

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

### PR/0355/21

**Reg. Reference:** SD21A/0015      **Application Date:** 28-Jan-2021

**Submission Type:** New Application      **Registration Date:** 28-Jan-2021

**Correspondence Name and Address:** Michael Frain, Bright Design Architects 4, Seafield Park, Booterstown, Blackrock, Co. Dublin.

**Proposed Development:** Demolition of existing converted garage structure to the side; demolition of existing garden wall to the side; construction to the side of 1 semi-detached two storey two bedroom house with home office and 1 semi-detached two storey two bedroom house with home office with bay windows to front and side; new vehicular entrances to Woodview Heights to serve existing and proposed dwellings; all associated site, boundaries, landscaping, drainage and ancillary works.

**Location:** 15, Woodview Heights, Lucan, Co. Dublin

**Applicant Name:** John Bonass

**Application Type:** Permission

(DF)

### Description of Site and Surroundings

Site Visit: 15/02/2021

Site Area: 0.0519 Hectares.

#### Site Description:

The existing corner dwelling within Woodview Heights comprises a semi-detached house with a side garden. Adjacent properties in the area are semi-detached with rear gardens. The site generally slopes from the front to rear from 0.9939 to 0.9952, with a minimal site rise towards the southern boundary.

#### Proposal:

The proposed development comprises:

- Demolition of existing converted garage structure to the side;
- demolition of existing garden wall to the side;
- construction to the side of 1 semi-detached, two storey two-bedroom house with home office, and

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- 1 semi-detached, two storey two bedroom house with home office with bay windows to front and side;
- new vehicular entrances to Woodview Heights to serve existing and proposed dwellings; all associated site, boundaries, landscaping, drainage and ancillary works.

### **Zoning:**

The subject site is subject to zoning objective 'RES' - 'To protect and/or improve residential amenity'.

### **Consultations:**

Water Services- Additional information requested  
Irish Water – Additional information requested  
Roads Section – Additional information requested  
Parks –Additional information requested

### **SEA Sensitivity Screening**

No overlap with layers.

### **Submissions/Observations/Representations**

None received. Final date for submissions 3/3/21.

### **Relevant Planning History**

#### **Subject Site**

**SD19A/0386.** Demolition of existing single storey structure to the side; demolition of existing garden wall to the side; construction of 1 semi-detached, two storey house and 1 semi-detached, part single storey part two storey house to the side; new vehicular entrances to serve existing and new houses; all associated site, boundaries, landscaping, drainage and ancillary works.

Refuse Permission

The proposed development would be contrary to 'RES' land-use zoning objective 'To protect and/or improve residential amenity' under the South Dublin County Development Plan 2016 -2002, given the following:

(a) The private amenity space proposed to the rear to serve the two proposed dwellings would be significantly less than the minimum standards set out in Table 11.20 'Minimum Space Standards for Houses' of the South Dublin County Development Plan 2016 - 2022.

The proposed development would therefore seriously injure the amenities of property in the vicinity and of future occupants, represents overdevelopment of the site and would be contrary to the proper planning and sustainable development of the area.

2. There is insufficient space provided at the southeastern dwelling for parking 2 cars on curtilage in a safe manner. In particular, car occupants will be unable to get into and out of car in the parking positions shown. When exiting the property, the angle of approach to the exit will make reversing movements very difficult. The proposal would result in a significant traffic hazard for pedestrians

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and road users. Thus, the proposed development would endanger public safety by reason of traffic hazard and be contrary to the proper planning and sustainable development of the area.

**S99A/0641.** Change of use of entire commercial premises (shop) to that for domestic use/first floor extension over and to extend with additional two-storey side extension (domestic).  
AI requested.

### Adjacent Site

**SD01A/0017.** Two storey house to side  
Refuse Permission

### Relevant Enforcement History

None recorded for subject site

### Pre-Planning Consultation

None since previous application.

### Relevant Policy in South Dublin County Council Development Plan 2016-2022

*Section 2.4.0: Residential Consolidation – Infill, Backland, Subdivision & Corner Sites*

*Policy H17 Residential Consolidation*

*Policy H17 Objective 3:*

To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.

Section 11.2.7 Building Height

*Section 11.3.1 Residential*

*Section 11.3.1 (iv) Dwelling Standards*

*Table 11.20: Minimum Space Standards for Houses*

*Section 11.3.1 (v) Privacy*

*Section 11.3.2 Residential Consolidation*

*Section 11.3.2 (i) Infill Sites*

Development on Infill sites should meet the following criteria:

- Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual.
- A site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.

