



**Oifig an
Rialaitheora Pleanála**
Office of the
Planning Regulator

Elected Members Part 8 – Local Authority Own Developments

Date: 21 July 2022

The Legislative Context - Part XI (11) aka Part 8



▶ Section 4 (1) of the Planning and Development Act 2000 (PDA 2000), as amended:



The following shall be exempted developments for the purposes of this Act –

(aa) development by a local authority in its functional area and (f) development carried out on behalf of, or jointly or in partnership with, a local authority, pursuant to a contract entered into by the local authority concerned, whether in its capacity as a planning authority or in any other capacity.

▶ Part XI PDA 2000 (Development by Local and State Authorities)

- Section 178 (Restrictions on development)
- Section 179 (Prescribed local authority development)



▶ Part 8 Planning and Development Regulations 2001, as amended (Requirements in respect of specified development by, on behalf of, or in partnership with local authorities).



Pre-Part 8 Procedure



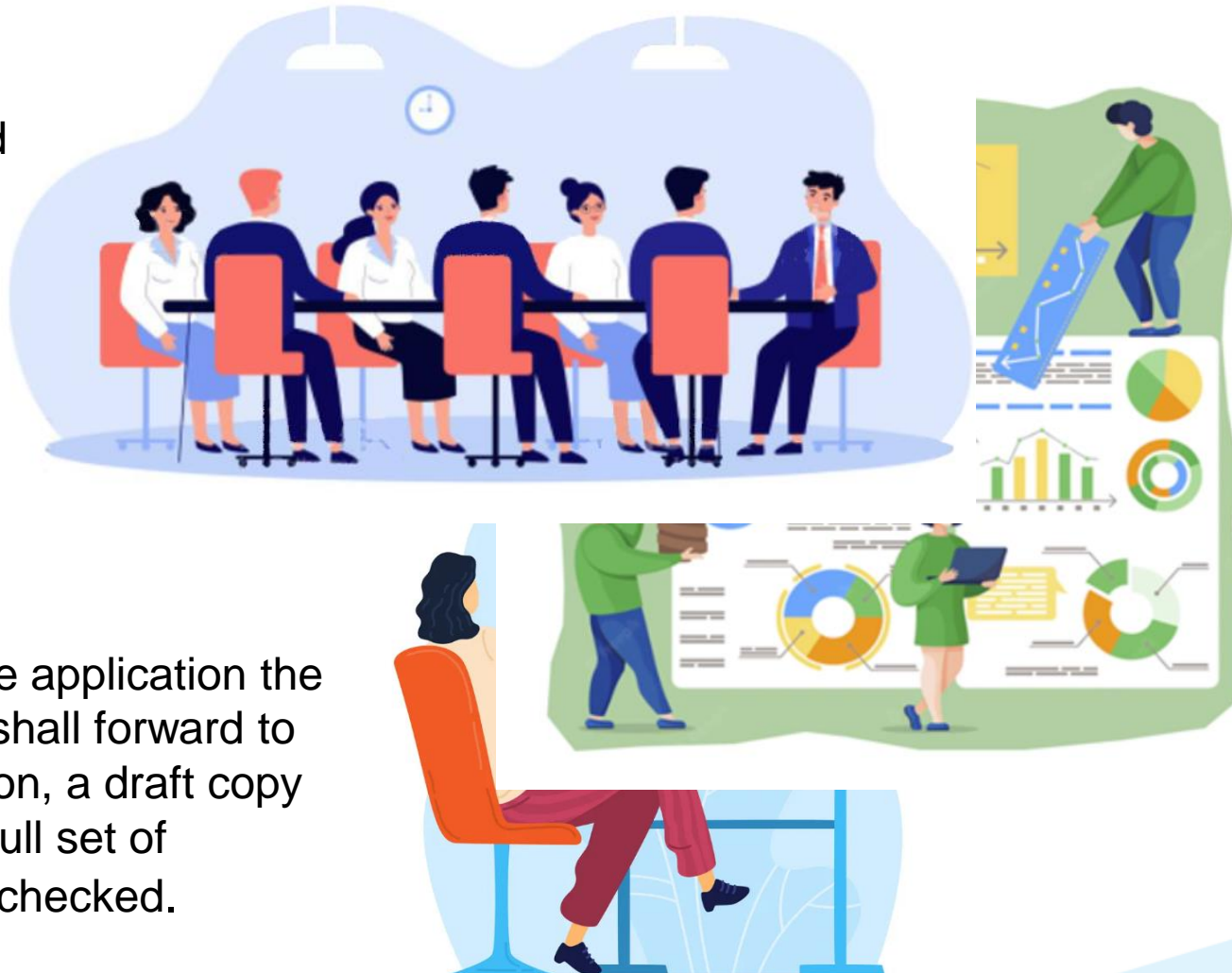
Inter-departmental and planning department consultations



