b>5145.14</b>											<b>890</b>	<b>5</b>	

BALLYNAKELLY INFILL SITE C2

B1	190	1	B1 - 3-Bed End Terraced	110.00	1184.03	3	5	92.00	16.13	11.93	7.96	36.02	16.62	37.42	8.46	78.00	188.00	1	E
B	191	1	B - 3-Bed Terraced	110.00	1184.03	3	5	92.00	16.13	11.94	7.95	36.02	16.67	37.22	8.46	67.00	177.00	1	E
B	192	1	B - 3-Bed Terraced	110.00	1184.03	3	5	92.00	16.13	11.94	7.95	36.02	16.67	37.22	8.46	71.00	181.00	1	E
B1	193	1	B1 - 3-Bed End Terraced	110.00	1184.03	3	5	92.00	16.13	11.93	7.96	36.02	16.62	37.42	8.46	123.00	233.00	1	E
B1	194	1	B1 - 3-Bed End Terraced	110.00	1184.03	3	5	92.00	16.13	11.93	7.96	36.02	16.62	37.42	8.46	82.00	192.00	1	W
B	195	1	B - 3-Bed Terraced	110.00	1184.03	3	5	92.00	16.13	11.94	7.95	36.02	16.67	37.22	8.46	66.00	176.00	1	W
B1	196	1	B1 - 3-Bed End Terraced	110.00	1184.03	3	5	92.00	16.13	11.93	7.96	36.02	16.62	37.42	8.46	64.00	174.00	1	W
<b>Sub Total</b>				<b>7.00</b>	<b>770.00</b>	<b>8288.20</b>		<b>644.00</b>	<b>112.91</b>	<b>83.54</b>	<b>55.69</b>	<b>252.14</b>		<b>261.34</b>	<b>59.22</b>	<b>551.00</b>	<b>1321.00</b>	<b>7.00</b>	

TOTAL UNITS	NO OF UNITS	2 BED UNITS.	3 BED UNITS	UNIT AREA (GIFA)m2	UNIT AREA (GFA)Sq. Ft.	DUAL ASPECT	SINGLE ASPECT
	17.00	6.00	11.00	1726.00	18578.49	17.00	0.00
		35.29%	64.71%			100.00%	0.00%

18001\_RESIDENTIAL\_SCHEDULE\_PLOTS B4; C1 & C3 - APARTMENTS AND DUPLEX UNITS

11/07/2019

PLOT	UNIT NO.		UNIT TYPE/ BEDROOM COUNT	UNIT AREA (GFA) m2	UNIT AREA (GFA)Sq. Ft	Bedrooms	Bedspaces	MIN. UNIT AREA	+10% UNIT AREA	OVERSIZED UNIT	BED. 1 AREA	BED. 2 AREA	BED.3 AREA	AGGREGATE BEDROOM AREA	AGGREGATE AREA OF LIVING/ DINING/ KITCHEN	AGGREGATE STORAGE AREA	BALCONY / PRIVATE AMENITY AREA (m2)	TOTAL INCLUDING BALCONY	VIEW ASPECT DUAL / SINGLE	Ceiling Height (m)	Garden Orientation	
<b>BALLYNAKELLY PLOT B4</b>																						
<b>DUPLEX UNITS</b>																						
DP - Part V	1	1	A - 3 Bed duplex End Unit	150.32	1618.03	3	5	92.00	101.20	YES	16.06	12.99	7.58	36.63	42.92	6.26	21.85	172.17	1	2.675	NW	
DP - Part V	2	1	A - 3 Bed duplex Terrace	144.54	1555.81	3	5	92.00	101.20	YES	15.26	12.37	7.58	35.21	39.62	6.26	21.63	166.17	1	2.675	NW	
DP - Part V	3	1	A - 3 Bed duplex Terrace	144.54	1555.81	3	5	92.00	101.20	YES	15.26	12.37	7.58	35.21	39.62	6.26	21.63	166.17	1	2.675	NW	
DP - Part V	4	1	A - 3 Bed duplex End Unit	150.32	1618.03	3	5	92.00	101.20	YES	16.06	12.99	7.58	36.63	42.92	6.26	21.85	172.17	1	2.675	NW	
AP - Part V	1	1	A - 2 Bed End Apartment	82.90	892.33	2	4	73.00	80.30	YES	14.18	12.43	-	26.61	34.32	6.97	45.82	128.72	1	3.0	NW	
AP - Part V	2	1	A - 2 Bed Terrace Apartment	82.90	892.33	2	4	73.00	80.30	YES	13.77	12.43	-	26.20	33.83	6.79	42.75	125.65	1	3.0	NW	
AP - Part V	3	1	A - 2 Bed Terrace Apartment	82.90	892.33	2	4	73.00	80.30	YES	13.77	12.43	-	26.20	33.83	6.79	42.75	125.65	1	3.0	NW	
AP - Part V	4	1	A - 2 Bed End Apartment	150.32	1618.03	2	4	73.00	80.30	YES	14.18	12.43	-	26.61	34.32	6.97	45.82	196.14	1	3.0	NW	
<b>Sub Total</b>	<b>8</b>			<b>989</b>	<b>10642.70</b>													<b>1252.84</b>	<b>8</b>	<b>0.00</b>		
<b>BALLYNAKELLY INFILL SITE C1</b>																						
<b>DUPLEX UNITS</b>																						
DP - Part V	42	1	A - 3 Bed duplex Terrace	112.76	1213.74	3	5	92.00	101.20	YES	13.20	11.40	7.42	32.02	37.57	9.78	20.36	133.12	1	2.8	SW	
DP - Part V	43	1	A - 3 Bed duplex Terrace	112.76	1213.74	3	5	92.00	101.20	YES	13.20	11.40	7.42	32.02	37.57	9.78	20.36	133.12	1	2.8	SW	
DP - Part V	44	1	A - 3 Bed duplex Terrace	112.76	1213.74	3	5	92.00	101.20	YES	13.20	11.40	7.42	32.02	37.57	9.78	20.36	133.12	1	2.8	SW	
DP - Part V	45	1	A - 3 Bed duplex Terrace	112.76	1213.74	3	5	92.00	101.20	YES	13.20	11.40	7.42	32.02	37.57	9.78	20.36	133.12	1	2.8	SW	
DP - Part V	46	1	A - 3 Bed duplex Terrace	112.76	1213.74	3	5	92.00	101.20	YES	13.20	11.40	7.42	32.02	37.57	9.78	20.36	133.12	1	2.8	SW	
DP - Part V	47	1	A - 3 Bed duplex End Unit	112.76	1213.74	3	5	92.00	101.20	YES	13.20	11.40	7.42	32.02	37.57	9.78	20.36	133.12	1	2.8	SW	
AP - Part V	42	1	A - 2 Bed Terrace Apartment	84.89	913.75	2	4	73.00	80.30	YES	13.24	11.77	-	25.01	31.80	6.30	44.20	129.09	1	2.7	SW	
AP - Part V	43	1	A - 2 Bed Terrace Apartment	84.89	913.75	2	4	73.00	80.30	YES	13.24	11.77	-	25.01	31.80	6.30	44.20	129.09	1	2.7	SW	
AP - Part V	44	1	A - 2 Bed Terrace Apartment	84.89	913.75	2	4	73.00	80.30	YES	13.24	11.77	-	25.01	31.80	6.30	44.20	129.09	1	2.7	SW	
AP - Part V	45	1	A - 2 Bed Terrace Apartment	84.89	913.75	2	4	73.00	80.30	YES	13.24	11.77	-	25.01	31.80	6.30	44.20	129.09	1	2.7	SW	
AP - Part V	46	1	A - 2 Bed Terrace Apartment	84.89	913.75	2	4	73.00	80.30	YES	13.24	11.77	-	25.01	31.80	6.30	44.20	129.09	1	2.7	SW	
AP - Part V	47	1	A - 2 Bed End Apartment	84.89	913.75	2	4	73.00	80.30	YES	13.24	11.77	-	25.01	31.80	6.30	44.20	129.09	1	2.7	SW	
<b>Sub Total</b>	<b>12</b>			<b>1185.90</b>	<b>12764.91</b>													<b>1573.26</b>	<b>12</b>	<b>0</b>		
<b>BALLYNAKELLY INFILL SITE C3</b>																						
<b>Apartments</b>																						
C3 - PART V	Unit A	1	1 BEDROOM APT.	48.00	516.67	1	2	45.00	49.50	NO	11.50	-	-	11.50	23.00	3.10	10.00	58.00	1	2.7	SW	
C3 - PART V	Unit B	1	1 BEDROOM APT.	48.70	524.20	1	2	45.00	49.50	NO	11.60	-	-	11.60	30.20	3.65	10.00	58.70	1	2.7	SW	
C3 - PART V	Unit C	1	3 BEDROOM APT.	98.00	1054.86	3	5	90.00	99.00	NO	13.50	11.50	7.20	32.20	34.50	7.63	10.00	108.00	1	3	SW	
<b>Sub Total</b>	<b>3.00</b>			<b>194.70</b>	<b>2095.73</b>			<b>180.00</b>	<b>198.00</b>		<b>36.60</b>	<b>11.50</b>	<b>7.20</b>	<b>55.30</b>	<b>87.70</b>	<b>14.38</b>		<b>224.70</b>	<b>3</b>	<b>0</b>		
<b>TOTAL UNITS</b>																		<b>TOTAL INCLUDING BALCONY</b>	<b>DUAL ASPECT</b>	<b>SINGLE ASPECT</b>		
		<b>23.00</b>	<b>2</b>	<b>10</b>	<b>11</b>	<b>2369.34</b>	<b>25503.34</b>											<b>3050.80</b>	<b>23.00</b>	<b>0</b>		
		<b>8.70%</b>	<b>43.48%</b>	<b>47.83%</b>											<b>100.00%</b>	<b>0.00%</b>						