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- Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street.
- Where the proposed height is greater than that of the surrounding area a transition should be provided (see Section 11.2.7 Building Height).

### *Section 11.3.2 (ii) Corner/Side Garden Sites*

Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following criteria:

- The site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings,
- The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings,
- The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,
- Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings and
- Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.

### *Policy H13 Private and Semi-Private Open Space*

It is the policy of the Council to ensure that all dwellings have access to high quality private open space (incl. semi-private open space for duplex and apartment units) and that private open space is carefully integrated into the design of new residential developments.

### *Policy H14 Internal Residential Accommodation*

It is the policy of the Council to ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long-term needs of a variety of household types and sizes.

### *Policy H15 Privacy and Security*

It is the policy of the Council to promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

### *Section 6.4.4 Car Parking*

#### *Policy TM7 Car Parking*

#### *Section 11.4.2 Car Parking Standards*

#### *Table 11.24: Maximum Parking Rates (Residential Development)*

#### *Section 11.4.4 Car Parking Design and Layout*

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*Section 7.1.0 Water Supply & Wastewater*

*Policy IE1 Water & Wastewater*

*It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County.*

*Section 7.2.0 Surface Water & Groundwater*

*Policy IE2 Surface Water & Groundwater*

*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.*

*Section 7.3.0 Flood Risk Management*

*Policy IE3 Flood Risk*

*It is the policy of the Council to continue to incorporate Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive.*

*Section 8.0 Green Infrastructure*

*Policy G1 Overarching*

*Policy G1 Green Infrastructure Network*

*Policy G3 Watercourses Network*

*Policy G4 Public Open Space and Landscape Setting*

*Policy G5 Sustainable Urban Drainage Systems*

*Policy G6 New Development in Urban Areas*

*Section 9.3.1 Natura 2000 Sites*

*Policy HCL12 Natura 2000 Sites*

*Section 11.6.1 (i) Flood Risk Assessment*

*Section 11.6.1 (ii) Surface Water*

*Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)*

*Section 11.6.1 (iv) Groundwater*

*Section 11.6.1 (v) Rainwater Harvesting*

*Section 11.6.1 (vi) Water Services*

*Section 11.7.2 Energy Performance in New Buildings*

*Section 11.8.1 Environmental Impact Assessment*

*Section 11.8.2 Appropriate Assessment*

### **Relevant Government Guidelines**

***Project Ireland 2040 National Planning Framework, Government of Ireland, 2018***

***Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.***

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*Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government (2008).

*Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas*, Department of the Environment, Heritage and Local Government, (2008).

*Quality Housing for Sustainable Communities-Best Practice Guidelines*, Department of the Environment, Heritage and Local Government, (2007).

*Design Manual for Urban Roads and Streets*, Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport, (2013).

*Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities*, Department of the Environment, Heritage and Local Government, (2009)

*The Planning System and Flood Risk Management - Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government & OPW, (2009).

*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice*, Building Research Establishment, (1991).

### Assessment

The main issues for assessment are:

- Zoning
- Residential Amenity, Visual Impact and Layout
- Residential Amenity, Overlooking, Overshadowing
- Boundary Treatments
- Roads and Transport
- Parks
- Water Services
- Screening for Appropriate Assessment
- Environmental Impact Assessment

### *Zoning*

The site is subject to the land-use zoning objective, 'RES' – 'To protect and improve residential amenity'. Residential development is permitted in principle under this zoning objective. The previous reasons for refusal regarding parking and private amenity areas are addressed below.

### *Residential Amenity, Visual Impact and Layout*

#### Existing Dwelling

The existing garage is proposed to be demolished (38.37sq.m) to enable a larger site to accommodate the two proposed semi-detached units. This will enable two cars to be parked in the

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curtilage of the existing house, with the rear amenity area to meet the requirements of the CDP as outlined below. This is acceptable.

### Private Amenity Space

- The existing dwelling will have 60sq.m of rear amenity space as a result of the proposed development.
- House #1 will have 60sq.m (nearest existing dwelling) and is stated to be a two bedroom unit.
- House #2 will be provided with 50sq.m rear amenity space and is also stated to be a two bedroom unit. This is 5sq.m below the minimum requirement of 55sq.m. The applicant states that additional garden space is provided along the southern boundary of the property. The applicant also states that if the Planning Authority accept the 3 car parking spaces to the front of the proposed 2 units then the parking space to the south of unit #2 can become rear amenity space, which if accepted would increase to be in excess of 55sq.m. The planning authority will calculate rear amenity space behind the rear building line in this instance only.

