

2.0 SITE CHARACTERISTICS AND DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Introduction

This chapter of the EIAR was prepared by Patricia Thornton and John Fleming.

Patricia Thornton (BSc. Surv) (MRUP), Director of Thornton O'Connor Town Planning, is a Corporate member of the Irish Planning Institute and has 16 No. years post-qualification experience.

John Fleming (Dip Arch, B.Arch, S.C., M.A., FRIAI, ARB Architect) is the principal of John Fleming Architects and has 30 No. years post-graduation experience.

The chapter will set out a detailed description of the proposed development in accordance with Article 5 (1)(a) of the EU Directive 2014/52/EU which notes that the following should be included:

'a description of the project comprising information on the site, design, size and other relevant features of the project.'

The proposed development primarily comprises 590 No. units with commercial floorspace and ancillary residential facilities. Please see further details below:

- 480 No. Build-to-Rent units (Blocks B1 – B5: 246 No. 1 bed units and 234 No. 2 bed units);
- 110 No. Build-to-Sell units (Blocks A1 – A9: 55 No. 2 bed units and 55 No. 3 bed units);
- Resident amenity building (Block D1 – 414 sq m);
- 2 No. storey retail/café/restaurant building (Block D2 – 657 sq m);
- Café/restaurant within block C3 (288 sq m);
- Management suite within Block C3 (261 sq m); and
- Creche within Block C2 (438 sq m).

Key Site/Development Statistics	
Site Area:	5.35 Hectares (Development Site) 0.7 Hectares (Works to Scholarstown Road) 6.05 Hectares (total)
Demolition Area	Beechpark: 172 sq m Maryfield: 182 sq m, and associated shed/garage: Associated outbuildings: 47.1 sq m
Gross Floor Space (above ground) – Residential:	49,194 sq m
Gross Floor Space (above ground) – total floorspace	51,252 sq m
Gross Floor Space (Basement)	5,888 sq m
Site Coverage:	24%
Plot Ratio:	0.96
No. of Units per ha.	110 No.
Max. height:	18.56 No. metres

Car Parking Spaces:	459 [178 No. at basement and 281 No. at surface level]
Cycle Parking Spaces	800 No.
Public Open Space	15% of developable site area (8,108 sq m) as follows: North-Eastern Pocket Park: 1,956 sq m Central Open Space: 5,035 sq m Western Green Space: 1,117 sq m
Communal Open Space	8% of developable site area (4,018 sq m) as follows: <ul style="list-style-type: none"> • Communal garden space for Blocks A1 to A4 for those residents: 2,432 sq m • Communal open space adjacent to apartment blocks C1 and C2: 1,222 sq m • Communal open space adjacent to block C3: 364 sq m

The full description of development is provided below as described in the Statutory Notices.

2.2 Description of Development in the Statutory Notices

The following description of development has been provided in the Statutory Notices:

Ardstone Homes Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at a 5.35 hectare site located north of Scholarstown Road incorporating dwellings known as 'Beechpark' and 'Maryfield', Scholarstown Road, Dublin 16, D16 X3X8 and D16 N6V6. Works are also proposed to Scholarstown Road and Woodfield junction including new traffic signals, the elimination of the left-turn slip-lane into Woodfield off Scholarstown Road, upgraded public lighting and upgraded cycle and pedestrian facilities on an area measuring 0.7 hectares, providing a total application site area of 6.05 hectares.

The development will principally consist of: the demolition of all existing structures on site which include a single story dwelling known as 'Beechpark' (172 sq m), a 2 No. storey dwelling known as 'Maryfield' (182 sq m), with associated garage/shed (33.5 sq m) and associated outbuildings (47.1 sq m); and the construction of 590 No. residential units (480 No. Build-to-Rent apartment units and 110 No. Build-to-Sell duplex units and apartments), ancillary residential support facilities and commercial floorspace. The total gross floor space of the development is 51,252 sq m over a partial basement of 5,888 sq m (which principally provides car and bicycle parking, plant and bin stores).

The 480 No. 'Build-to-Rent' units will be provided in 8 No. blocks as follows: 7 No. blocks ranging in height from part 5 to part 6 No. storeys (Blocks B1 – B5, C1 and C3) and 1 No. block ranging in height from part 4 to part 6 No. storeys (Block C2) and will comprise 246 No. one bed units and 234 No. two bed units. The 110 No. 'Build-to-Sell' units will be

provided in 9 No. duplex blocks which will be 3 No. storeys in height (Blocks A1 – A9) and will comprise 55 No. two bed units and 55 No. three bed units.

The development will also consist of the provision of a part 1 to part 2 No. storey ancillary amenity block (Block D1) (414 sq m) within the central open space which comprises a gymnasium, lobby, kitchenette and lounge at ground floor level and lounge at first floor level in addition to a roof terrace (facing north, south and west) to serve the Build-to-Rent residents; a 2 No. storey retail/café/restaurant building (Block D2) (657 sq m) comprising 2 No. retail units at ground floor level (328.5 sq m) and a café/restaurant unit at first floor level (328.5 sq m); a creche (438 sq m) within Block C2 at ground floor level; and a management suite (261 sq m) and café/restaurant (288 sq m) within Block C3 at ground floor level.