Newcastle Phase 1, Co. Dublin  
406 Units  
11.07.2019



Part V

House Type	Beds	No.	Area/Unit	Per Unit Cost Allocation												Total/Unit	
				Total Area	Build Cost	Site Works	Abnormals	Indirect Costs	Professional Fees	Development Con	Finance Costs	Margin	EUV	Vat			
<b>House Types</b>																	
HT B - Mid Terrace	3 Bed	1	110.0	1,184	1,184	124,580	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	349,283	349,283
HT B - Mid Terrace	3 Bed	1	110.0	1,184	1,184	124,580	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	349,283	349,283
HT B - Mid Terrace	3 Bed	1	110.0	1,184	1,184	124,580	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	349,283	349,283
HT B1 - End of Terrace / Semi Det	3 Bed	1	110.0	1,184	1,184	124,580	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	349,283	349,283
HT B1 - End of Terrace / Semi Det	3 Bed	1	110.0	1,184	1,184	124,580	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	349,283	349,283
HT B1 - End of Terrace / Semi Det	3 Bed	1	110.0	1,184	1,184	124,580	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	349,283	349,283
HT B1 - End of Terrace / Semi Det	3 Bed	1	110.0	1,184	1,184	124,580	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	349,283	349,283
HT B1 - End of Terrace / Semi Det	3 Bed	1	110.0	1,184	1,184	124,580	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	349,283	349,283
HT B1 - End of Terrace / Semi Det	3 Bed	1	110.0	1,184	1,184	124,580	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	349,283	349,283
HT B1 - End of Terrace / Semi Det	3 Bed	1	110.0	1,184	1,184	124,580	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	349,283	349,283
HT B2 - End of Terrace (Wide Front)	3 Bed	1	110.0	1,184	1,184	124,580	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	349,283	349,283
HT B2 - End of Terrace (Wide Front)	3 Bed	1	110.0	1,184	1,184	124,580	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	349,283	349,283
HT F - Mid Terrace	2 Bed	1	86.0	926	926	97,399	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	322,102	322,102
HT F - Mid Terrace	2 Bed	1	86.0	926	926	97,399	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	322,102	322,102
HT F - Mid Terrace	2 Bed	1	86.0	926	926	97,399	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	322,102	322,102
HT F - Mid Terrace	2 Bed	1	86.0	926	926	97,399	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	322,102	322,102
HT F - Mid Terrace	2 Bed	1	86.0	926	926	97,399	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	322,102	322,102
<b>Duplex / Apartment Types</b>																	
GF Apartment - Mid Unit	2 Bed	1	82.9	892	892	115,783	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	340,485	340,485
GF Apartment - Mid Unit	2 Bed	1	82.9	892	892	115,783	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	340,485	340,485
GF Apartment - Mid Unit	2 Bed	1	82.9	892	892	115,783	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	340,485	340,485
GF Apartment - Mid Unit	2 Bed	1	82.9	892	892	115,783	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	340,485	340,485
GF Apartment - Mid Unit	2 Bed	1	82.9	892	892	115,783	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	340,485	340,485
GF Apartment - Mid Unit	2 Bed	1	82.9	892	892	115,783	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	340,485	340,485
GF Apartment - Mid Unit	2 Bed	1	82.9	892	892	115,783	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	340,485	340,485
Duplex - Mid Unit	3 Bed	1	108.8	1,171	1,171	151,956	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	376,659	376,659
Duplex - Mid Unit	3 Bed	1	108.8	1,171	1,171	151,956	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	376,659	376,659
Duplex - Mid Unit	3 Bed	1	108.8	1,171	1,171	151,956	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	376,659	376,659
Duplex - Mid Unit	3 Bed	1	108.8	1,171	1,171	151,956	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	376,659	376,659
Duplex - Mid Unit	3 Bed	1	108.8	1,171	1,171	151,956	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	376,659	376,659
Duplex - Mid Unit	3 Bed	1	108.8	1,171	1,171	151,956	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	376,659	376,659
Duplex - Mid Unit	3 Bed	1	108.8	1,171	1,171	151,956	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	376,659	376,659
GF Apartment - End Unit	2 Bed	1	82.9	892	892	115,783	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	340,485	340,485
GF Apartment - End Unit	2 Bed	1	82.9	892	892	115,783	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	340,485	340,485
GF Apartment - End Unit	2 Bed	1	82.9	892	892	115,783	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	340,485	340,485
Duplex - End Unit	3 Bed	1	108.8	1,171	1,171	151,956	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	376,659	376,659
Duplex - End Unit	3 Bed	1	108.8	1,171	1,171	151,956	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	376,659	376,659
Duplex - End Unit	3 Bed	1	108.8	1,171	1,171	151,956	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	376,659	376,659
<b>Apartment Types</b>																	
One Bed Apartment	1 Bed	1	45.0	484	484	92,213	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	316,916	316,916
One Bed Apartment	1 Bed	1	45.0	484	484	92,213	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	316,916	316,916
Three Bed Apartment	3 Bed	1	100.0	1,076	1,076	204,918	34,103	3,547	42,816	18,469	19,382	39,771	21,072	1,777	43,766	429,620	429,620
		<b>40</b>			<b>41,258</b>												<b>14,009,617</b>

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR** CAIRN HOMES CONSTRUCTION LTD

**SCHEME** NEWCASTLE PHASE 1, NEWCASTLE SOUTH, CO. DUBLIN.  
406 Units

**MAIN COST SUMMARY**

		Total Cost €
<b>BUILDING COSTS</b>	<b>Page</b>	
Substructures - Basement Car-Parking	2	€0
Substructures Generally	3	€3,488,760
Superstructures	4 & 5	€48,782,640
External Works	6	€612,053
Site Development Works	7	€13,845,722
Abnormal Works	8	€1,440,000
Indirect Project Costs	9	€17,383,140
Total:	<b>1</b>	€85,552,314
<b>DEVELOPMENT ON COSTS</b>		
Professional Fees		€7,498,609
Development Contributions		€7,869,008
Finance Costs		€16,147,189
Total:	<b>2</b>	€31,514,806
<b>DEVELOPERS' PROFIT</b>		
On Building Costs 10%	85,552,314 <b>3</b>	€8,555,231
<b>LAND COSTS</b>		
Existing Land Use Value	<b>4</b>	€721,600
<b>SUB-TOTAL:</b>	<b>1 - 4 above</b>	€126,343,952
add: Value Added Tax		€17,768,801
<b>TOTAL COSTS:</b>		<b>€144,112,753</b>
No Of Units	406	€354,957.52
<b>Net internal floor area (Sales Area)</b> SqM and SqFt	462,440	€311.64

**APPENDIX B**

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**Urban Development and Building Heights Guidelines for Planning Authorities**

**Development Management Criteria (Section 3.2)**

## Response to Qualification Criterion for Additional Height

### 1. At the scale of the relevant city/town

*The site is well served by public transport with high capacity, frequent service and good links to other modes of public transport.*

Dublin Bus operates two routes (one of which is an express route) that serve the subject site locale including the number 68/a and 68x (Newcastle – Greenogue Business Park Towards Dublin City Centre). These routes provide links from the subject site's general vicinity to the city centre and all intermediate destinations. The associated bus stops are all within convenient walking distance of the subject site.

Dualway Transport (accessible at the Aylmer road bus stop) provides two daily services (Route 311) from Newcastle/Rathcoole to The Square, Tallaght from Mondays to Fridays.

The subject development site is located approximately 4km away from the Hazelhatch and Celbridge rail station where services between Dublin Heuston and various destinations including Cork, Galway and Limerick / Ennis. The Hazelhatch and Celbridge rail station benefits from a Park & Ride facility incorporating 400 no. car parking spaces making travel by rail.

Furthermore, the Saggart LUAS station and Cheeverstown LUAS P & R station are located approximately 5.5km and 8.0km respectively to the east of the subject site providing access to LUAS Red Line services operating between Saggart and Connolly Station / The Point via Dublin City Centre.

*Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views. Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect.*

The South Dublin County Development Plan does not list any protected views or prospects in the vicinity of the site. The proposed development is not located within an architecturally sensitive area. The proposed development is located on lands zoned for residential development in the South Dublin County Development, directly adjacent to existing and proposed residential developments. Therefore, the impact of the proposed development on the landscape is considered to be low. The scale, height and design of the proposed dwellings has had due regard to the existing residential developments adjoining the site. The scheme incorporates a mix of 2 and 3 storey detached, semi-detached and terraced units, and 3 and 4 no. storey residential blocks with apartments and duplexes. The existing residential scheme to the east of the site comprises residential blocks that are 3 no. storeys in height, and it is envisaged that the height of the proposed development will reflect this existing urban character.



	<p>The EIAR currently being prepared and which will be submitted as part of the application will provide a full Visual Impact Assessment of the proposed development.</p>
<p><i>On larger urban redevelopment sites, proposed developments should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape.</i></p>	<p>The proposed layout has been informed by the four key strategies outlined in the LAP relating to green infrastructure, access and movement, land use and density and built form. The proposed development results in the creation of high-quality streets and public spaces. Increased heights of 3 storeys have been provided at discrete locations in order to ensure that the proposed development takes place at a sustainable density. Increased heights are proposed at locations adjoining public spaces and in particular along the greenway and overlooking the central open space. The infill development of 4 storeys at the Ballynakelly site responds to the topography of the site, the immediate existing 3 storey context and the strategic location between the existing and proposed development. The building heights assist in providing a variety in scale and form, assisting in overlooking and enclosing public opens space and will create visual interest in the landscape.</p>
<p><b>2. At the scale of district/ neighbourhood/ street</b></p>	
<p><i>The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape.</i></p>	<p>The proposed development is consistent with prevailing building heights. Three and four storey elements have been carefully consisted and will integrate successfully with existing and future development making a positive contribution to the streetscape.</p>
<p><i>The proposal is not monolithic and avoids long, uninterrupted walls of building in the form of slab blocks with materials / building fabric well considered.</i></p>	<p>The taller elements proposed are at discrete locations. Three storey duplex are provided in terraces which have been broken up to reduce massing. Only the corner element of the infill site at Ballynakelly is four storeys in height reducing to three storeys on the north and south wings.</p>
<p><i>The proposal enhances the urban design context for public spaces and key thoroughfares and inland waterway/ marine frontage, thereby enabling additional height in development form to be favourably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of "The Planning System and Flood Risk Management – Guidelines for Planning</i></p>	<p>The taller elements, duplexes and the infill site at Ballynakelly, have been carefully selected to ensure that the height is appropriate to the existing and future context. In particular, three storey duplex units are proposed at locations where they will create a sense of scale and enclosures adjoining public open spaces and also providing enhance passive surveillance.</p>

<i>Authorities" (2009).</i>	
<i>The proposal makes a positive contribution to the improvement of legibility through the site or wider urban area within which the development is situated and integrates in a cohesive manner.</i>	The taller elements have been proposed at locations to enhance a sense of place and improve legibility. The Mixed-Use building is located at the juxtaposition between the existing development and proposed new development and provides an appropriate transition between both. The building also terminates the vista from the future Burgage South Park along the east-west link and greenway. Similarly, duplex units have been sited to address significant public spaces including the greenway and proposed pocket parks. Accordingly, the proposed locations for increased height assist in improving legibility and creating a sense of place.
<i>The proposal positively contributes to the mix of uses and/ or building/ dwelling typologies available in the neighbourhood.</i>	The proposed development is consistent with the residential land use zoning of the lands and in particular provide a range of dwelling typologies to serve future housing needs.
<b>3. At the scale of the site/building</b>	
<i>The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light.</i>	The duplex units and the Mixed-Use building have been designed to maximise access to natural daylight and ventilation. Opportunities for views across open spaces have been maximised with appropriate separation distances from existing and proposed dwelling to ensure future potential overshadowing or overlooking is minimised.
<i>Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'.</i>	The duplex units and the Mixed-Use building have been designed and sited to maximise daylight to units. A quantitative performance assessment of daylight provision to the proposed apartment is currently being carried out and will form part of the planning application documentation.
<i>Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including</i>	See comments above.

*specific site constraints and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration.*

