

3.0 INTRODUCTION TO SITE AND PROJECT

In the interest of brevity, a detailed description of the application site, its location and the proposed project is provided by this chapter of the EIAR and is not repeated in each individual chapter.

3.1 Description of the Location of the Proposed Development



Figure 3.1 Site Location

The application site extends to c10.38ha and is located to the south of Stocking Avenue, in the townland of Woodtown, Ballycullen, Dublin 16. The lands are located to the east of Abbots Grove Park, south-east of Abbots Grove Avenue and south of Stocking Wood estate and west of White Pines Park. The wider urban area within which the application site is located is contained a triangular area formed by the M50 motorway to the east and the Dodder Valley to the west and is traversed by the R113. The area to the south is largely rural in character featuring rural residential development and a golf course.

The site is divided into two fields by a double hedgerow running north/south which forms part of the wider green infrastructure in the area as illustrated by figure 3.1. The topography in the area is sloping. The contours on the west side of the site fall from a high point of 119.5m to 115.5m. The east side of the site is steeper with the contours falling from a high point of 125.5m to 108m. The southern boundary of the application site is identified by a post and rail fence. The natural extent of the agricultural fields east and west of the central hedgerow is further south where there is an established and substantial hedgerow that encloses and screens the application site which sits at a lower level. The lands south of the application site boundary slope upward to

meet the hedgerow and in the case of the eastern field, to the access road to Woodtown Manor and associated buildings, forming a natural buffer to the rural area beyond.

The western field is bounded by the residential development of Abbots Grove and access road to the west and north-west. The northern site boundary in the western field is formed by a hedgerow. The eastern field is bound to the north by the Stocking Wood residential development while White Pines joins the boundary to the east which is formed by a hedgerow and adjoins an existing pocket park in White Pines.

There are two small streams within the application site – one on the eastern side of the woodland within the site and there is also one on the eastern site boundary.

3.2 Description of the Project

The proposed development will consist of 502 no. residential units (108no. 1-bed, 170no. 2-bed, 162 no. 3-bed; 62 no. 4-bed) comprising 197no. 2 storey houses (terraced/semi-detached/detached) (19no. 2-bed, 116no. 3-bed; 62no. 4-bed) and 28no. 3 and 4 storey simplex/duplex apartment blocks providing 305no. apartments (108no. 1-bed apartments, 151no. 2-bed apartments, 46no. 3-bed apartments). The proposed development also includes a crèche (c.475sq.m), public open space, car parking (surface/undercroft), bicycle parking, bicycle storage structures and lockers, bin stores, and 8no. ESB substations. Vehicular access to be provided from the existing spur road connection to Stocking Avenue to the west of the site, and via Stocking Wood Drive to the east of the site (with relocation of existing ESB substation and associated works to the existing hammerhead). Additional pedestrian only routes will be provided into Abbot's Grove Park and Stocking Wood Copse with future connections provided for into Stocking Wood Manor, White Pines Park and the future school site to the north of the application site. The proposed development includes all associated site development works (including site reprofiling, retaining structures and downing of ESB overhead lines), landscaping, boundary treatments and services provision.

The proposed development has a combined gross floor area (GFA) of 43,994.80m² which can be broken down as follows:

- Site Area 10.38 hectares
- 502 No. residential units GFA 43,520m²
- Crèche GFA 474.8m²

Table 3.1 below contains a summary of the principle measurements that apply to the residential element of the project.

Density	48.4uph
Plot Ratio	0.42
Site Coverage	20.5%
Public Open Space	22.10%

Table 3.1: Principle Figures

The following sections set out more information on the key elements proposed in the planning application and form the project for the purposes of the EIAR.

3.2.1 Residential

The project has been designed as a new urban neighbourhood and adheres to the principles of Urban Design as detailed in the Architects Design Statement prepared by JFOC Architects and submitted under separate cover as part of the planning application package. The DMURS compliant road hierarchy and public open space areas will create a calm and pleasant environment. Statement of DMURS compliance is provided by Waterman Moylan Consulting Engineers. High quality materials and finishes are proposed through the scheme as detailed in the Architects Design Statement.

The proposed Large Scale Residential Development (LRD) consists of 502no. residential units (197no. houses and 305no. apartments) and a childcare facility. The mix of units is provided below-

Table 3.2					
Unit Type	1-bed	2-bed	3-bed	4-bed	Total
Houses	-	19	116	62	197
Apartments	108	151	46	-	305
Total	108	170	162	62	502
	22%	34%	32%	12%	100%

3.2.2 Childcare Facility

The crèche is proposed as a stand-alone two storey building with potential capacity for 107no. full time childcare spaces within six group rooms.

Table 3. 3	
Age 0-1	10
Age 1-2	14
Age 2-3	23
Age 2-3	20
Age 3-6	17
Age 3-6	23
	107

The crèche will have its own area of secure outdoor space to the north of the crèche building for children to play as well as associated car parking, bicycle parking and bin storage.

3.2.3 Public Open Space Provision

The landscaping strategy for the site has been prepared by NMP landscape architects who have taken a fully integrated approach working together with Waterman Moylan Consulting Engineers on surface water drainage requirements and on developing quality placemaking with JFOC Architects. The landscape design proposed responds to the site's sloping nature by respectful landscape design and layout across a series of levels exemplified by the linear park and focused on the existing woodland corridor at the centre of the site as detailed

by the Landscape Design Statement under separate cover. There is a total of 22,927sq.m (22.1%) of public open space provided across the application site (NMP drawing no.L101). The key determinants for the structure of the public open space is the existing north-south tree stand coupled with an east-west linear park.



Figure 3.2 Extract from NMP GA Plan - Central Woodland

Boundary treatment details are provided by NMP drawing no. L-102. There will be block walls with brick cladded piers at the rear boundary of private gardens and where boundaries adjoin public spaces walls will be rendered. Remaining side garden boundaries between dwellings will consist of concrete post and timber fences with concrete kicker between gardens. Please refer to drawings L-802 & L-803 for details. Drawing L-100 and L-102 detail where retaining walls will be necessary. Additional hard and soft landscaping details including play equipment is provided by the Landscape Design Statement under separate cover and drawings by NMP.