The development provides a vehicular access off Scholarstown Road between Blocks C1 and C3 towards the south-east corner of the site; a separate pedestrian access and emergency vehicular access off Scholarstown Road between Blocks A9 and C2 towards the south-west corner of the site; the facilitation of a pedestrian connection from the north-east corner of the subject site to the public open space in Dargle Park; 459 No. car parking spaces (178 No. at basement level and 281 No. at surface level); bicycle parking; bin storage; boundary treatments; private balconies and terraces; hard and soft landscaping; plant; services; sedum roofs; PV panels; substations; lighting; and all other associated site works above and below ground.



Figure 2.1: Layout of the Proposed Scheme

(Source: John Fleming Architects, 2019)

2.3 Existing Site Details

2.3.1 Location and Description of the Subject Lands

The subject site contains 2 No. detached residential dwellings, a shed/garage and ancillary outbuildings. The dwellings are not considered to be of any architectural or historic significance that would preclude their demolition as detailed in the Architectural Heritage Chapter (Chapter 6, prepared by Molloy & Associates Architects) of this EIAR. The site is completely underutilised and has significant potential for densification (current density is just 0.37 No. units per hectare). The lands are located c. 500 metres (as the crow flies) from the M50.

The site is currently accessed from the R113 Scholarstown Road to the south via 2 No. entrances to the detached dwellings. Works are also proposed to Scholarstown Road and Woodfield junction including new traffic signals, the elimination of the left-turn slip-lane into Woodfield off Scholarstown Road, upgraded public lighting and upgraded cycle and pedestrian facilities on an area measuring 0.7 hectares, providing a total application site area of 6.05 hectares.

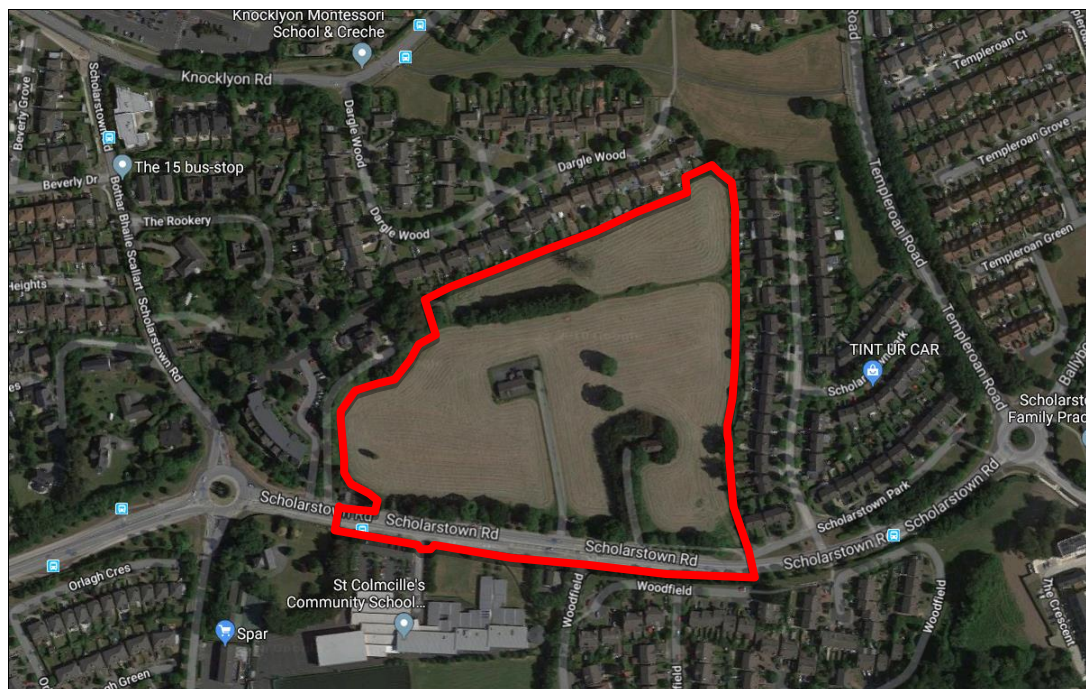


Figure 2.2: Aerial View of Subject Site, Indicative Site Boundary in Red

(Source: Google Maps, Annotated by Thornton O'Connor Town Planning, 2019)

The site is bound by low density residential units to the north and east, primarily two storey semi-detached dwelling houses and by a part three – part four storey 'Ros Mor View' apartment development and detached dwellings including a protected structure to the west. The R113 'Scholarstown Road' is located along the southern boundary. Directly opposite the site on Scholarstown Road is St. Colmcille Community School. The north-east of the site abuts the public open space in Dargle Park which provides an east-west pedestrian connection from Templerohan Road to Knocklyon Road.

The site is located in an area comprising predominately residential development (predominately late 20th century and more recent housing developments). However, the area also contains a mix of other uses such as education facilities and local shops including Knocklyon Shopping Centre (8 No. minute walk from the subject site) which contains a large Supervalu and Lloyds Pharmacy for example. There is also neighbourhood level commercial units located at Orlagh Grove (< 200 metres away) including a Spar convenience store.

In terms of other community facilities, St Colmcille's Church and Pastoral Care Centre, as well as the Knocklyon Community Centre are located to the rear of Knocklyon Shopping Centre.

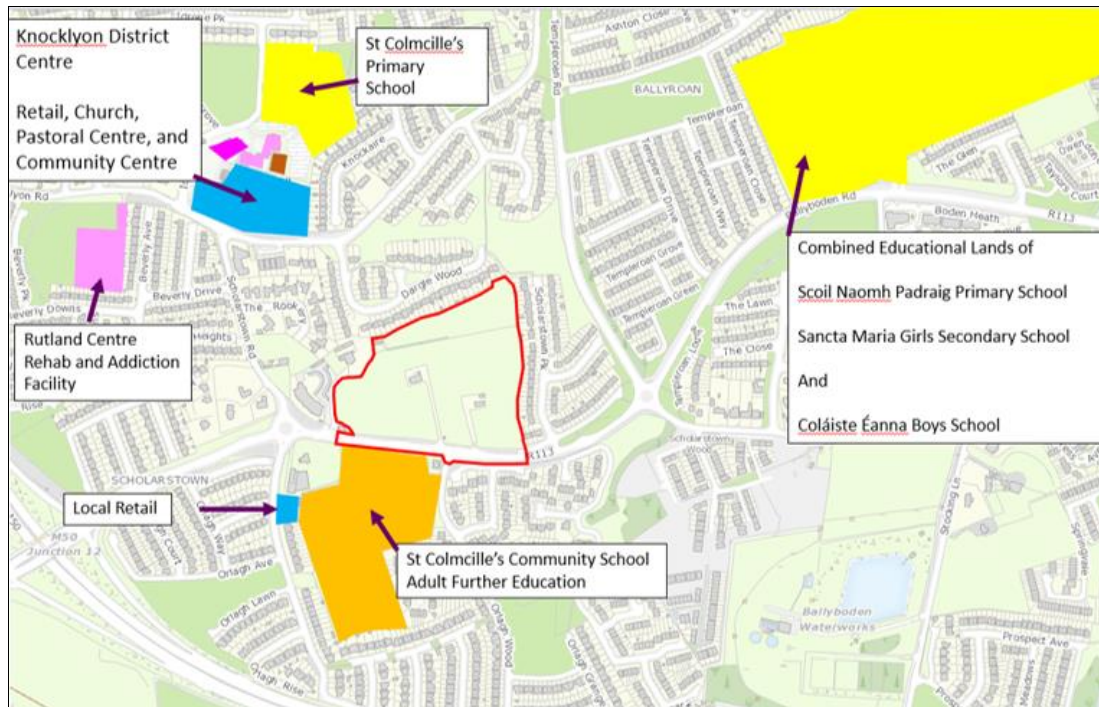


Figure 2.3: Map of the Surrounding Community Infrastructure Including Primary and Secondary Education (in Yellow), Further Education (in Orange), Local Retail (in Blue) and Other Facilities (Pink)

(Source: www.myplan.ie, Annotated by Thornton O'Connor Town Planning, 2019)

2.2 Zoning of the Subject Lands

The subject lands are zoned Objective 'RES' in the *South Dublin County Development Plan 2016 – 2022*, where the stated objective aims 'to protect and/or improve residential amenity' (see Figure 2.4 below).

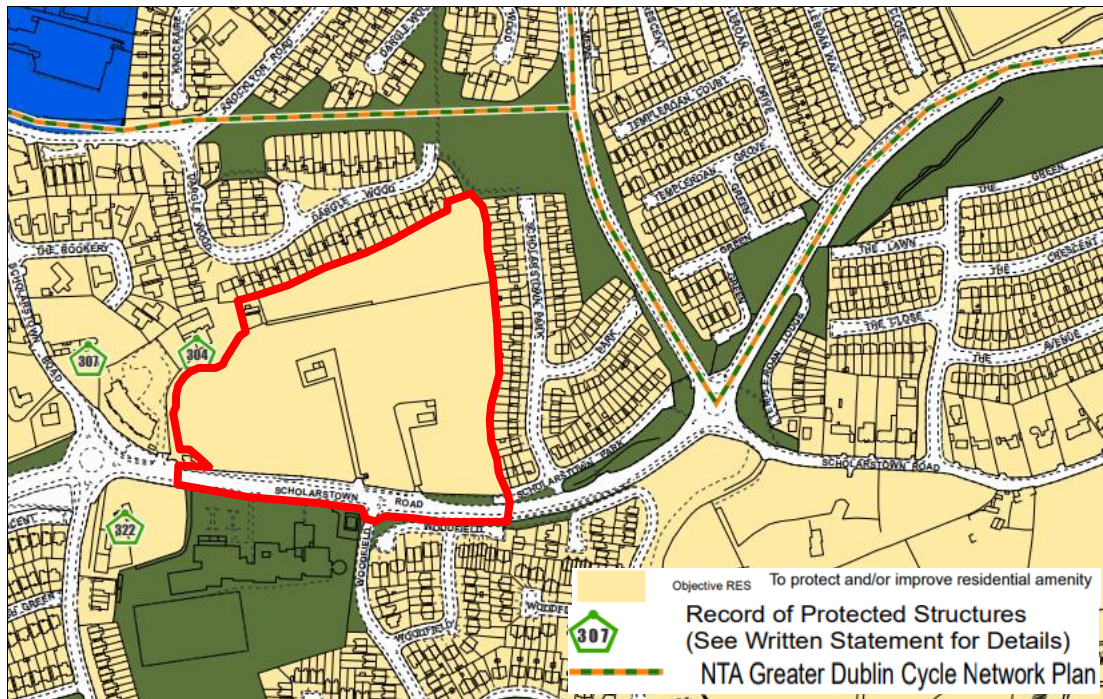


Figure 2.4: Zoning Map with Subject Site Outlined Indicatively in Red

(Source: *South Dublin County Council Development Plan 2016 – 2022, Map No. 6*)

Under this zoning, residential use is permitted in principle. The scheme provides 590 No. apartment units (comprising 480 No. Build-to-Rent units and 110 No. Build-to-Sell units) in lieu of 2 No. detached dwellings (to be demolished) which have no architectural or historical merit and has been designed taking into consideration the amenity of neighbouring residential units and Protected Structures by providing generous setbacks and breaking down the massing into separate forms. We note that café/restaurant and shop-local are both open for consideration. Therefore, the development of a residential and commercial scheme is in accordance with the 'RES' zoning objective pertaining to the subject lands.

The *South Dublin County Development Plan 2016 – 2022* identifies sites which have capacity for housing development. The subject site is indicated in the following map as being one of these sites (see Figure 2.5 below):

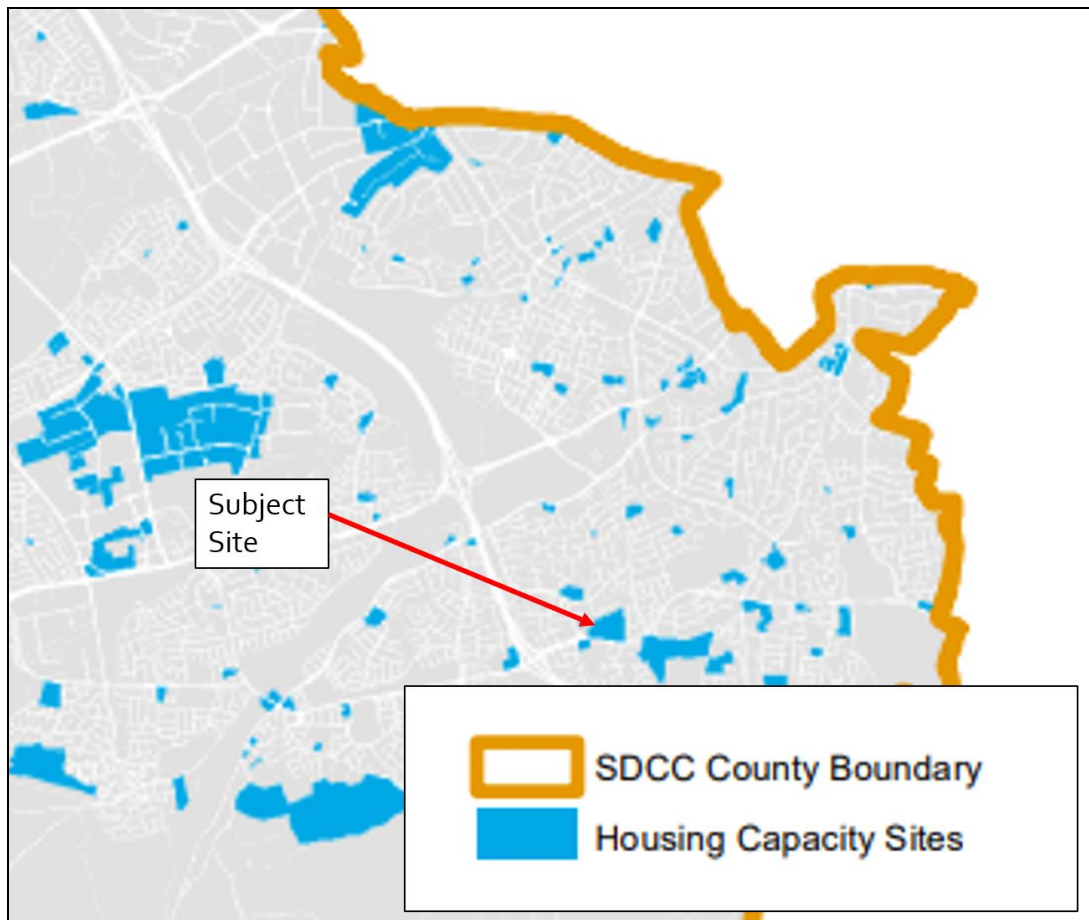


Figure 2.5: Housing Capacity Sites within South Dublin County Council

(Source: Map 1.3 of *South Dublin County Council Development Plan 2016-2022*, Annotated by Thornton O'Connor Town Planning, 2019)

Therefore, it is clear the subject site is suitably designated for residential development and is capable of providing increased heights and density. The site's location close to the urban core, public transport and services and facilities has influenced the scale, height, and massing considered appropriate for the subject site.

2.3 Planning History

There is 1 No. live planning application pertaining to the majority of the subject site which relates to demolition and enabling works (see below).

Reg. Ref.	SD19A/0088
Date of Application:	15 th March 2019
Dev. Description:	Demolition and enabling works on a 5.2 hectare site located north of Scholarstown Road incorporating a dwelling known as 'Beechpark'; demolition of the 172 sq m, single storey dwelling located towards the western portion of the site (known as 'Beechpark') and the diversion of existing private foul drainage network within the boundary of the subject site (maintaining services to existing third party connections).
SDCC Decision	Grant Permission
SDCC Decision Date	9 th May 2019
ABP Ref.	ABP-305147-19 (following Third Party Appeals)
ABP Decision Due Date	17 th December 2019

We note that significant archaeological works have taken place at the subject site in recent months. It was therefore considered appropriate to apply for demolition and enabling works at the subject site, given that the land has been disturbed to facilitate this archaeological work in order to ensure that the proposed SHD application would be progressed as soon as possible (if An Bord Pleanála is minded to grant permission for the subject SHD application).

As detailed in Section 2.2 above, the subject lands are appropriately zoned and specifically designated for residential development. Therefore, the provision of 590 No. units (480 No. Build-to-Rent units and 110 No. Build-to-Sell units) with resident support facilities and commercial floorspace (local retail and small-scale café/restaurant units) represents the proper planning and sustainable development of the area. It will be demonstrated throughout this EIAR that no negative adverse impacts will occur on the residential amenity of the area as a result of the proposed development.

2.4 Characteristics of the Proposed Development

2.4.1 Site Area

A description of the site area is outlined below:

1. The principal development site area relates to 5.35 Hectares of land located to the north of Scholarstown Road.
2. The second portion of the site area relates to the works proposed to Scholarstown Road which are described in the Statutory Notices as follows:
 - Works are proposed to Scholarstown Road and Woodfield junction including new traffic signals, the elimination of the left-turn slip-lane into Woodfield off Scholarstown Road, upgraded public lighting and upgraded cycle and pedestrian facilities on an area measuring 0.7 hectares

The entire site area including the Scholarstown Road provides an area of 6.05 hectares. We note that the site statistics contained throughout this application are based on the developable site area of 5.35 hectares (such as density, site coverage etc).

Some 3 No. letters of consents are required for the subject development and are included as an Appendix to the Planning Application Form (details below):

1. Ardstone Residential Partners Fund ICAV consent to Ardstone Homes Limited making the application on their lands (5.35 Hectares). Ardstone Homes Limited is a subsidiary of the owner, Ardstone Residential Partners Fund ICAV.
2. South Dublin County Council have provided a letter of consent facilitating the proposed works to the Scholarstown Road (0.7 Hectares).
3. South Dublin County Council have provided a letter of consent allowing the Applicant to provide a pedestrian connection from the subject lands through the boundary wall to the public open space in Dargle Park to the north-east of the site.

2.4.2 Residential Unit Types

As noted above in Section 2.2, the proposed development comprises 590 No. residential units (480 No. Build-to-Rent units and 110 No. Build-to-Sell units).

The residential element of the scheme can be broken down as follows:

The 480 No. Build-to-Rent units will be provided in 8 No. blocks as follows:

- 7 No. blocks ranging in height from part 5 to part 6 No. storeys (Blocks B1 – B5, C1 and C3) and 1 No. block ranging in height from part 4 to part 6 No. storeys (Block C2)
- The Build-to-Rent units comprise 246 No. one bed units and 234 No. two bed units

The 110 No. Build-to-Sell units will be provided in 9 No. duplex blocks as follows:

- The 9 No. duplex blocks will be 3 No. storeys in height (Blocks A1 – A9) and will comprise 55 No. two bed units and 55 No. three bed units

The scheme provides 60 No. Part V units (Block C2) which will cater for persons in need of a dwelling as per the social housing list (26 No. one beds and 34 No. two beds).

The proposed dwelling mix and types will provide an enhanced choice in tenure in the area, affording greater flexibility to those who may be seeking to rent an apartment in the area or looking to purchase a dwelling.

2.4.3 Commercial Floorspace

The proposed development seeks to provide the following commercial floorspace:

- 2 No. retail units (total 328.5 sq m) at the ground floor of Block D2 and a café/restaurant unit at first floor level of Block D2 (328.5 sq m)
- A café/restaurant unit within a portion of the ground floor of Block C3 (288 sq m)
- A creche (438 sq m) is also provided within the ground floor of Block C2 and will cater for c. 101 No. children. This crèche will contain 6 No. classrooms and includes a dedicated open space area for staff and children to utilise.

These local services will benefit the future residents of the proposed development but will also cater for the immediate existing residents of the area, which will greatly enhance the amenity of the area.

2.4.4 Design, Layout and Height

The proposed layout of the scheme has been subject to numerous design iterations and therefore we consider that the scheme as proposed is the optimal solution for the lands (further details in Chapter 3 – Examination of Alternatives).

The proposed layout has appropriately considered the surrounding residential units (to the north, east and west of the lands) by locating the highest forms in the least sensitive positions within the site (centre of the site and fronting Scholarstown Road) and transitioning to 2 and 3 No. storeys around the perimeter of the site adjacent to existing dwellings. Please see Figure 2.6 below:



Figure 2.6: Locations of the Varying Heights Provided Throughout the Scheme (Purple = 2 No. storey, Orange = 3 No. storey and Blue = part 4/5 to 6 No. storey)

(Source: John Fleming Architects, Annotated by Thornton O'Connor Town Planning, 2019)

The placement of the 2 No. storey retail/café/restaurant building and 3 No. storey duplexes and apartments along the perimeter boundaries allows for a gradual transition from the existing 2 No. storey developments to the taller part 4 to part 6 No. storey apartment buildings within the proposed development. It is clear that the scheme layout respects the residential amenity of surrounding properties.

2.4.5 Permeability

In addition to respecting the residential amenity of surrounding properties, a key consideration of the layout was to provide a permeable connection through the site from Scholarstown Road to the public open space in Dargle Park to the north-east of the site. A letter of consent has been received from South Dublin County Council to facilitate this access through the shared party boundary wall (enclosed with planning application form). The provision of this connection will enhance the permeability of the wider area and is considered a significant planning gain for the area.

The NTA Cycle Network Plan and the *South Dublin County Council Development Plan 2016-2022* both indicate an upgraded link to the north of the site running west-east which will provide connections onwards to Dundrum and Dun Laoghaire.

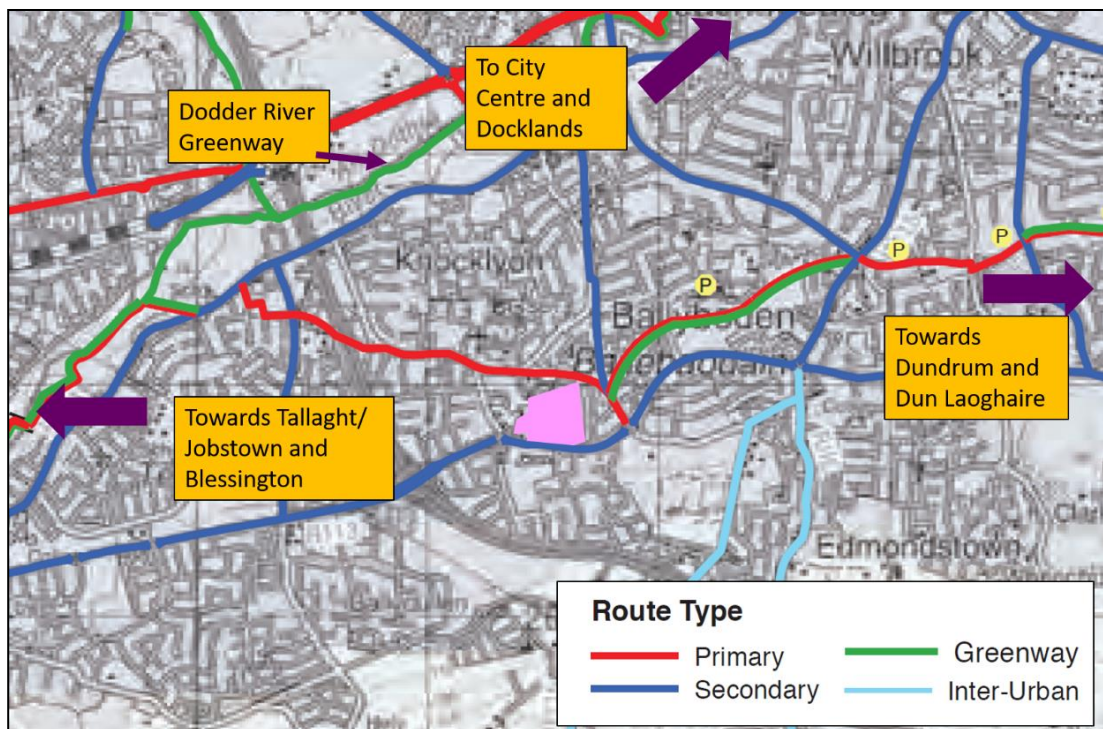


Figure 2.7: Proposed Cycle Network Surrounding Subject Site (Indicative Site Boundary in Pink)

(Source: *Greater Dublin Area Cycle Network Plan (2013)*, Sheet 2 CN2, Annotated by Thornton O'Connor Town Planning, 2019)

2.4.6 Access Arrangements and Parking

As set out in the Infrastructure Design Report prepared by DBFL Consulting Engineers, the proposed development will include the following works along Scholarstown Road (along the southern boundary of the site):

- Works along Scholarstown Road include the formation of site access including upgrade of traffic signals, improvement to pedestrian and cycle facilities and elimination of the left turn slip lane into Woodfield off Scholarstown Road. A letter of consent has been received from South Dublin County Council to carry out works to the Scholarstown Road (attached to the planning application form).

The primary vehicular access to the subject site is provided from the Scholarstown Road. In addition to the primary vehicular access, the following access points have been provided:

- South-western corner of the site

This access will primarily function as a pedestrian and bicycle access from the subject lands to and from the Scholarstown Road. This access point (which will normally contain bollards) also serves as an alternative access and egress point for Emergency Services and residents should the primary access point become obstructed.

- South-eastern corner of the site

This access point is located adjacent to blocks D2 and C3 and will facilitate pedestrian and cyclist permeability between the subject lands and Scholarstown Road.

- North-eastern corner of the site

This connection through the north-eastern boundary of the site to the public open space in Dargle Park will facilitate enhanced permeability through the site which will benefit future residents and the local residents in the wider area. The site layout provides a 3 No. metre shared pedestrian/cycle route through the site from the north-eastern corner to Scholarstown Road. A letter of consent has been received from South Dublin County Council to carry out works to the boundary wall to the north-east of the lands to facilitate a pedestrian connection through the lands to the public open space in Dargle Park (letter of consent attached to the planning application form).



Figure 2.8: Layout of the Scheme Desmonstrating the Proposed Access Points to the Scheme

(Source: John Fleming Architects, 2019)

The Parking Strategy prepared by DBFL Consulting Engineers and enclosed as a separate document details the car parking arrangements for the site. In summary, a total of 459 No. car parking spaces are provided in the proposed scheme (178 No. basement and 281 No. surface) as follows:

Use Type	Total Car Parking Spaces	Basement	Surface
Build-to-Rent	288	178 (provision for 50 e-car spaces)	110 (includes 3 No. car share spaces and 15 No. disabled spaces)
Build-to-Sell	124		124 (includes 6 No. disabled spaces)
Café/Restaurant	31		31 (includes 2 No. disabled spaces)
Retail	13		13 (includes 1 No. disabled space)
Crèche	3		3 (includes 1 No. disabled space)

Table 2.1: Breakdown of Car Parking in the Scheme

(Source: DBFL Consulting Engineers Parking Strategy)

In addition, some 800 No. bicycle parking spaces have been provided to serve the proposed development. There will be 320 No. long stay bicycle parking spaces provided in the basement of the scheme and 480 No. long and short-term bicycle parking spaces provided at surface level.

2.4.7 Proposed Materials

An Architect's Design Statement has been prepared by John Fleming Architects and is enclosed separately. This Design Statement sets out the following in relation to the proposed façade materials.

The proposed building will be finished with a sympathetic mix of red/ orange brick and buff brick facade with black cantilevered steel balconies. This will be broken up, to soften the massing, by rendered panels and a set-back top floor sitting behind the brick parapets. A high quality, modern brick will be used to give the building longevity and easy maintenance. The front elevation is divided into wings, differentiated with render and brick and glazed stairwells. Each apartment will have a steel balcony with railings or a bay window as appropriate. The glazing elements will be a powder coated black aluminium framed window system with glazed spandrel panels. The brick colour of all duplex units is a selected buff brick.

2.4.8 Open Space and Landscaping

The landscaping strategy has been prepared by Mitchells & Associates Landscape Architects and a detailed Landscape Design Report, Landscape Masterplan and Planting Plans are all enclosed as separate documents with the application.

The open space within the scheme is based on the provision of a series of public and communal spaces. The public open space which represents 15% of the developable site area as follows:

- North-Eastern Pocket Park: 1,117 sq m
- Central Open Space: 5,035 sq m
- Western Green Space: 1,956 sq m
- **Total** **8,108 sq m**



Figure 2.9: Map Demonstrating the Areas of Public Open Sapce Provided within the Scheme

(Source: Mitchell & Associates Landscape Architects, 2019)

In addition, there are pockets of outdoor communal open space provided throughout the scheme which represents 8% of the developable site area as follows:

- Communal garden space for Blocks A1 to A4 for those residents: 2,432 sq m
- Communal open space adjacent to apartment blocks C1 and C2: 1,222 sq m
- Communal open space adjacent to block C3: 364 sq m
- **Total** **4,018 sq m**

The communal garden space to the rear of Blocks A1 to A4 has been incorporated to provide a wayleave over a 1200 mm diameter pipe along the eastern boundary.



Figure 2.10: Map Demonstrating the Areas of Outdoor Communal Open Space Provided within the Scheme

(Source: Mitchell & Associates Landscape Architects, 2019)

Details relating to topsoil stripping and storage, hardworks, softworks and planting have been provided in the Landscape Design Report and the drawings where relevant.

We also note that an interpretation panel with information in relation to the archaeological works carried out on site will be provided in the north-eastern pocket park. The trees and bank will also follow the lines of the ring fort in this area. This will provide the general public with details of the history of the site which is considered a positive component of the development.

2.4.9 Production of Waste

Chapter 13 of this EIAR entitled 'Material Assets – Waste Management' prepared by AWN Consulting comprises an assessment of the likely impact of the proposed development on the waste generated from the development as well as identifying proposed mitigation

measures to minimise any impacts. A Construction and Demolition Waste Management Plan and an Operational Waste Management Plan are also attached as Appendix 13.1 and 13.2 of Chapter 13.

2.4.10 Trees

The Arboricultural Report prepared by the Arborists Associates Limited and enclosed as a separate document with this planning application assesses the condition of the tree vegetation within the site and any impacts that may occur as a result of the proposed development. A Tree Protection Plan and Tree Constraints Plan have been prepared.

The Arboricultural Report notes that 28 No. trees are to be removed however none of these trees are listed as Category 'A' (11 No. are Category 'B', 11 No. are Category 'C' and 6 No. are Category 'U'). The Report states that:

'The loss of the above tree vegetation is to be mitigated against within the landscaping of this completed development with new tree, shrub and hedge planting that will complement the development and help provide good quality and suitable long-term tree cover.'

Therefore, we submit that a key tenet of the proposed scheme has been to provide maximum protection to any trees worthy of retention within the subject lands and provide addition trees and planting where possible.

2.4.11 Provision of Bat Boxes

The Report entitled 'A Bat Assessment of Scholarstown Road, and an Evaluation for Potential Impacts of the Proposed Housing on the Bat Fauna' enclosed separately sets out that there is no evidence that any structure within the site is in use as bat roosts. The Report ultimately notes that 12 No. bat boxes should be incorporated into the site to provide bat roost opportunities. Bat boxes have been provided on the southern elevations of Blocks B3, B4 and B5 and on 2 No. trees retained within the scheme in accordance with the recommendations of the Bat Assessment Report. In addition, all mature trees will be checked for the presence of bats prior to felling.

2.4.11 Noise and Air Quality

Chapter 11 of the EIAR (Air Quality and Climate) concludes that no significant impacts to either air quality or climate are predicted during the construction or operational phases of the proposed development.

Chapter 12 of the EIAR (Noise and Vibration) concludes that the predicted noise level associated with additional traffic is predicted to be of insignificant impact along the existing road network. In the context of the existing noise environment, the overall contribution of traffic is not considered to pose any significant impact to nearby residential locations.

There are no significant operational noise levels associated with the commercial areas assuming typical day to day activities associated with the retail, restaurant/café and crèche units. It can be concluded that, once operational, noise levels associated with the proposed development will not contribute any significant noise impact to its surrounding environment.

2.4.12 Phasing

The proposed development is planned to be constructed on a phased basis over c. 2.5 No. years. It is estimated that there will be up to 6 No. phases during the construction stage as follows:

1. Commercial units
2. Duplex units
3. Apartment Block Phase 1
4. Apartment Block Phase 2
5. Amenity
6. Site Works

2.5 Cumulation with Other Projects

At the time of writing this Environmental Impact Assessment Report, it appears that there are no significant projects in the vicinity of the site seeking planning permission. We note that under SDCC Reg. Ref. SD18A/0227 [ABP Ref. ABP-304162-19], permission has recently been granted by An Bord Pleanála for 6 No. dwellings at a site to the northwest of the subject site (known as Mount Michael & Wits End, The Rookery, Scholarstown, Dublin 16). However, having regard to the separation distances provided and the existing buildings located between the subject site and the development at the Rookery when constructed, it is considered that no cumulative impacts will occur as a result of the proposed development.

There has been one other development project in the vicinity of the subject site in recent years, 'Scholarstown Wood' which was granted under SDCC Reg. Ref. SD15A/0017 [ABP Ref. PLo6S.244732] (as amended). This development is located c. 550 No. metres from the subject site and has been reviewed and included within the traffic analysis for the Traffic and Transport Assessment. This application was granted in 2015 and has been incorporated into the TTA assessment as a 'committed development' with traffic generated from this proposed development applied to the base road network within the traffic excel model.

2.6 Dependency on Other Projects

The proposed development is a standalone project which is not dependant on any other development.

There has been co-ordination between the Applicant, DBFL Consulting Engineers, Irish Water and Mott McDonald Ireland (IW Designers) regarding the provision of the alignment of a 450 mm sewer through the subject site to facilitate the completion of the Local

Network Reinforcement Project. Full details are provided in the DBFL Response to Item No. 1 document which is attached as an Appendix to the 'Response to ABP Opinion Report' enclosed separately. Irish Water have confirmed that this project is being progressed as part of Irish Water's Capital Investment Plan and is scheduled to be completed by 2021. Delivery of this pipe through the subject lands will be coordinated with Irish Water within the timeline of the development construction.