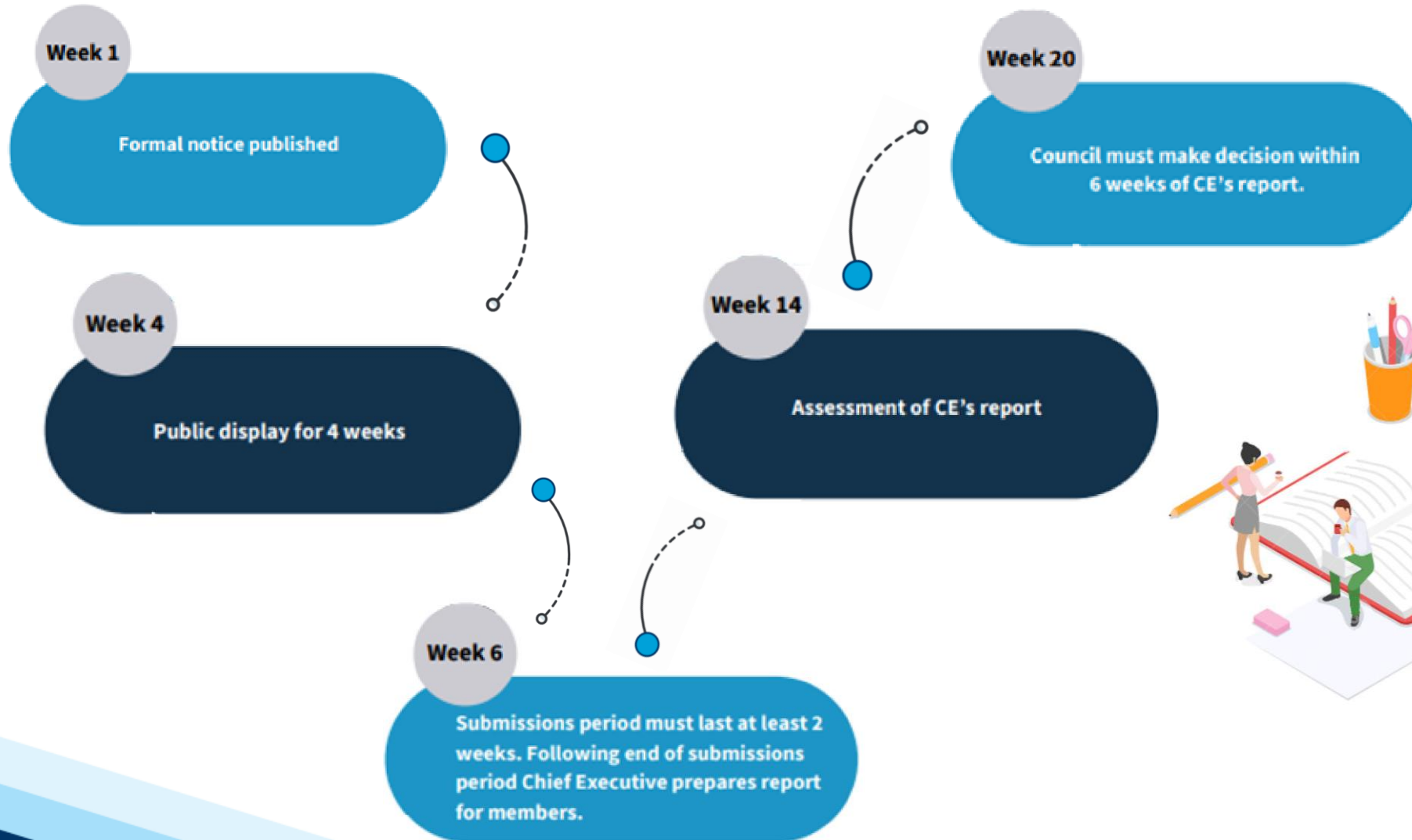
Technical reports



Prior to lodgement of the application the Proposing Department shall forward to Planning Registry Section, a draft copy of public notices and a full set of plans/reports etc. to be checked.



Timeline of Formal Part 8




Week 1

► Formal notice published.



Proposed Social and Affordable housing development comprising of 263 residential units on a site located on lands within Clonburris SDZ, in the subsector known as Kishogue South West which is located on Lynches Lane to the East of the R136 Outer Ring Road

OPEN  27 Apr, 2022, 12:06pm - 10 Jun, 2022, 4:30pm

PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)

PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED)

PART 8 SITE NOTICE

Development of a Social, Affordable Rental and Affordable Purchase Housing project consisting of 263 new homes, new community facilities, three landscaped open spaces and associated site works on a site located on lands within Clonburris SDZ, primarily in the subsector known as Kishogue Southwest which is located on Lynches Lane to the West of the R136 Outer Ring Road.

Pursuant to the requirements of the above, South Dublin County Council is proposing to construct a social and affordable housing development total site area of approximately 10.65 ha. comprising of the following works:

263 No. Units in a mix of single, two and three storey houses, duplexes, and apartments, comprising:

- 1 No. single storey – two bed semi-detached house
- 1 No. single storey – four bed semi-detached house
- 65 No. apartments – one bed apartments
- 53 No. apartments – two bed apartments
- 106 No. two storey – three bed terrace/semi-detached houses
- 16 No. Duplex – three bed houses
- 15 No. three storey – four bed houses
- 6 No. two storey – four bed houses
- Community building and Homework room
- Site development and landscape works include the provision of 253 No. Parking spaces, 169 No. cycle

Share



Submissions







2 submissions have raised observations relating to this consultation.

[+ MAKE A SUBMISSION](#)

Themes

General

Materials

-  2015_2-3-1-6_Drawing Issue Register_Part 8 (... 398.89 KB
-  SDCC Clonburris Phase 1_AA Screening repor... 7.73 MB
-  SDCC Clonburris Phase 1_Ecological Impact A... 11.44 MB
-  SDCC Clonburris Phase 1_Invasive Species M... 2.96 MB
-  2015 SDCC Clonburris Phase 1_Archaeology a... 12.58 MB
-  Architectural Design Statement_220425.pdf 118.46 MB

Weeks 1-4



► Public Consultation

► Consultation Portal




Home > Consultations

Consultations

Open	Closed	Upcoming	SEARCH
7	134	0	

Open and Upcoming




Development of a Social, Affordable Residential Development for a new housing project consisting of 263 residential units on a site located on lands within Clonburris SDZ, in the subsector known as Kishogue South West which is located on Lynch Lane to the East of the R136 Outer Ring Road

27.04.2022 - 12:06pm
10.06.2022 - 4:30pm

OPEN

0 SUBMISSIONS




Active Travel Schools Project St. Mark's J.N.S. and S.N.S., Springfield,

22.04.2022 - 9:37am
20.05.2022 - 6:00pm

OPEN

0 SUBMISSIONS




Active Travel Schools Project Gaelscoil Chluain Dolcáin

22.04.2022 - 9:30am
20.05.2022 - 6:07pm

OPEN

0 SUBMISSIONS




Active Travel Schools Project St. Lorcan's B.N.S. and St. Brigid's G.N.S

22.04.2022 - 9:27am
20.05.2022 - 6:00pm

OPEN

0 SUBMISSIONS




South Dublin County Council- Proposed Development of a Traveller Accommodation Group Housing Scheme consisting of 7 units on undeveloped lands/site at Fonthill Road, Co. Dublin.

14.04.2022 - 9:00am
31.05.2022 - 11:59pm

OPEN

0 SUBMISSIONS



Limekiln and Whitehall Road West Cycle Scheme

13.04.2022 - 12:34pm
11.05.2022 - 6:00pm

OPEN

7 SUBMISSIONS

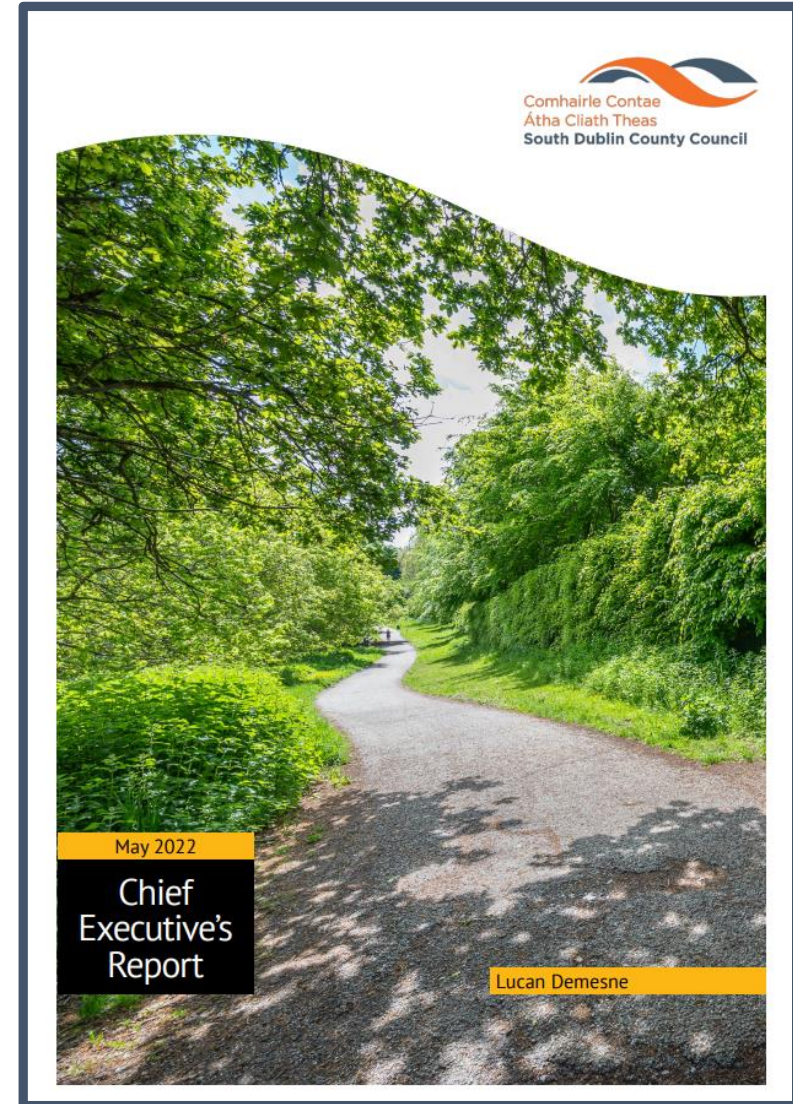
Week 6

▶ Submissions deadline.



Week 14

▶ Chief Executives (CE's) Report.



Week 20

Comhairle Contae
Átha Cliath Theas
South Dublin County Council

Home Webcast library Help

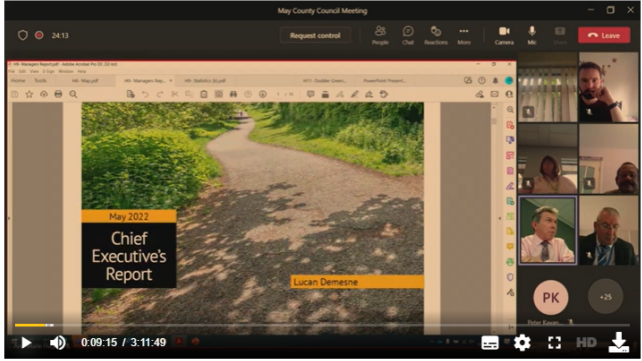
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May Council Meeting

Monday, 9th May 2022 at 3:30pm

Agenda Resources Speakers

Agenda



Headed Item 9 - Managers Report

Speaking: Cllr Peter Kavanagh

- Start of webcast
- Headed Item 1 - Confirmation and Re-affirmation of Minutes
- Headed Item 3 - Reports of Area Committees
- Headed Item 4 - Standing Committees Organisation, Procedure & Finance
- Headed Item 5 - Strategic Policy Committees
- Headed Item 6 - Reports Requested By Area Committees
- Questions
- Headed Item 7 - Declaration Of Roads To Be Made Public Roads
- Headed Item 8 - Proposed Disposal of Properties/Sites



Key Messages

- The elected members must take into consideration the **proper planning and sustainable development** of the area.
- A local authority **cannot** effect any development in its functional area that would **materially contravene** its development plan.
- Part 8 is **not a planning application** and **planning conditions cannot be attached**.
- If the elected members **do not pass a resolution** the development may be carried out as recommended in the chief executive's report.