The proposed development does not currently satisfy the requirements of existing policy as it does not meet the minimum standards required for rear amenity space. A solution has been offered by the applicant to provide 3 car parking spaces only for the proposed two new dwelling houses. The County Development requires a maximum of 1.5 car parking spaces per dwelling house. The applicant should be requested to submit revised layout plans clearly notating the provision of the minimum rear amenity space for all three dwellings and the omission of the rear entrance and car parking space. **Additional information** should be sought.

***\*\*Note: In the event of a grant of permission a condition to be attached to ensure the development is for two two-bedroom dwelling units with a 'home office', that is ancillary to the use of the house and not be used for trade or business. \*\****

### Proposed Houses

The proposed ridge heights of both units are 7.3m, which matches the ridge height of the existing house. The proposed housing units exceed the minimum sizes and internal room areas as per the CPD and the Quality Housing for Sustainable Communities 2007. Both housing units propose a number of windows, with two ground floor bay windows proposed for house #2-one on the south elevation and the other on the eastern elevation.

The south eastern elevation (of the south eastern-most dwelling) is not deemed to be acceptable as it does not comply with council policy on the provision of dual frontage dwellings at corner/side development sites. The applicant should be requested to submit revised proposals for a full dual frontage dwelling to comprise habitable room windows at both ground and first floor. Furthermore, boundary treatments proposed for the south-eastern boundary of the entire site should be submitted and should be a maximum height of 1.2m for the length of the proposed side elevation of the dwelling (to the rear building line). **Additional Information.**

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### Residential Amenity, Overlooking, Overshadowing

The southern eastern corner of housing unit #2 will be set back 0.933m from the southern boundary line. This is deemed acceptable in this instance. Access is still possible from either side of the amenity area if required. Access to the house is also possible along the side passageway.

The separation distance of the existing unit to the rear boundary is 10.6m. The minimum separation distance to the eastern boundary from the new houses is approximately 5.785m, with an additional 2.6m setback due to the presence of the electrical substation and public access (total setback 8.39m). Considering the geometry of the corner site and the adjacent No.14 and electrical substation, the windows on the western elevation of the proposed units face onto the front end of the driveway of No.14 and the public footpath access to the substation. This is not ideal, however taking into consideration the staggering building line of the existing street, in this instance, the proposed significant breaking of the building line can be accommodated and is acceptable.

The separation distance from the adjacent properties is acceptable. The development will not have an adverse impact on the residential amenity of the adjacent properties or the area by way of significant overlooking or overshadowing. It will not detract from the appearance of the existing dwelling and in this regard is considered to be acceptable.

### Boundary Treatments

The proposal includes a number of new boundary walls and alterations to the existing front boundary walls to accommodate driveways. Rear boundary walls which enclose the rear amenity areas shall be 2m in height, with boundary walls to the front and side of the properties to be a maximum of 1.2m in height (including any proposed piers). It is noted that the submitted drawings do not clearly show the boundary treatment for the southern/side boundary of the entire site. A full boundary treatment plan (including elevations) should be submitted through an **Additional Information Request**.

### External Finishes

The proposed external finishes shall complement those of the existing dwelling and are considered to be acceptable.

### ***Roads and Transport***

#### Car Parking

The applicant proposes the provision of 3 car parking spaces to the front of the two new dwellings, with a proposal to provide a fourth space to the rear of Dwelling number 2 in the rear garden (to the south of). Two parking spaces will be provided for the existing dwelling.

The County Development requires a maximum of 1.5 car parking spaces per 2-bed dwelling house (within Zone 1). As stated above, within the Private Amenity Space section of this report, the provision of 3 additional car parking spaces for the proposed two new dwelling houses is compliant with Development Plan policy. The applicant should be requested to submit revised layout plans



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clearly notating the provision of the minimum rear amenity space for all three dwellings and the omission of the rear entrance and car parking space.

The Roads Department has recommended a request for additional information regarding car parking spaces and entrances to the dwellings.

### *Parks/Landscaping*

Parks has requested further information regarding boundary details and trees.

In addition, the proposed development of an ecologically mature site in an established setting would result in the removal of mature trees/vegetation and the disturbance of habitat, to provide for the two dwellings and the proposed development will have a significant impact on the short-medium term of the immediate environment. To lessen the impact of this disturbance the applicant should submit mitigating proposals within an ecological report and landscaping plan. Proposals and mitigating solutions should include the greening of all infrastructural elements of the design and proposals to ensure that no net-loss of trees/vegetation occurs as a result of this proposed development. This is in the interests of climate change and adaptation, which the Council must address.

### *Water Services*

Water services has requested further information regarding surface water drainage which also incorporates climate change factors, and drawings which indicate the distance and levels between the dwelling and the surface water sewer. Irish Water have recommended further information to ensure that each dwelling has an independent connection to the public wastewater drainage system, and connection agreements are secured.

These will be requested as **additional information**.

### *Screening for Environmental Impact Assessment*

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### *Screening for Appropriate Assessment*

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

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### *Other considerations*

#### **Development Contributions**

Proposal is for:

- Demolition of existing converted garage structure to the side,
- demolition of existing garden wall to the side,
- construction to the side of 1 semi-detached two storey two-bedroom house with home office and 1 semi-detached two storey two-bedroom house with home office with bay windows to front and side,
- new vehicular entrances to Woodview Heights to serve existing and proposed dwellings; all associated site, boundaries, landscaping, drainage and ancillary works.

#### **Permission for Residential dwellings:**

2 new residential dwellings 133.74sq.m

Assessable area: 133.74sq.m.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – additional floor space	133.74sq.m
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.0519ha

### **Conclusion**

Additional information is requested for a number of items. Consideration has been given to the previous reasons for refusal, and subject to satisfactory additional information being submitted the proposed development is deemed to generally comply with the guidance set out in the South Dublin County Development Plan 2016 – 2022, and subject to compliance with conditions that would accord with the proper planning and sustainable development of the area.

### **Recommendation**

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. The Roads Department has concerns relating to car parking provision for the proposed development. The applicant is requested to submit the following:  
A revised layout plan showing:
  - (a) Three shared car parking spaces located to the front of the two proposed dwelling units.
  - (b) A swept path analysis showing how the three cars can safely access and egress these parking spaces. Please refer to Table 11.24: Maximum Parking Rates (Residential Development).
  - (c) The omission of the rear vehicular access point and car parking space in the rear garden of Dwelling Unit 2.

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(d) A minimum of 6 meters distance provided from the front building line of each of the dwellings to the front boundary of the site. (Alternatively, the applicant may consider utilising the northeastern access to overcome the six metre distance issue).

Any proposed access shall have a sufficient visibility splay in both directions.

Any gates shall open inwards and not out over the public domain.

2. (1) To lessen the impact of the disturbance of a mature established ecological setting the applicant shall submit mitigating proposals within an ecological report and landscaping plan. Proposals and mitigating solutions should include the greening of all infrastructural elements of the design and proposals to ensure that no net-loss of trees/vegetation occurs as a result of this proposed development. The mitigating measures and measures to ensure that no net-loss happens should be clearly laid out within the submitted reports.
- (2) A detailed landscape plan should be submitted that clearly outlines any proposed tree planting, as above.
- (3) The applicant is requested to submit and agree a comprehensive Tree Report with SDCC Public Realm Section. This should comprise of a detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report should be carried out by a Professional Member of Arboricultural Association who is an independent, qualified Arborist and should include all of the following:
  - Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof) should be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site
  - Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy.
  - Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).
  - Design Iteration- Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team [especially arborist, consulting architect(s) and engineer(s)] should demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retentions, as appropriate. The design should be configured such that existing street trees are retained.
  - Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.
  - Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site

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office(s), plant, equipment and materials storage. Root Protection Areas (RPAs') of all trees and hedgerows to be clearly shown on this drawing.

- Arboricultural Method Statement: clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.
  - Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.
  - Pre Development Photo's: Prior to the commencement of works the applicant should submit pictures of the existing trees/hedgerows before works commence with the tree protective fencing. This should include a location map of where each picture was taken from.
  - Arborist's name, arboricultural qualifications and contact details.
  - Date that the survey was carried out (surveys > 12 months are unacceptable).
- Should the development be approved, a bond will be required to be paid to the Council based on the results of the Tree Survey and Arboricultural Report.

3. The Environmental Department has concerns regarding the proposed development. The applicant is requested to submit additional information regarding the following:
  - (1) South Dublin County Council records show that there is an existing 450mm public surface water sewer to the south/south west of the site. The applicant is required to submit a drawing in plan and cross-sectional views showing the closest distance between the proposed dwellings and the existing 450mm surface water sewer. The drawings shall also show the invert levels of the existing 450mm surface water sewer and any adjacent proposed building foundations.
  - (2) The proposed surface water discharge rate is unclear for both surface water attenuation systems. The submitted Drainage Report dated 15th January 2021 states that the surface water discharge rate is set to "0.0 Litres/Second" however it is unclear how this is achieved. The applicant is required to clarify on a drawing and in drainage design report what the proposed surface water discharge rate is. