

South Dublin County Council

Local Infrastructure Housing Activation Fund Proposal

Clonburris SDZ Planning Scheme



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Introduction

1. Introduction

South Dublin County Council are delighted to submit this application in response to the call for Local Infrastructure Housing Activation Fund (LIHAF) proposals.

The submitted proposal relates to the provision of key infrastructure in the Clonburris Strategic Development Zone lands (see Figure 1), which upon delivery, will facilitate the early activation of suitably located and scaled housing supply, with a commitment on the part of the housing providers to produce housing quickly, at a scale, and at affordable prices.

Figure 1: Clonburris SDZ Lands



For the purposes of this application, the proposal relates to the provision of the following infrastructure:

- The construction of 2 vehicular bridges over the Kildare Railway Line located between the Outer Ring Road (ORR) and the Fonthill Road, at a cumulative cost of [REDACTED] (i.e. [REDACTED] per bridge);
- The construction of 2 bridges spanning the Grand Canal located between the ORR and the Fonthill Road, at a cumulative cost of [REDACTED] (i.e. [REDACTED] per bridge);
- A surface water upgrade improvement scheme at a cost of [REDACTED];
- A junction upgrade scheme of the Outer Ring Road at a cost of [REDACTED].

The projects, which are the subject of this proposal consist of off-site infrastructure and can be categorised as access and environmental improvement projects within the LIHAF qualifying expenditure criteria. These projects are identified as being key forms of infrastructure within the Clonburris SDZ, the delivery of which, will directly contribute to the provision of 8,000 residential units, in a strategic growth node and designated priority development area in the Dublin region.

The implementation of this LIHAF proposal will support the realisation of **Rebuilding Ireland's** objectives, by facilitating housing supply in a high demand area, complete with the creation of a sustainably integrated community, characterised by a positive mix of tenure types and housing typologies, in both an attractive and accessible location, where property prices and rents are affordable.



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Background and Context

2. Background and Context

Within the context of the hierarchy of planning policy from national to regional and local level, Clonburris Strategic Development Zone is seen as a priority location, with the capacity of providing for a total of 8,000 residential units in an area that is zoned, serviced and well connected in terms of public transportation.

The provision of the proposed infrastructure (detailed in Section 1 above) are perceived by South Dublin County Council as being critically important components of infrastructure that are fundamental to the delivery of the SDZ Planning Scheme, which is currently being prepared by South Dublin County Council. It is considered that failure to provide these infrastructural elements would be a significant impediment to housing supply in the area, the delivery of which, would directly result in the extrication of development land, with the potential to provide for 2,000 residential units in the short-term, and 8,000 dwellings in the longer-term.

Of the 8,000 units to be provided on the Clonburris SDZ lands, 800 will be allocated for the purposes of local authority housing, thereby contributing to the creation of a more sustainably integrated community with good tenure mix. The quantum of housing and establishment of such a critical mass will serve to enhance the area economically, through increased employment generation, social and community infrastructure provision, heightened retail spend, a more productive labour force, as well as agglomeration benefits.

Following an assessment of the infrastructure, which is the subject of this proposal, as well as engagement with the relevant landowners in the area, it has become apparent that the funding of such infrastructure by housing providers, coupled with normal on-site development costs would render the resultant housing to be uneconomic, having due regard to affordability parameters for the majority of home purchasers or renters. In response to this, the delivery of this infrastructure through the LIHAF mechanism is seen as catalyst for the delivery of much needed housing, where there is significant demand, and where a sizeable pipeline of housing supply can be implemented expeditiously.

Figure 2: Aerial View of Clonburris SDZ Lands





3

Project Proposal and Link to Housing Delivery

3. Project Proposal and Link to Housing Delivery

3.1. Proposal Summary

The proposal can be summarised as relating to the provision of six key infrastructural projects, including 2no. bridges over the railway line, 2no. bridges over the Grand Canal, a surface upgrade improvement scheme, as well as a junction upgrades projects, which will culminate in the delivery of 2,000 residential units on the lands of Clonburris SDZ.

In the interests of clarity, the proposal relates to the provision of the following infrastructure:

- The construction of 2 vehicular bridges over the Kildare Railway Line located between the Outer Ring Road (ORR) and the Fonthill Road, at a cumulative cost of [REDACTED] (i.e. [REDACTED] per bridge);
- The construction of 2 bridges spanning the Grand Canal, located between the Outer Ring Road and the Fonthill Road, at a cumulative cost of [REDACTED] (i.e. [REDACTED] per bridge);
- A surface water upgrade improvement scheme at a cost of [REDACTED];
- A junction upgrade scheme of the Outer Ring Road at a cost of [REDACTED]

The delivery of this infrastructure is contingent on the phased provision of housing, with each development phase, inclusive of the construction of the aforementioned infrastructure, providing for a defined percentage of housing. This requirement, which is outlined in section 4 of this proposal will be subject to legal agreement with all relevant developers. Having carried out an assessment of potential housing output and engaged in dialogue with key landowners, it is considered that 2,000 residential units can be delivered in Clonburris SDZ within the desired housing price parameters, as set forth in the LIHAF Call for Proposals, provided financial support is forthcoming on the critical infrastructure, as outlined above.

3.2. Project Description and Cost

The project relates to the development of 6 key infrastructural projects, which will provide a return of 2,000 residential units in the short-term, whilst also being integral to the longer-term delivery of 8,000 dwellings in the Clonburris SDZ.

It is acknowledged that the planning scheme for Clonburris SDZ has yet to be adopted, however, two of the identified projects can be undertaken in advance of the planning scheme's approval. The first of these projects relates to the provision of a surface water improvement scheme, with much of this work off-site in the surrounding area. The second project, which can be initiated and completed in 2017 relates to a junction upgrade scheme on the Outer Ring Road. This project is integral to accessibility and movement within the Clonburris lands, serving to ease traffic congestion and enhance travel times.

The other four projects are traffic and access related, supporting movement into and out of the SDZ lands, with the provision of four bridges intrinsic to the creation of a sustainable community. Two of the projects pertain to the provision of bridges over the railway line, which will connect Clonburris to the north, whereas, the two bridges over the canal will facilitate access to the south. The provision of the four bridges are perceived as been critical to the urban structure of Clonburris SDZ, facilitating

ease of movement, ensuring connectivity within the plan lands and enhancing permeability with the neighbouring areas.

Overall, the six projects will support the creation of a sustainable community, where people feel connected with the wider area, where future inhabitants and employees are provided with transport options, ranging from walking, cycling, public transport or travelling by car, all contained within an environment that embraces green infrastructure and sustainable drainage systems.

The projects descriptions and costs are summarised in Table 1 below:

Table 1: Project Description and Costs

Project	Project Description	Project Cost
Project 1	Surface water upgrade improvement scheme	████████
Project 2	Junction upgrade scheme of the Outer Ring Road	████████
Project 3	Vehicular bridge over the Kildare Railway Line	████████
Project 4	Vehicular bridge over the Kildare Railway Line	████████
Project 5	Bridge over Grand Canal	████████
Project 6	Bridge over Grand Canal	████████

Figure 3: Kildare Rail Line



Figure 4: Bridge Infrastructure



3.3. Housing Delivery Record

In submitting this proposal, due diligence is of central importance, with an emphasis placed by South Dublin County Council in partnering with housing providers who can comply with the requirements of LIHAF. Critical to this is the forging of a long-term partnership, which will successfully deliver the provision of affordable housing that will contribute to the creation of sustainably integrated community.

For the purposes of this proposal, South Dublin County Council will work with a series of partners, including NAMA, Cairn Homes plc., Dietacarron, Kelland Homes and Everglade Properties, all of which have a proven track record of delivering housing, whilst also having a significant involvement in the Clonburris SDZ.

For South Dublin County Council, it is important that its partners have the ability to deliver housing swiftly and at affordable rates, thereby complying with the requirements of LIHAF. In this case, all of its partners can achieve this. To demonstrate this, two examples are provided below, which relate to NAMA and Cairn Homes plc. respectively.

In the case of NAMA, they have a proven track record of delivery, as in addition to the 2,300 housing units completed to date and funded by NAMA nationally, construction has begun on sites under their control, which will ultimately deliver another 3,000 units for the country. With regard to social housing provision, NAMA achieved its 2015 year-end target of delivering 2,000 houses and apartments for social housing in Ireland. To put this into context, the 2,000 units equate to more than one-third of the total of 5,700 Part V social housing units delivered in Ireland between 2002 and 2011. The 2,000 units have been delivered across 131 individual projects spread over 18 counties and have involved transactions with 18 approved housing bodies and 9 local authorities. NAMA has invested more than €150m through its special vehicle, NARPS, to buy houses and apartments from its debtors and receivers and to lease them directly to local authorities and approved housing bodies.

Allied to this, one of South Dublin County Council's other partners, Cairn Homes plc., are experienced housing providers with an extensive track record in delivering high quality homes throughout Ireland over the past 30 years, which has included the delivery of social housing. Presently, they are the only listed homebuilder in Ireland and have a current market capitalisation of ██████ (as at 6th October, 2016). Cairn is a member of the CIF (Irish Homebuilders Association), CIRI and has recently been accredited with the Safe-T Certificate Accreditation. As it stands, Cairn own a core land-bank of 27no. sites, with the potential to deliver in excess of 11,500 new homes. Importantly, this land bank is somewhat de-risked, as it is all zoned for development, with many of the sites with full planning permissions in place.

In submitting this proposal, South Dublin County Council is confident that its partnership with the said private entities, who have a proven track record in housing provision, will ensure that it meets its commitments under LIHAF and deliver housing, both expeditiously and at affordable rates.

3.4. Housing Delivery

The Clonburris SDZ Planning Scheme currently being prepared by South Dublin County Council will have the capacity to provide for the delivery of 8,000 residential units. This will provide for residential accommodation to meet the needs of 22,400 new residents.

In the case of Clonburris SDZ, South Dublin County Council is the landowner of 82 hectares of the Clonburris SDZ lands (approx. one third of the overall area of the SDZ, which is 280 hectares). As such, South Dublin County Council will have the opportunity to provide local authority housing through the Part 8 mechanism. With regard to the remainder of the Clonburris SDZ lands (198 hectares), the principle means by which social housing will be provided for will be through the application of the Part V mechanism. In this regard, South Dublin County Council will seek the building and transfer of houses on-site as part of developers fulfilling their Part V obligations. South Dublin County Council will require all developers to enter into a Part V agreement with the Planning Authority prior to submission of all applications, with Part V commitments conditional as part of any grant of permission.

It is considered that the successful approval of this LIHAF proposal will serve to remove infrastructural constraints, thereby unlocking strategically important development land in an area characterised by high residential demand. This will directly result in the provision of 2,000 residential units on the Clonburris SDZ lands, thereby accelerating critically important housing supply, and enabling the Government to meet its objectives under the **Rebuilding Ireland** Action Plan.



4 Innovation and Collaboration

4. Innovation and Collaboration

4.1. Affordable Housing Supply

Having undertaken an analysis of housing supply in the Clonburris area and engaged with the relevant landowners, it is perceived that houses can be provided at affordable rates, subject to the successful approval of this proposal. This is evidenced in the case of Cairn Homes plc., who with the support of LIHAF can deliver three and four bedroom houses in the price range of between €225,000 to €275,000. This is significantly less than 10% below average sales prices of comparable new homes in Dublin.

In outlining such affordability and in the case of Cairn Homes plc., it is important to recognise that a recent report published by the Society of Chartered Surveyors Ireland (SCSI) in May 2016, using current and independently verified industry expertise and data, found that the average cost of construction for a 1,249 sq. ft. 3-bedroom semi-detached house in the Greater Dublin Area, inclusive of €57,500 land costs and VAT, is €334,757 assuming hard build costs of €123.12 psf and soft costs, including VAT and finance costs. Cairn's hard build cost in Clonburris will be c. €30 psf lower than the SCSI. These build cost efficiencies are created through scale, enabling them to deliver housing, which is up to 24% cheaper than the SCSI average, independently verified, cost of construction. The SCSI has correctly reflected the cost of operating in a less efficient manufacturing business. In delivering three bedroom houses at €225,000, Cairn will generate an average operating margin of [REDACTED] on each unit sold. In the event LIHAF support was not forthcoming, this margin would reduce to 10%. Given the level of risk that a homebuilder carries, such a return would not be commensurate with the scale and complexity of building in Clonburris. In this regard, this is not a return, which we could be justified by international institutional investors, who support housing providers like Cairn.

In summation, South Dublin Council are satisfied that under LIHAF, affordable and well located housing can be provided, which will meet the objectives of **Rebuilding Ireland**. However, such affordability and the establishment of a viable business model is contingent on a favourable outcome to this application.

4.2. Partnerships

In seeking to provide for the future development of the Clonburris SDZ lands and the delivery of 8,000 critically important residential units, 2,000 of which, will be delivered in the short-term, a collaborative approach with a series of key partners will be adopted.

As detailed above, this proposal pertains to the following;

- The construction of 2 vehicular bridges over the Kildare Railway Line located between the Outer Ring Road (ORR) and the Fonthill Road.
- The construction of 2 bridges spanning the Grand Canal located between the ORR and the Fonthill Road.
- A surface water upgrade improvement scheme.
- A junction upgrade scheme of the Outer Ring Road.

These infrastructural projects are integral to unlocking the potential of development lands and providing for the delivery of 8,000 residential units. Given the multiplicity of landholdings that are

traversed by each of these infrastructural projects, South Dublin County Council will adopt a coordination role between each of the relevant landowners as well as the lead statutory agencies.

In the context of the construction of the proposed bridges and road junction upgrade scheme, South Dublin County Council will adopt a partnership approach with the National Transport Authority (NTA), Transport Infrastructure Ireland (TII), CIE and the relevant landowners. This will serve to ensure that the road infrastructure is delivered to the required national standards, are universally accessible, and balance the needs of the future users in terms of functionality, including movement of pedestrians, cyclists, motor vehicles and public transport. South Dublin County Council will act as the interface between the NTA, TII, CIE and the private landowners, ensuring that infrastructure costs are optimised and represent value for money, best practice design and construction are achieved, all underpinned by a necessity to ensure compliance with the requirements of Smarter Travel (2009) and the Design Manual for Urban Roads and Streets (2013). In seeking to achieve these aims, South Dublin County will build on its established relationship with both the NTA, TII and CIE, which has culminated in the delivery of a myriad of strategically important infrastructural projects over the years.

In the context of the surface water upgrade improvement scheme, South Dublin County Council will adopt a partnership approach with the Office of Public Works (OPW), as the lead agency for flood risk management in Ireland and the relevant landowners. This will serve to ensure that the surface water upgrade improvement scheme is delivered to the required national standards, establish a network of sustainable urban drainage systems, reduce flood risk potential and mitigate the adverse effects of any floods and droughts.

The provision of the proposed infrastructure will not only directly influence the delivery of housing, but it will also support the construction of ancillary infrastructure. In this regard, South Dublin County will work with all relevant bodies to ensure the delivery of important community facilities, such as schools, community centres, and so forth.

Significant constraints to the development of housing on Clonburris SDZ lands are the Kildare railway line to the north and the Grand Canal to the south of the SDZ lands. The existence of the rail line and canal act as an impediment to the optimisation of strategically important zoned and serviced land, thereby curtailing housing output. The successful approval of this LIHAF proposal will contribute significantly to overcoming these constraints, enabling South Dublin County Council to maximise housing yield on the Clonburris SDZ lands and the delivery of critical transport infrastructure.

The proposed junction upgrade scheme of the Outer Ring Road will enable the provision of a fully integrated and sustainable transport network for Clonburris SDZ. Such infrastructure will facilitate the development of a network and hierarchy of roads and streets, which will help ensure that existing and planned neighbourhoods can be linked with each other, and with existing and planned facilities, as well as services, including public transport.

The provision of a surface water upgrade improvement scheme for the Clonburris SDZ lands will establish a network of sustainable urban drainage systems. Such systems will reduce flood risk potential and mitigate the effects of any floods and droughts. In this regard, South Dublin County will partner with both the OPW and the relevant landowners, ensuring regulatory commitments are adhered to, as well as securing the expeditious completion of this project, thereby enabling the timely delivery of housing supply.

In addition to the aforementioned partnerships, it is intended that South Dublin County Council will also collaborate with NAMA, Irish Water, prescribed bodies and utility providers in delivering the infrastructure proposals, which are the subject of this application, all underpinned by an objective to

realise the provision of 8,000 residential units in the area, 2,000 of which, will be directly delivered through the LIHAF proposal.

4.3. Development Agreement

In securing the delivery of the LIHAF proposal, South Dublin County Council will enter into an agreement with the relevant landowners to ensure that the proposed infrastructure is delivered, complete with the provision of housing. Such an agreement will be contingent on the delivery of an appropriate quantum of housing, thereby securing the early provision of housing, at a scale and at affordable prices, which will support the aims of the **Action Plan for Housing and Homelessness - Rebuilding Ireland**.

The ambit of the said agreement will include project costs, timeframes, scheduling, performance targets and appraisals, technical requirements, legal and insurance obligations, monitoring and reporting arrangements, project governance, payment mechanisms and penalty provisions, operations and maintenance, clarification procedures, step in rights, project sign-off procedure, as well as project termination.

The agreement will be structured to ensure that value for money is achieved, whilst overcoming infrastructural impediments that will enable developers to release the production of a substantial level of affordably priced housing within a defined timeframe. To achieve this and to ensure an appropriate governance framework is established, the agreement will be framed around the phased payment of finance, based on project performance and the realisation of housing targets. South Dublin County Council anticipate developers being reimbursed for enabling infrastructure, upon completion of housing, which will be based on the attainment of contractual targets. This will serve to forge an alignment between housing supply and infrastructure provision, thereby safeguarding LIHAF funding and ensuring housing delivery.

In this instance, the payment element of the agreement will be generally structured as outlined in Table 2 below, which will incorporate a percentage payment of each infrastructural elements capital costs, based on a percentage housing output. In essence, a percentage of the overall capital costs will be issued to the developer on completion of an agreed percentage of housing output. In the interests of clarity, completion of housing will be determined following entry on the Building Control Management System. It should also be noted, that the percentage housing output requirement relates to an agreed housing delivery target. In the case of Clonburris SDZ, it will relate to the provision of 2,000 housing units.

Table 2: Indicative Infrastructure Agreement - Financial Payment Structure

Payment Phase	Deliverable	% Payment
Phase 1	<ol style="list-style-type: none"> 1. Surface water upgrade improvement scheme. 2. Junction upgrade scheme of the Outer Ring Road. 	<ol style="list-style-type: none"> 1. 30% of Surface water upgrade improvement scheme Capital Costs 2. 30% of Road Capital Costs
Phases 2	<ol style="list-style-type: none"> 1. Construction of 1no. vehicular bridge over the Kildare Railway Line (Bridge No. 1) 2. Construction of 20% of overall Housing Output 	<ol style="list-style-type: none"> 1. 30% of Bridge No. 1 Capital Costs 2. 20% of Surface water upgrade improvement scheme Capital Costs 3. 20% of Road Capital Costs
Phase 3	<ol style="list-style-type: none"> 1. Construction of 15% of overall Housing Output 2. Construction of 1no. vehicular bridge over the Kildare Railway Line (Bridge No. 2) 	<ol style="list-style-type: none"> 1. 30% of Bridge No. 1 Capital Costs 2. 30% of Bridge No. 2 Capital Costs 3. 20% of Surface water upgrade improvement scheme Capital Costs 4. 20% of Road Capital Costs
Phase 4	<ol style="list-style-type: none"> 1. Construction of 15% of overall Housing Output 2. Construction of 1no. bridge over the Canal (Bridge No. 3) 3. Construction of 1no. bridge over the Canal (Bridge No. 4) 	<ol style="list-style-type: none"> 1. 20% of Bridge No. 1 Capital Costs 2. 30% of Bridge No. 2 Capital Costs 3. 30% of Bridge No. 3 Capital Costs 4. 30% of Bridge No. 4 Capital Costs 5. 15% of Surface water upgrade improvement scheme Capital Costs 6. 15% of Road Capital Costs
Phase 5	<ol style="list-style-type: none"> 1. Construction of 15% of overall Housing Output 	<ol style="list-style-type: none"> 1. 10% of Bridge No. 1 Capital Costs 2. 20% of Bridge No. 2 Capital Costs 3. 30% of Bridge No. 3 Capital Costs 4. 30% of Bridge No. 4 Capital Costs 5. 15% of Surface water upgrade improvement scheme Capital Costs 6. 15% of Road Capital Costs
Phase 6	<ol style="list-style-type: none"> 1. Construction of 15% of overall Housing Output 	<ol style="list-style-type: none"> 2. 10% of Bridge No. 1 Capital Costs 3. 10% of Bridge No. 2 Capital Costs 4. 20% of Bridge No. 3 Capital Costs 5. 20% of Bridge No. 4 Capital Costs
Phase 7	<ol style="list-style-type: none"> 1. Construction of 10% of overall Housing Output 	<ol style="list-style-type: none"> 2. 10% of Bridge No. 2 Capital Costs 3. 10% of Bridge No. 3 Capital Costs 4. 10% of Bridge No. 4 Capital Costs
Phase 8	<ol style="list-style-type: none"> 1. Construction of 10% of overall Housing Output 	<ol style="list-style-type: none"> 2. 10% of Bridge No. 3 Capital Costs 3. 10% of Bridge No. 4 Capital Costs

4.4. Institutional Arrangements

The strategic planning and coordination of local authority housing development is taking place within the context of both national and local policy, supported and guided by South Dublin County Council's County Development Plan and Housing Strategy. It is anticipated that 8,000 social housing units will be required in South Dublin County Council during the period 2016-2022. The provision of such housing will draw on wider institutional arrangements, securing the delivery of this housing through a range of mechanisms, including vacancy in existing social housing stock, a social housing building programme, leasing and rental schemes, modular housing development, the Capital Assistance Scheme and through Part V of the Planning and Development Act (as amended).

South Dublin County Council prides itself at being to the fore in implementing new and innovative initiatives to secure the strategic planning and co-ordination of local authority housing development. For example, it is currently liaising with the National Development Finance Agency to procure the design, build, finance and operation of 100 units in the first Public Private Partnership Bundle under the new availability concession model. In addition to this, the Council will shortly advertise for expressions of interest for the delivery of a sustainable, integrated and mixed tenure new community for the Grange landholding, a site considered to be strategic importance to the delivery of housing in the region. In this regard, the Council is also currently making an application to have the 'Grange' site designated as a 'Pathfinder', which will be an exemplar project for the rest of the housing sector. Moreover, an iterative Competitive Dialogue Procedure will be used to optimise the value of the site and to ensure appropriate considerations of the various financial and operational models. This will set the blueprint for similar such projects to be delivered throughout the country.

South Dublin County Council is a leading partner in embracing new and innovative approaches to housing provision, examples of which include the following:

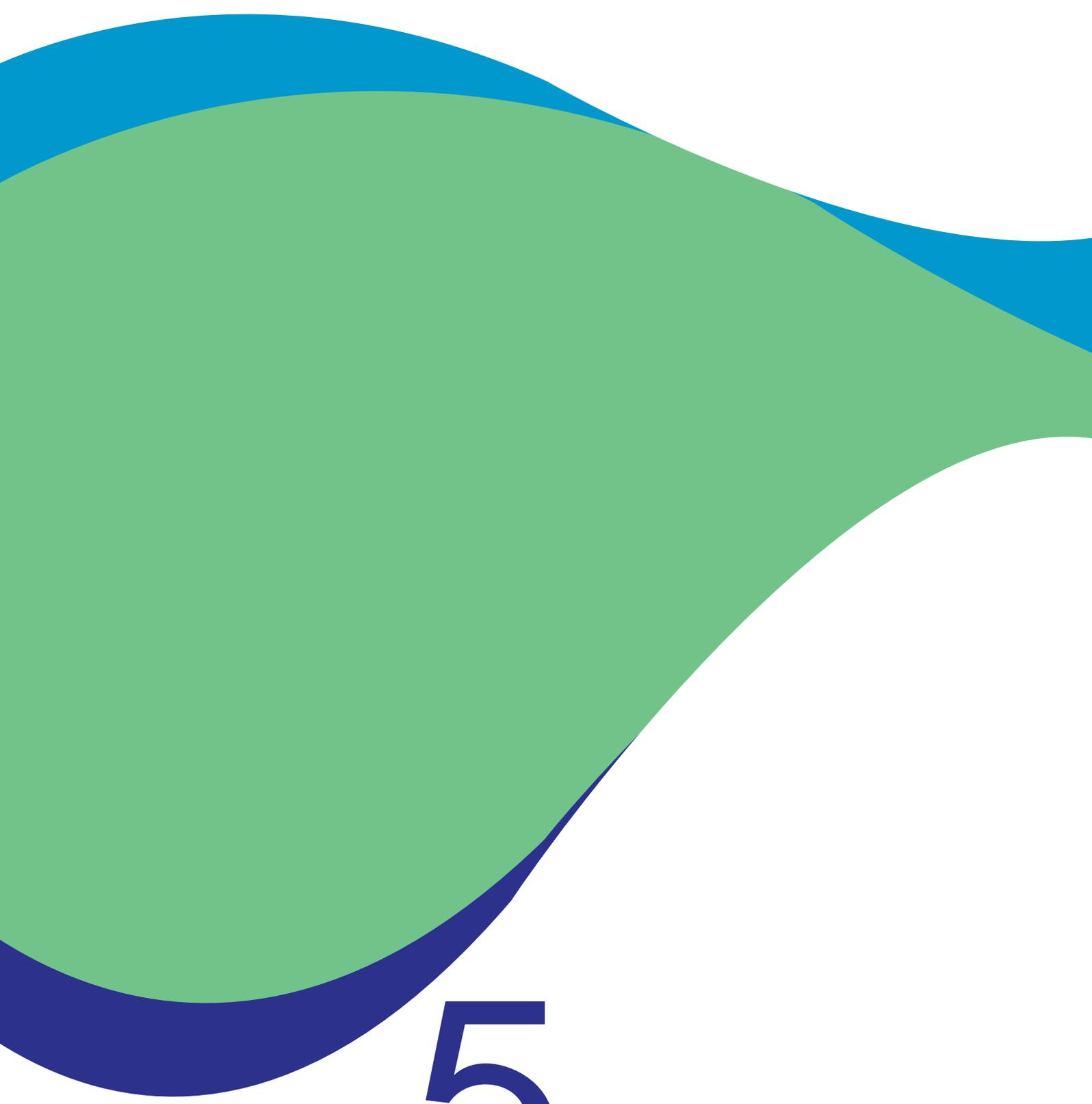
- The Council owns 9,040 houses and has contractual arrangements with landlords for 3,200 additional properties.
- It currently operates Housing Assistance Payments to over 1,040 active accounts and is exceeding its target of 20 new accounts per week.
- It has a very impressive construction programme with three projects on site and eight projects at various approval stages with the Department, as well as a significant Part 8 programme.
- It is continuously investigating land availability and opportunities to work in collaboration with Approved Housing Bodies.
- It will deliver 105 RAPID build units in 2016 and another 100 units in 2017.
- It acquired 33 new Part V units for 2016.
- It acquired 70 new market units during 2016.

It is anticipated that during the period 2016-2022, a total of 2,000 housing units will be required to be delivered through Part V in the South Dublin County Council area. In the case of Clonburris SDZ, which is the subject of this LIHAF proposal, the vehicle being adopted to secure the delivery of local authority housing pertains to the application of both Part 8 local authority housing schemes and Part V social and affordable housing. It is expected that both mechanisms will yield a minimum of 800 social and affordable housing units on the SDZ lands

At an implementation level, it is important to highlight that a strategic outlook is deployed in providing for the delivery of local authority housing, whereby vehicles such as Strategic Development Zones and Local Area Plans are utilised to facilitate local housing provision. For South Dublin County Council, it is

an imperative that social housing is channelled into suitably located areas that are of strategic importance, replete with appropriate levels of services, physical and social infrastructure, as well as being well served by public transportation. This is exemplified in the case of Adamstown SDZ Planning Scheme, where a total of 8,900 units will be provided, 10% of which will be allocated for social housing. Similar to this, it is anticipated that Clonburris SDZ will provide for a total of 8,000 units, 10% of which will be social housing.

As a local authority, South Dublin County Council draws on a myriad of housing delivery mechanisms and policy support frameworks as part of its wider institutional arrangements. These means serve to balance the short-term needs against a longer-term, more strategic perspective, thereby meeting current demand, as well as safeguarding the provision of longer-term social housing supply, as part of its strategic planning and coordination of local authority housing.



5

Strategic Fit

5. Strategic Fit

5.1. Certificate of Planning Need

This submission sets out the planning need for investment in infrastructure sufficient to enable the early activation of 2,000 new housing units at the Clonburriss SDZ lands. As referred to in this proposal, this infrastructure comprises the following:

- The construction of 2 vehicular bridges over the Kildare Railway Line located between the Outer Ring Road (ORR) and the Fonthill Road.
- The construction of 2 bridges spanning the Grand Canal located between the ORR and the Fonthill Road.
- A surface water upgrade improvement scheme.
- A junction upgrade scheme of the Outer Ring Road.

In assessing this proposal, South Dublin County Council have considered it in the context of a national, regional and local planning policy perspective (see Figure 5)

Figure 5: Policy Context



As per the requirements of Appendix 1 of Circular PL 10/2016, the planning need for this infrastructure is addressed in the context of the following:

- Demonstration of fit with the National Spatial Strategy (NSS) / Regional Planning Guidelines (RPG's) / Local Area Plan (LAP) / South Dublin County Council Development Plan (DP) 2016 – 2022, with particular regard to the Core Strategy / objectives and other national policies.
- Degree of fit with South Dublin County Council's own assessments of infrastructural deficits.
- Existing and emerging development consents on development sites being unlocked, which will support the timely delivery of housing at scale.
- Conformity to highest standards and innovation in urban design, architectural quality and place making.

The certificate of planning need has been considered within the context of the hierarchy of planning policy from national to regional and local level, the detail of which is outlined below:

National Spatial Strategy 2002 – 2020

The focus of the National Spatial Strategy is on fostering a closer match between where people live with where they work, achieving a better balance of social, economic and physical development, as well as population growth across Ireland, supported by more effective planning. The National Spatial Strategy establishes a detailed sustainable planning framework for strategic spatial planning to ensure development is targeted at the most appropriate locations. The National Spatial Strategy places an emphasis on the creation of high quality living environments through urban design and the integration of social and community amenities.

A Planning Scheme is currently being prepared by South Dublin County Council for Clonburris SDZ. It is the intention of the Planning Authority that the Planning Scheme for Clonburris SDZ will accord with the objectives of the NSS. It is intended that the proposed infrastructure seeking funding under LIHAF will contribute to the objectives of the National Spatial Strategy, by way of the following:

- Providing key infrastructure, which will facilitate the development of 8,000 new housing units on Clonburris SDZ lands;
- Consolidating growth within Dublin City and its suburbs;
- Contributing to an improved network of roads, enhancing access and connections throughout the county;
- Improving regional accessibility;
- Providing a surface water upgrade improvement scheme which would serve the region.

Regional Planning Guidelines Greater Dublin Area 2010-2022

The Regional Planning Guidelines seek to deliver policies integrating land-use, transport, economic growth and investment in utilities so that the Greater Dublin Area can move towards becoming a sustainable high quality location for business, residents and visitors. The provision of the proposed infrastructure as part of the Planning Scheme currently being prepared would contribute to the objectives of the Regional Planning Guidelines by way of the following:

- Enable key road infrastructure to allow the planned development of the SDZ lands;
- Provide strong connectivity and access for new communities at this location with the Greater Dublin Area;
- Provide new road infrastructure, which would relieve local congestion in this part of the Greater Dublin Area.

South Dublin County Council Development Plan 2016 – 2022

The South Dublin County Development Plan (2016-2022) provides the overarching spatial framework to guide the future growth and development of South Dublin County, in an orderly and sustainable way. The Planning Scheme currently being prepared will support the implementation of the Development Plan. The core strategic aim of the County Development Plan is to promote a more consolidated and compact urban form for the County, with Clonburris SDZ considered central to achieving this.