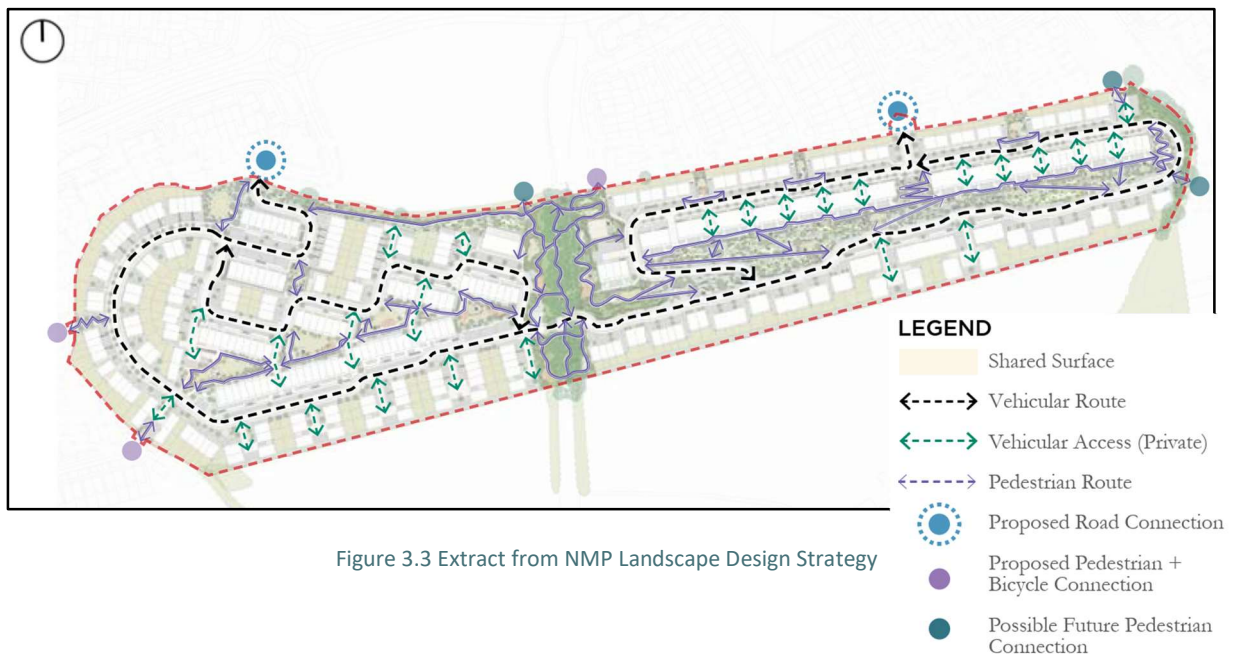
3.2.4 Vehicular Access

The proposed development will have two vehicular access points both via Stocking Avenue 1) via an existing spur road off the roundabout on Stocking Avenue that also serves Abbots Grove Avenue (access is not proposed Abbots Grove Avenue housing area itself) that terminates on the northern boundary of the application site and 2) via Stocking Wood Drive.

3.2.5 Pedestrian Linkages

The proposed development makes provision for several pedestrian/cycle linkages with existing development surrounding the site. The Ballycullen Road is seen as a clear desire line due to existing bus services operating along this route and plans under Busconnects to upgrade this route to a spine route A1. Two pedestrian connections are provided along the western boundary that align with existing roads within Abbots Grove Park. An additional pedestrian/cycle only connection is proposed to Stocking Wood Copse.

In the interest of increased permeability the development also provides for a potential pedestrian connection to the north where a school site is identified in the Development Plan. This creche is located on this identified route. There is a desire line identified on the eastern boundary via White Pines to the Tesco store and childcare facility to the north. A pedestrian/cycle link is provided for that aligns with the existing footpath in White Pines. There is also an opportunity to create a link between the open space as proposed along the eastern boundary to existing pocket parks within Stocking Wood Manor and White Pines. All proposed future links will be brought to the site boundary.



3.2.4 Car Parking

Car parking is minimised in keeping with national and local planning policy and development management criteria. A total of 563 no. car parking spaces are provided on site, 548no. are for residents and visitors with an additional 15no. spaces allocated to the crèche. There is a combination of in-curtilage, undercroft and off-curtilage car parking proposed. EV charging will be provided for 20% of communal car parking spaces with ducting provided for future connections. Car parking for disabled drivers is provided close to apartments and at the creche as advised by South Dublin County Council Roads Department.

3.2.5 Cycle Parking

Cycle Parking and Storage is provided for all residents and visitors of apartments proposed. Terraced housing are provided with storage lockers to the front of the property while apartments are provided with communal storage structures in proximity to the apartments they serve. Additional visitor cycle parking is provided by way of Sheffield bike stands or similar.

3.2.6 Bin Storage

Waste management has been considered for all dwellings proposed and the site has been autotracked for a refuse truck. Terraced housing will be provided with secure and ventilated storage as detailed by JFOC drawing no. 7001. Communal bin storage for apartments is provided on a block by block basis and is large enough to cater for a three bin system. Bin staging areas are also proposed to allow for efficient refuse collection along the south east of the site.

3.2.7 Services and Utilities

Surface Water Drainage Strategy

The surface water strategy for the site is based on SUDS and consists of a nature based approach. Due to the sloping nature of the site together with the lack of permeability encountered in site investigations, storm water will be attenuated to the greenfield runoff rate which has been calculated on the basis of a Soil Type 4.

Public Water Supply and Waste Water Drainage

A confirmation of feasibility has been issued by Uisce Éireann for connection to the public water and wastewater network on the 5th of March 2025 and design acceptance was received by letter dated 10th of April 2025.

Site development works required to facilitate the proposed development include reprofiling the site through cut and fill with retaining structures where required. A preliminary assessment of potential building levels suggests that excavation may reach depths of approximately 5.0 metres. Overhead lines will be undergrounded and may require the installation of pylons. An existing ESB substation within Stocking Wood will also need to be repositioned to facilitate access to the east of the proposed development.

The development includes the undergrounding of ESB lines that currently traverse the site, subject to agreement with ESB and all associate site development works with the provision of the development outlined above.

3.3 Construction Programme/Phasing

As acknowledged by EPA Guidelines on EIAR¹ (para. 3.5.8), the nature of the construction process limits the amount of detail that is available at consent stage. However, in the assessment of the proposed project every effort has been made to provide precise detail to ensure the avoidance and accurate assessment of potential significant impacts.

For this reason a preliminary construction environmental management plan (CEMP) has been prepared by Waterman Moylan Consulting Engineers to provide details relating to general construction activities including-

- information on working areas,
- hours of work,
- principal construction methods and phases,
- volumes of materials,
- traffic and environmental controls.

A detailed Construction Management Plan will be prepared on receipt of planning permission by the appointed contractor. This Plan will include any conditions imposed as part of this decision as well as the mitigation measures as set out in this EIAR and accompanying NIS.

The applicant seeks a five year permission. It is anticipated that the total construction period for the proposed development will be approximately 5 years. The proposed phasing plan is provided below. The project is planned to be developed in two distinct phases. Phase 1 is programmed to be fully constructed by mid-2028 and Phase 2 in 2029.

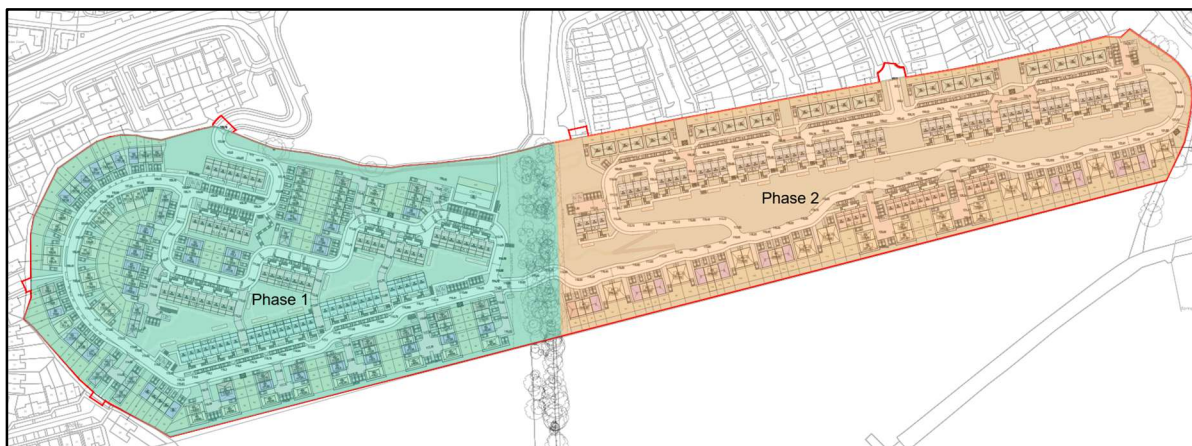


Figure 3.4 Extract from JFOC Drawing No. 2003

Phase 1

Phase 1 will provide 272no. units (54%) of the 502no. units proposed in the form of 117no. houses and 155no. apartments together with public open space and the creche building.

¹ EPA, Guidelines on the Information to be Contained in EIAR (2022)

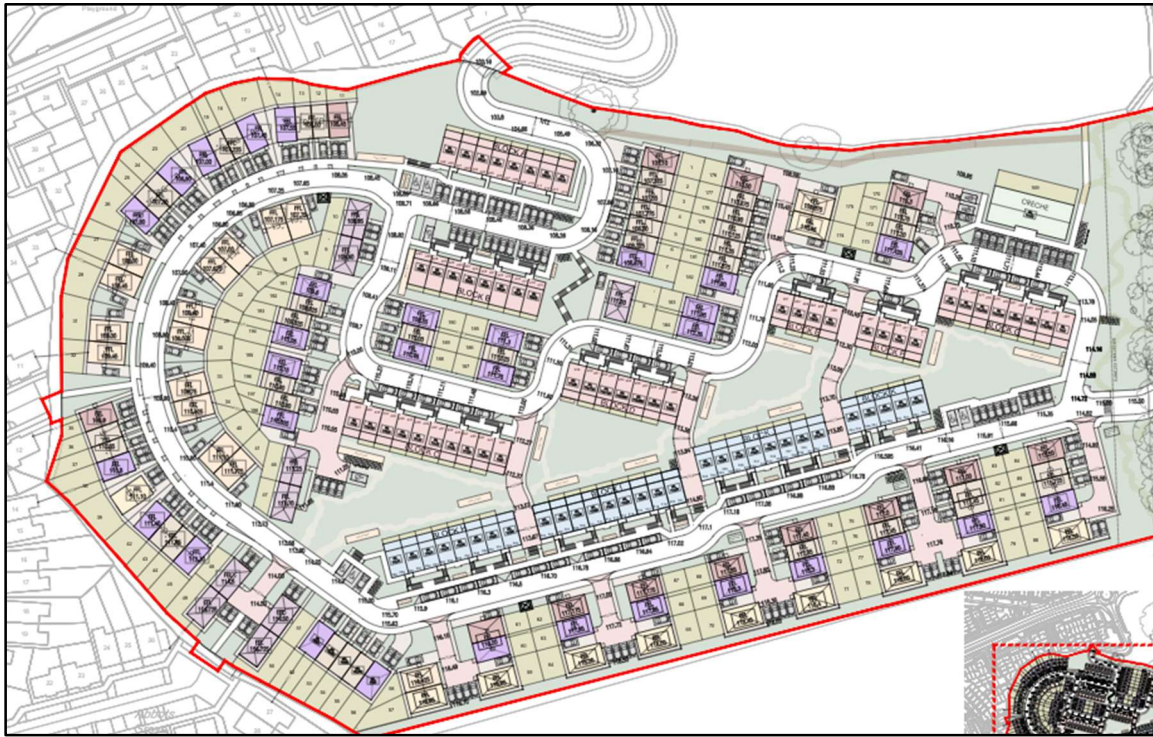


Figure 3.5 Extract from JFOC Drawing No. 1004

Phase 2

Phase 2 will provide the balance of the residential units (230no.) consisting of 80no. houses and 150no. apartments and public open space for residents in phase 2.

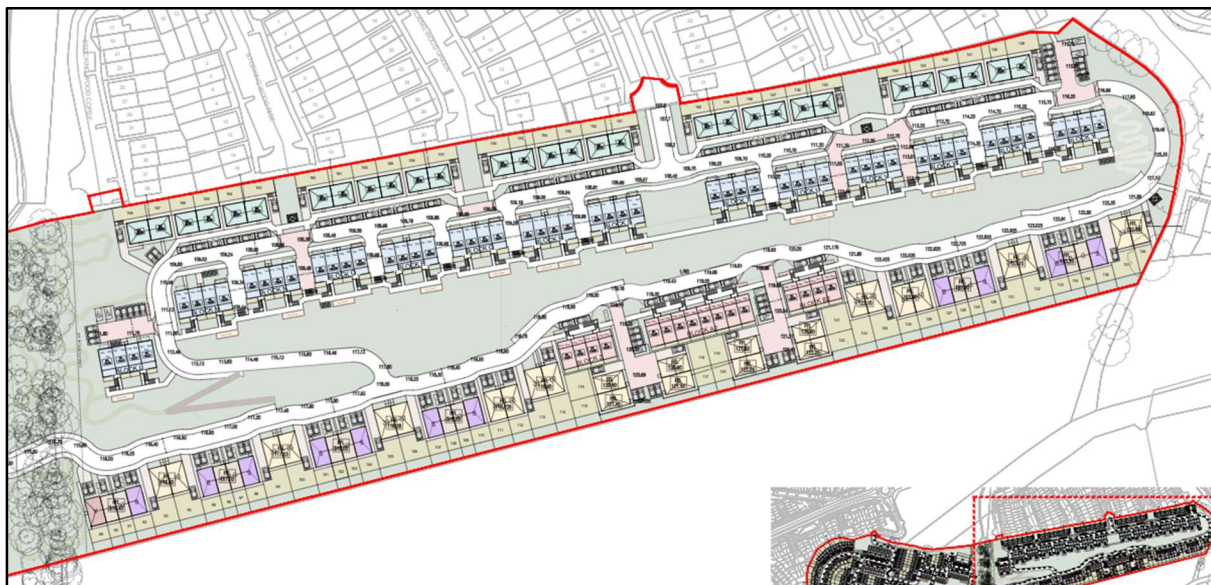


Figure 3.6 Extract from JFOC Drawing 1005

3.4 Main Characteristics of Operational Phase

The proposed development will create a new neighbourhood consisting of residential dwellings and childcare facility together with associated roads, landscape and infrastructure. The primary source of potential significant impacts on the environment will be at construction stage. The proposed development will connect to the public foul drainage network and apply Sustainable Urban Drainage Systems to the surface drainage network. Operational waste will be collected by a licenced service provider and Waste Bylaws are in place. With the implementation of mitigating measures as outlined by this EiAR and best practice techniques, it is not envisaged that the proposed development will have any significant impact on the environment during operational phase.

The likely significant impacts of the operation of the proposed development on each environmental factor are fully addressed in the EiAR that accompanies and forms part of this application. The potential for cumulative, secondary and indirect impacts particularly in relation to traffic has also been assessed in the context of the proposal.

References

- Guidelines on the Information to be Contained in EiAR (EPA, 2022)
- Planning and Development Regulations 2001 (as amended)

Appendix 3.2 Scheme Drawings



— Subject site of application

Reference No. 3454-A
License No. AR0010724
X,Y= 711608.141,725808.0039





SITE INFORMATION

Total Units:	502
Net Site Area:	10.38 ha
Proposed Density:	48.4 units / ha
Public Open Space:	22,927m ² (22.10%)
Overall Unit Mix	
Apartment	305 60.8%
Housing	197 39.2%
Bedroom Totals Overall	
1 Bedroom	108 21.5%
2 Bedroom	170 33.9%
3 Bedroom	162 32.3%
4 Bedroom	62 12.4%
Car Parking Provision	
House Parking:	283
1.48 car spaces per 3 and 4 Bed House	264
1 car space per 2 Bed House	19
Apartment Parking:	244
0.8 spaces per Apartment	15
Creche:	21
Visitors:	16
Bicycle Parking Provision	
House Bicycle Parking (1 per bedroom, in back garden)	506
Terrace House Bicycle Parking (1 per bedroom, in storage locker)	108
Apartment Bicycle Parking (1 per bedroom, in storage locker)	548
Visitor Bicycle Parking (1 per 2 apartments, public access)	163
Creche Bicycle Parking	16

Housing Types Proposed

4	Type A1 3 Bed, 2 Storey Semi-Detached 107.6m ²
10	Type A2 4 Bed, 2 Storey End of Terrace 107.6m ²
6	Type B1 3 Bed, 2 Storey Semi-Detached 107.6m ²
36	Type B2 3 Bed, 2 Storey End of Terrace 107.6m ²
16	Type C1 3 Bed, 2 Storey Semi-Detached 130m ²
8	Type C2 3 Bed, 2 Storey Semi-Detached 130m ²
1	Type C3 3 Bed, 2 Storey Semi-Detached 130m ²

Apartment Types Proposed

19	Type D 2 Bed, 2 Storey Mid Terrace 86m ²
9	Type E1 3 Bed, 2 Storey Detached 127.6m ²
28	Type E2 3 Bed, 2 Storey Semi-Detached 130m ²
30	Type F 3 Bed, 2 Storey Semi-Detached 107.6m ²
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