The Core Strategy identifies Clonburris SDZ as a ‘strategic growth node’, which offers significant potential for housing and commercial activity and is a priority development area. The Core Strategy states that the delivery of sufficient public transport and road capacity will be actively supported in tandem with future development of the SDZ, so as to facilitate sustainable new development in these areas. Internal physical and social infrastructure is required to be delivered in association with housing. Key policies, objectives and actions in the Development Plan 2016 – 2022 relating to the future development of Clonburris SDZ include (inter alia) the following:

Table 3: Relevant County Development Plan (2016-2022) Policies and Objectives

Policy / Objective	Description
Policy CS2 Objective 1	To promote and facilitate urban expansion on designated Strategic Development Zone sites at Adamstown and Clonburris, in tandem with the delivery of high capacity public transport services and subject to an approved Planning Scheme.
Policy CS 7	It is the policy of the Council to continue to implement the approved Planning Scheme for Adamstown SDZ and to secure the implementation of an approved Planning Scheme for the Clonburris SDZ.
Policy R6 Objective 3	To support and facilitate the development of new District Centres of an appropriate urban scale at Adamstown and Clonburris in accordance with approved Planning Schemes, which should provide a sustainable retail mix including department stores and shopping centres that facilitates walking, cycling and use of public transport and reduces car journeys outside the SDZ for many retail needs.

Table 6.5 of the Development Plan sets out the Council’s Six Year Road Programme. This details the provision of a Street Network at Clonburris SDZ lands as follows:

Table 4: County Development Plan (2016-2022) Six Year Road Programme (Link Road Reference)

Road	Description	Function
Clonburris/Kishogue Street Network	Various streets within the Clonburris SDZ/LAP lands.	Formation of a strategic street network providing access throughout the Clonburris LAP/SDZ lands.

The proposed bridges over the railway line and canal, as well as the junction upgrade scheme of the Outer Ring Road are consistent with the Transport & Mobility Strategy, as set out in Section 1.14.0 of the Development Plan 2016 – 2022, which seeks to ensure an integrated strategy for transport and mobility that enhances access and movement within and through the County.

The proposed surface water upgrade improvement scheme is consistent with policies and objectives of Section 7.2.0 of the Development Plan 2016 – 2022, which requires the following:

Table 5: County Development Plan (2016-2022) Surface Water policies and objectives

Policy / Objective	Description
Policy IE2	It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.
Policy IE2 Objective 1	To maintain, improve and enhance the environmental and ecological quality of our surface waters and groundwater by implementing the programme of measures set out in the Eastern River Basin District River Basin Management Plan.
Policy IE2 Objective 2	To protect the regionally and locally important aquifers within the County from risk of pollution and ensure the satisfactory implementation of the South Dublin Groundwater Protection Scheme 2011, and groundwater source protection zones, where data has been made available by the Geological Survey of Ireland.
Policy IE2 Objective 3	To maintain and enhance existing surface water drainage systems in the County and promote and facilitate the development of Sustainable Urban Drainage Systems (SUDS), including integrated constructed wetlands, at a local, district and County level, to control surface water outfall and protect water quality.
Policy IE2 Objective 4	To incorporate Sustainable Urban Drainage Systems (SUDS) as part of Local Area Plans, Planning Schemes, Framework Plans and Design Statements to address the potential for Sustainable Urban Drainage at a site and/or district scale, including the potential for wetland facilities.
Policy IE2 Objective 5	To limit surface water run-off from new developments through the use of Sustainable Urban Drainage Systems (SUDS) and avoid the use of underground attenuation and storage tanks.
Policy IE2 Objective 6	To promote and support the retrofitting of Sustainable Urban Drainage Systems (SUDS) in established urban areas, including integrated constructed wetlands.

The proposed infrastructure is consistent with South Dublin County Council's (Section 48) Development Contribution Scheme (2016 – 2020), which assesses the future infrastructure needs of

the County, seeking to prioritise the delivery of road and transport infrastructure and surface water drainage infrastructure in key growth areas, in tandem with the delivery of new communities.

It is considered that the provision of the proposed infrastructure will accord with the policies, objectives, and actions of the County Development Plan 2016 – 2022 by way of the following:

- Supports and facilitates the development of housing at Clonburris SDZ lands in accordance with the Development Plan Core Strategy, which identifies Clonburris SDZ as a priority development area and a strategic growth node that offers significant potential for housing and commercial activity;
- Enables the development of residential zoned lands at Clonburris for the provision of an additional 8,000 dwelling units;
- Contributes to the fulfilment of the Council's Six Year Road Programme, which seeks the development of the Clonburris / Kishogue Street Network. The provision of the proposed bridges and Outer Ring Road junction upgrade scheme is critical to enable this;
- Facilitates access from the Clonburris SDZ area to the National Road network and areas of economic activity;
- Provides access to new communities and the development lands;
- The proposed surface water upgrade improvement scheme will protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive and Development Plan policy regarding surface water.

Clonburris SDZ

In 2015, the Government designated the lands at Clonburris as a Strategic Development Zone (Order 2015 S.I. No. 604 of 2015). The Government Order designated the lands for:

...residential development and the provision of schools and other educational facilities, commercial activities, including employment office, hotel, leisure and retail facilities, rail infrastructure, emergency services and the provision of community facilities, including health and childcare services.

The Government Order details that the site has been designated taking into consideration the deficiency in the supply of housing nationally and in the Greater Dublin Area, particularly

- the number and phasing of the housing units, which would be delivered by the inclusion of the lands within a strategic development zone;
- the potential for comprehensive planning and development of the site due to its scale and configuration;
- the efficient use of public investment in infrastructural facilities, including public transport, water, waste water and roads;
- that development of the site will help give effect to the policies in the Regional Planning Guidelines for the Greater Dublin Area 2010-2022.

A Planning Scheme is currently being prepared by the Planning Authority for the future development of the Clonburris SDZ lands. As part of this, it is considered that the provision of the proposed infrastructure seeking funding under the LIHAF is critical for the following:

- To create a multi-faceted new community in South Dublin County, promoting best practice in place making and sustainable development, cognisant of the existing centres and communities of Lucan, Clondalkin, Liffey Valley and Adamstown.
- To optimise the development of the SDZ area with 8,000 new homes catering for a range of dwelling types, sizes and tenure options.
- To ensure the delivery of new community facilities and supporting infrastructure.
- To deliver a high quality road and street network providing connectivity and linkages in the area.
- To enable the delivery of a high quality sustainable urban surface water drainage network serving the SDZ lands and surrounding area.
- To create a sustainable and efficient urban structure within the SDZ lands by directing more intensive uses and higher densities towards centres, transport nodes and along key movement corridors.

Please be advised that this proposal is considered compliant with the LIHAF proposal's requirements and has received a Certificate of Planning Need. Please see Appendix 1, which provides South Dublin County Council's Certificate of Planning Need, confirming this proposal's fit with national, regional and local policy.

5.2. Local Authority Infrastructural Deficits Assessment

The infrastructural projects that are the subject of this LIHAF application have been thoroughly assessed by South Dublin County Council and are perceived to be critically important projects that will collectively extricate landholdings, which will facilitate the development potential of 2,000 residential units. As alluded to in section 5.1 of this proposal, the proposed infrastructure is aligned with South Dublin County Council's policy implementation, with direct reference to the importance of their realisation, a core objective of South Dublin County Council in delivering national, regional and local policy.

The strategic importance of this infrastructure is reaffirmed in the context of the Dublin Housing Supply and Coordination Task Force Returns (August, 2016), which identifies the provision of 8,000 residential units in Clonburris lands as being part of its core strategy potential residential yield. The inclusion of the Clonburris SDZ lands in this report is underpinned by the infrastructural constraints associated with the delivery of bridges over the Grand Canal and Kildare railway line, the proposed surface water upgrade improvement scheme and a junction upgrade scheme of the Outer Ring Road.

It is considered that these projects represent critical infrastructural deficits that are curtailing the implementation of national and regional policy, as well as undermining the provision of housing in an area subject to intensive demand. From an appraisal perspective, both projects accord with South Dublin County Council's own assessment of infrastructural deficits from both a regional and county perspective, as evidenced by direct reference to such projects within a policy context, as well as the inclusion of Clonburris in the Dublin Housing Supply and Coordination Task Force Returns (August, 2016).

The proposed projects represent an exacting fit with South Dublin County Council's assessment of infrastructural deficits. In seeking to secure funding for such projects through the LIHAF mechanism,

it should be emphasised that the delivery of these proposals will directly contribute to the removal of infrastructural bottlenecks and the freeing up of strategically important landholdings, which will facilitate the direct provision of 2,000 housing units.

5.3. Existing and Emerging Development

It is acknowledged that the Clonburris SDZ Planning Scheme is presently being prepared, however, notwithstanding this, significant engagement with developers and key stakeholders has indicated that key landowners are readying themselves for the submission of planning applications, upon final approval of the SDZ, with construction of housing expected in 2018.

Given the level of interest in the Planning scheme to date, coupled with the demand for housing in the area, it is anticipated that applications for residential developments will be lodged with the Planning Authority in autumn 2017. It should be noted that stipulations pertaining to the lodgement of planning applications for housing developments, complete with associated timeframes, will form part of any legal agreement South Dublin County Council enters into with its partners, on foot of a successful LIHAF proposal. In this regard, South Dublin County Council is confident that a pipeline of housing supply will be able to be delivered as part of this process.

5.4. Urban Design and Place Making

In delivering integrated sustainable communities, a key objective for South Dublin County Council is to ensure that the highest possible standards are achieved in terms of urban design and place making. This is supported at a policy level, but also as part of the implementation process, whereby, a strong emphasis is placed on these elements as part of pre-planning and the assessment stage of planning applications.

As part of the Planning Scheme currently being prepared for the Clonburris SDZ, the proposed transport infrastructure and surface water upgrade improvement project will be designed in such a manner to ensure that development, at a wider level, is carried out in an integrated, coherent and universal design led manner that responds to local contexts and accords with the core design principles on urban design, place making and street design, as set out in the relevant government guidelines including the *Design Manual for Urban Roads and Streets*.

The proposed transport infrastructure and proposed surface water upgrade improvement project is considered critical infrastructure required for the effective delivery of 2,000 new dwelling units, and 8,000 dwellings in the longer-term in the Clonburris SDZ.

The Council is committed to ensuring that best practice urban design principles are applied to the proposed infrastructure, based on the principle that well planned and integrated housing, amenities, shops, employment and transport can dramatically enhance the sustainability, attractiveness and quality of an area. The design and delivery of the proposed infrastructure for the activation of 2,000 new dwelling units at Clonburris SDZ will be supported by the delivery of a strong sense of place, where the principles of urban design are reinforced, aiding the cultivation of an integrated sustainable community.



6

Financial Package and Prudence

6. Financial Package and Prudence

6.1. Local Authority Funding Commitments

South Dublin County Council is committed to matching LIHAF funding to support the provision of the infrastructural projects that are the subject of this proposal. It is intended to match 25% of the overall funding allocated, should this application prove successful.

This 25% funding allocation will be drawn from South Dublin County Council's section 48 contribution scheme for the Clonburris SDZ area, thereby ensuring that any public monies emanating from the area will make both an active and significant contribution to the direct provision of infrastructure in the planning scheme lands, culminating in the delivery of housing in an area that is subject to high demand.

For South Dublin County Council, the matching of funding is seen as an important step, acting as a vital and effective means of funding projects that are perceived to be of strategic importance to the delivery of housing in the county. It is incumbent on South Dublin Council to play an active role in the provision of housing and by committing to the allocation of funding, signals a strong desire on the part of the local authority to ensure that the infrastructural projects outlined in this report are delivered expeditiously, represent value for money, and directly contribute to the early activation of housing development.

On foot of a successful application, full details of the proposed funding allocation arrangements will be shared and discussed with the Department of Housing, Planning, Community and Local Government, as well as the Department of Public Expenditure and Reform. These funding arrangements will outline payment schedules, reporting arrangements, as well as VAT implications. Cognisant of the dual nature of the funding, 25% of which will draw from South Dublin County Council's finances and 75% from the Department of Housing, Planning, Community and Local Government, South Dublin County Council is fully aware of its requirements under the Department of Public Expenditure and Reform's Public Spending Code.

6.2. Housing Affordability

As alluded to in section 3 of this proposal, South Dublin County Council is committed to working with its partners in delivering 2,000 units at affordable prices. It is intended that an absolute minimum of 40% of these units will be considered affordable. This is exemplified in the case of Cairn Homes plc., who will partner with South Dublin County Council. Under this application, of the 2,000 units anticipated to be provided, Cairn Homes plc. will deliver 960 units; and with the support of LIHAF, they can provide three and four bedroom houses in the price range of between €225,000 to €275,000 respectively. This is significantly less than 10% below average sales prices of comparable new homes in Dublin.

Please be advised that minimum targets will be set as part of any contractual agreement entered into between South Dublin County Council and its partners on foot of approval for funding from the LIHAF proposal.

6.3. Complementary Infrastructure Funds

Any funding obtained via LIHAF will be supported through a series of other public funding sources, as well as complementary private funding. In the case of Clonburris SDZ, public funding will be sought from Sustainable Energy Authority Ireland in relation to the provision of energy projects, whilst the NTA will support the delivery of transport related projects. Allied to this, it is also intended to seek funding from Irish Water in relation water related and drainage projects. It should also be noted that the Department of Schools and Skills will assist in the funding of schools in the area.

Upon receipt of a successful LIHAF application, it will conditional in the agreement entered into between South Dublin County Council and its partners that private funding from landowners will support the provision of infrastructure within the SDZ. This will primarily be associated with the delivery of community infrastructure (e.g. community centres and parks), as well as the provision of physical infrastructure, such as roads and utilities. Full details of the nature and exact extent of such private funding will be submitted to the Department of Housing, Planning, Community and Local Government upon approval of this LIHAF proposal.

6.4. DEPR Appraisal Requirements

Given South Dublin County Council's established relationship with the Department of Public Expenditure and Reform, it is fully aware of its requirements under the Public Spending Code and is committed to satisfying all of its obligations.

In seeking approval for funding the delivery of these infrastructural projects, this proposal is underpinned by an objective on the part of South Dublin County Council to secure the attainment of value for money. With this in mind, the coordination and management of these projects will be founded on the premise of achieving optimal investment decisions, producing planned benefits at minimum cost, delivering economically advantageous results, securing full accountability and transparency for funds, all supported by an ethos of ensuring code compliance at every stage of each project's expenditure lifecycle.

All partners and project stakeholders will be made fully aware of South Dublin County Council's requirements under the Public Spending Code, which will be reaffirmed in the project's plan, communication strategy, risk management strategy and configuration management strategy respectively. This will be supported by the establishment of rigorous appraisal techniques, monitoring regimes, reporting arrangements and robust project reviews, with a stated intention of ensuring that the projects outlined in this proposal effectively achieves their intended outcomes. The submission of South Dublin County Council's LIHAF proposal is formed on the basis of this rationale, with such a philosophy set to guide the coordination of this project from the inception stage, right through to the post project review stage.

In submitting this proposal it is important to stress that South Dublin County Council acts as the Sponsoring Agency. With this in mind, it has already adopted and will continue to employ independent objective appraisal, thereby avoiding the establishment of premature commitments that could give rise to irrevocable damage.

Upon approval for funding of this LIHAF proposal, South Dublin County Council will undertake the preparation of all necessary appraisals, complete with options analysis and cost benefit analysis, as

well as overseeing the planning and management of the project, including the post-project review. Prior to initiation of these work packages, South Dublin County Council in its capacity as the Sponsoring Agency will obtain all necessary approvals from the Sanctioning Authority. In doing so, please be advised that South Dublin County Council in its role as the Sponsoring Authority is fully aware of its obligations to comply with all relevant procurement procedures.

In accordance with the Public Spending Code, it is acknowledged that the projects, which are the subject of this application fall into a number of different assessment thresholds, based on their costs. These are outlined in Table 6 below. Please note that the various types of analysis required will be submitted on foot of this application, prior to the December 31st 2016 deadline.

Table 6: DEPR Public Spending Code Project Classifications

Project Type	Project Cost	Appraisal
Surface water upgrade improvement scheme	████████	Preliminary and detailed appraisal
Junction upgrade scheme of the Outer Ring Road	████████	Multi criteria analysis
Vehicular bridge over the Kildare Railway Line	████████	Multi criteria analysis
Vehicular bridge over the Kildare Railway Line	████████	Multi criteria analysis
Bridge over Grand Canal	████████	Multi criteria analysis
Bridge over Grand Canal	████████	Multi criteria analysis



7

Delivery

7. Delivery

7.1. Project Management

South Dublin County Council has established a project management team that will plan, delegate, monitor and control all aspects of the project, to achieve the project objectives within the expected performance targets for time, cost, quality, scope, benefits and risk.

In initiating any project it is important to draw from past experiences and to implement lessons learned and best practice from previous projects. In this regard, South Dublin County Council has developed a project organisation structure to address the requirements of the project as effectively as possible, applying a similar project management structure that has worked successfully in the case of the phased development of Adamstown SDZ. This brings certainty and confidence to the project, thereby ensuring that the intended project outcomes are delivered, including the attainment of value for money, as well as adherence to best practice ethics and governance principles. The higher level project team structure is illustrated in Figure 7 below, and is outlined as follows:

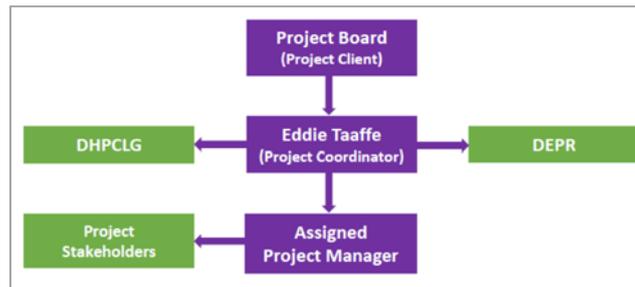
South Dublin County Council will establish a project board (Project Client), consisting of representation from the key stakeholders involved in the project, inclusive of the Local Authority, the landowners, together with representatives of the relevant statutory agencies. The role of the project board is to provide unified direction and guidance to the project coordinator. The project board is responsible for assuring that there is continued project economic justification, providing strategic direction, giving informal and formal advice to the project coordinator, as well as authorising project closure.

South Dublin County Council's Project Coordinator is Eddie Taaffe, who will have responsibility for all correspondence with the Department of Housing, Planning, Community and Local Government, as well as the Department of Public Expenditure and Reform. As part of this, progress reports will be issued every four months to the LIHAF Management Committee, whilst the reporting procedures as required under the Public Spending Code will also be fully complied with. The project coordinator will have overall responsibility for the project, ensuring that its objectives and benefits, as set out in the project plan are realised.

A designated project manager will be appointed on the part of the landowners, ensuring effective communication between the client team and project team, and that all project deliverables are achieved to the client's satisfaction within time, scope and budget. The project manager will coordinate each project's stage, including work packages, as well as ensuring that all communication with the primary stakeholders is achieved e.g. local communities, health & safety agencies, utility providers etc.

Please be advised that all positions and assigned personnel within the project team structure will be subject to continuous review and appraisal.

Figure 7: Higher Level Project Management Structure



In support of the project management structure, South Dublin County Council has established a project management charter (see Table 8). This provides a preliminary overview of the proposal, serving as a reference of authority for the future management of the project.

Table 8: Project Management Charter

Sponsor	Project Start Date	Project Completion Date
South Dublin County Council	TBC	TBC
Element	Description	
1. Project Description	Prepare a project plan for the development of the LIHAF project proposals, complete with housing delivery.	
2. Quantitative Output Variable	There is a significant under-supply of housing in the region; delivery of these proposals will increase housing output.	
3. Business Results	The delivery of this project will enable both governmental and SDCC strategic objectives to be met.	
4. Linked Metrics	These include planning permissions granted, commencement notices received, total residential units constructed, ESB connections, completion certificates received, total social housing units delivered, contribution levies.	
5. Impact on Public	Affordable housing; Housing options; reduced Local Housing waiting list.	
6. Project Risks	Cost, time, funding, scope, governance, housing non-delivery.	
7. Project Members	SDCC employees, representatives from key stakeholders, landowners, designated project manager.	
8. Project Scope Detail	To develop a project plan for the development of the proposal's infrastructure, complete with the phased construction of housing. The scope of this project includes detailed design, planning, construction and project review.	
9. Project Deliverables	Project plan and supporting strategies (e.g. risk management strategy), detailed design, planning, construction of infrastructure, construction of 2,000 housing units and project review.	
10. Support Required	Financial support from DEPR & DHPCLG. Resourcing support from SDCC. Support from all identified project stakeholders. Design & construction support.	

7.2. Delivery Timeframe

The proposed project timeframe, complete with milestones, deliverables and phasing scheduling is outlined in Table 9 below.

The proposed project management structure, as outlined in section 7.1 will be applied. On foot of a successful LIHAF approval for this proposal, South Dublin County Council will coordinate the preparation of a project plan, which will detail the following:

- **Defined Roles & Responsibilities:** The project plan will outline defined and agreed roles/responsibilities within the proposed project management structure that engages the project sponsor, suppliers, as well as stakeholder interests.
- **Manage by Stages:** The project will be planned, monitored and controlled on a stage-by-stage basis, with each phase made up of a sequence of stages. This will provide the project board and project coordinator with control points at major intervals throughout the project. In the interests of governance, at the end of stage, the project's status will be assessed, the business case and plans will be reviewed to ensure that the project remains viable and fully compliant with its targets and the reporting requirements of both LIHAF and DEPR.
- **Tailor to Suit the Project Environment:** The project management methodology adopted will be tailored to suit the project's environment, size, complexity, importance, capability and risk. This will ensure that project relates to the business processes that govern and support the project, whilst it will also ensure that the project's controls are based on required reporting obligations, as well as the project's scale and associated risk.

Figure 7: Road Infrastructure



Figure 8: Nearby Housing Construction



Table 9: Project Milestone & Work Package Structure (Indicative)

Phase	Description	Work Package Lead	Delivery Timeline
Phase 1	<ol style="list-style-type: none"> 1. Carry out junction upgrades 2. Undertake surface water upgrade works 	Assigned Project Manager	<ol style="list-style-type: none"> 1. Jan – Oct 2017 2. Jan – Dec 2017
Phase 2	<ol style="list-style-type: none"> 1. Construction of 1no. vehicular bridge over the Kildare Railway Line (Bridge No. 1) 2. Construction of 20% of overall Housing Output 	Assigned Project Manager	<ol style="list-style-type: none"> 1. Mar 2017 – Nov 2018 2. Mar – Dec 2018
Phase 3	<ol style="list-style-type: none"> 1. Construction of 15% of overall Housing Output 2. Construction of 1no. vehicular bridge over the Kildare Railway Line (Bridge No. 2) 	Assigned Project Manager	<ol style="list-style-type: none"> 1. Jan – Dec 2019 2. Jan – Oct 2019
Phase 4	<ol style="list-style-type: none"> 1. Construction of 15% of overall Housing Output 2. Construction of 1no. bridge over the Canal (Bridge No. 3). 3. Construction of 1no. bridge over the Canal (Bridge No. 4). 	Assigned Project Manager	<ol style="list-style-type: none"> 1. Jan – Dec 2020 2. Mar – Dec 2020 3. Mar – Dec 2020
Phase 5	Construction of 15% of overall Housing Output	Assigned Project Manager	Jan – Dec 2021
Phase 6	Construction of 15% of overall Housing Output	Assigned Project Manager	Jan – Dec 2022
Phase 7	Construction of 10% of overall Housing Output	Assigned Project Manager	Jan – June 2023
Phase 8	Construction of 10% of overall Housing Output	Assigned Project Manager	Jul – Dec 2023

7.3. Risk Management

Risk management is critical to the delivery of this proposal, ensuring the core objectives associated with each infrastructural project are delivered, most notably in terms of cost, time, benefits and the avoidance of project creep. In this regard, a risk management matrix has been prepared (see Table 10 below), which will be supported by the preparation of a risk management strategy and the establishment of a risk register. The provision of these mechanisms will ensure that risk management is a continual activity throughout the life of the project, supporting the business justification for the proposals, aiding better decision making, and the proactive identification, assessment and control of risks. This in turn, will help control uncertainty, thereby improving the ability of the projects to succeed and represent value for money, culminating in the swift delivery of housing supply.

Table 10: Risk Management Matrix

Task	Identify Risk	Assess Risk	Control Measure	Residual Risk
Prepare Project Plan and Risk Management Strategy for each LIHAF Project Proposal	Project Scope (Creep)	Moderate	Early engagement with key stakeholders and preparation of project plan, risk register, configuration management plan, with clear deliverables, costs and associated timeframes.	Low
	SDZ Planning Scheme Adoption	Moderate	Early engagement with key stakeholders and preparation of housing viability assessment.	Low
	Project Costs	Moderate	Establish project budget, reporting arrangements, change procedures, deliverables timeframes and associated financial penalties. Undertake continuous value for money analysis and regular cost reviews.	Low
	Reporting & Spending Code Compliance	Moderate	Prepare project configuration management plans, outlining compliance requirements and reporting deadlines.	Low
	Governance	Moderate	Establish specified project management structure and application of best practice governance and ethics code.	Moderate
	Non-delivery of Housing	Moderate	Establish contractual obligations and targets, complete with milestone reviews, non-delivery sanctions, financial claw-back arrangements and project termination clauses.	Low
	Resources	Moderate	Adequate assignment of resources.	Low

7.4. Local Authority Statement

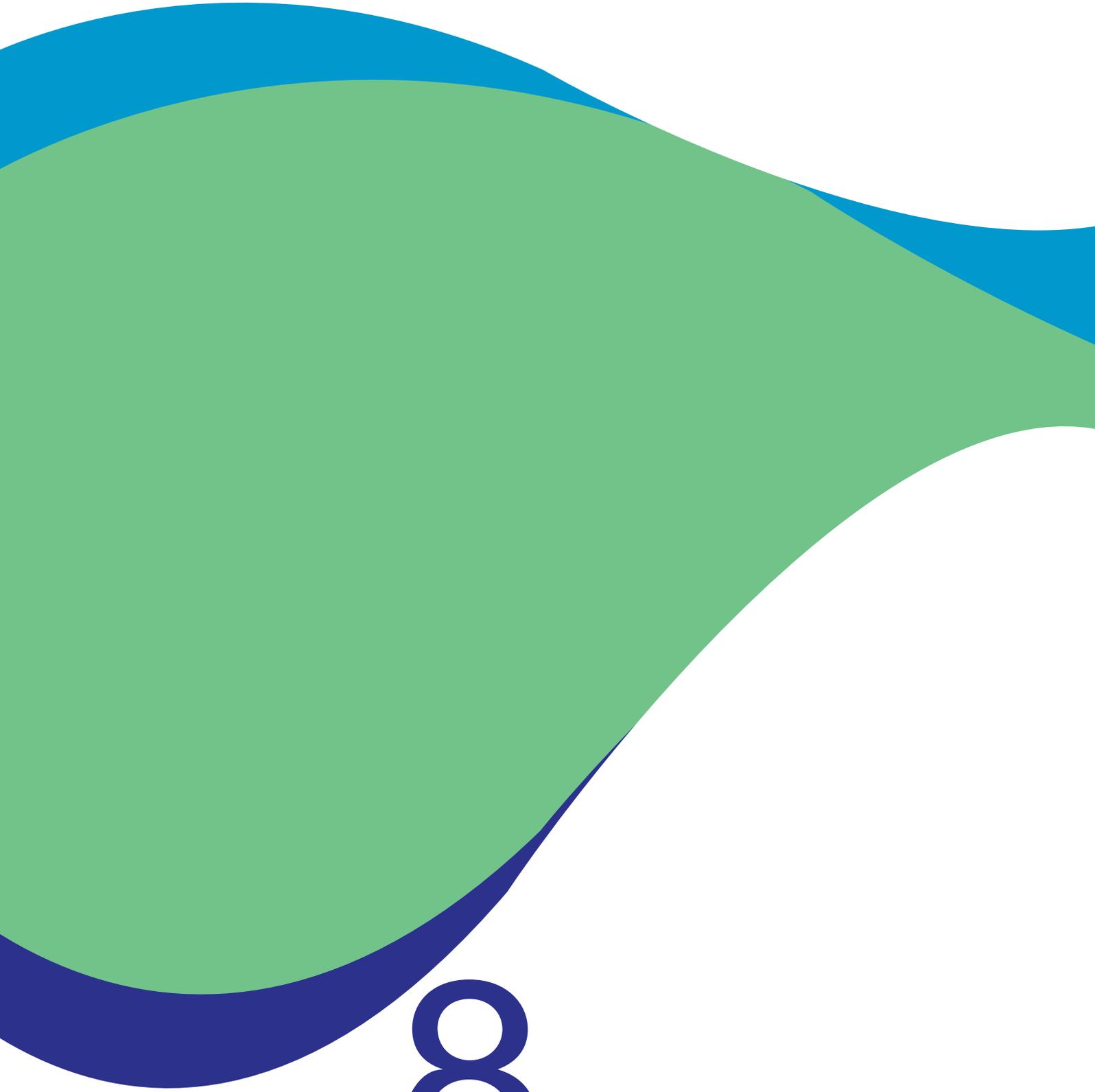
South Dublin County Council is committed to leading the delivery of quality housing, expeditiously, at a scale and at affordable prices, which will support the implementation of **Rebuilding Ireland**. In doing so, South Dublin County Council will collaborate with a series of key partners in the provision of strategically important enabling infrastructure, as outlined in this proposal, thereby facilitating the early activation of suitably located and scaled housing sites, culminating in the creation of sustainable integrated communities.

In submitting this LIHAF proposal and in seeking the delivery of housing, South Dublin County Council anticipate developers being reimbursed for enabling infrastructure, upon completion of housing, which will be based on the attainment of contractual targets. This will serve to forge a tangible connection between housing supply and infrastructure provision, thereby safeguarding LIHAF funding and ensuring housing delivery.

The following statement of intent and commitment on the part of South Dublin County Council applies:

South Dublin County Council, in conjunction with its partners, for purposes of this LIHAF proposal, will enter into a contract for the delivery of the stated infrastructure, as outlined in section 3 of this report, upon completion of which, will unlock the development of housing in the Clonburris SDZ lands. All parties are fully committed to entering into a legal agreement that will meet all of the LIHAF requirements, as well as all associated obligations as required by the Department of Housing, Planning, Community and Local Government, as well as the Department of Public Expenditure and Reform. The said agreement will extend to include arrangements for the recovery and/or claw-back of LIHAF investment, proportional to any non-delivery or failure to meet the project's objectives.

Please be advised that in the interests of clarity, upon successful approval of this LIHAF proposal, all details pertaining to the contractual agreement between all relevant parties will be furnished to the Department of Housing, Planning, Community and Local Government.



8

Conclusion

8. Conclusion

In submitting this proposal, South Dublin County Council firmly believe that the projects as outlined in this application will through their delivery, facilitate early activation of suitably zoned and located housing landholdings, culminating in the provision of a large quantum of housing supply, both expeditiously and at affordable prices.

South Dublin County Council is committed to working with housing providers and landowners to ensure the successful implementation of this proposal, which will contribute to the realisation of the objectives of **Rebuilding Ireland**, the construction of a mix of tenure types, the creation of an attractive place for people to live at affordable prices and rents, and where a sustainable integrated community will be established.

There is a bona fide necessity for the provision of the infrastructure, as outlined in this application, the delivery of which, will make a tangible contribution to housing supply within the Dublin region. South Dublin County Council welcomes a positive response to this proposal and looks forward to working with the Department of Housing, Planning, Community and Local Government in achieving national objectives and delivering substantial housing supply on strategically important lands.



9

Appendices



Appendix 1: Planning Need Certificate

9. Appendix 1: Planning Need Certificate

As per section 5.1 of this submission, the LIHAF proposal, which is the subject of this application is considered compliant with all LIHAF requirements and has received a Certificate of Planning Need. This is provided for as follows:

COMHAIRLE CONTAE ÁTHA CLIATH THEAS **SOUTH DUBLIN COUNTY COUNCIL**



Certificate of Planning Need

Local Infrastructure Housing Activation Fund Proposal for Clonburris SDZ

Pursuant to the requirements as outlined in the **Local Infrastructure Housing Activation Fund (LIHAF) – Call for Proposals**, dated 26th August 2016, it is considered that the LIHAF proposal relating to the provision of enabling infrastructure associated with Clonburris SDZ, demonstrates a strategic fit with the National Spatial Strategy 2002 - 2020, the Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022, the South Dublin County Council Development Plan 2016 – 2022 and its Core Strategy, the Adamstown SDZ Planning Scheme (2014), and all other national policies.

Date: _____

Daniel McLoughlin, Chief Executive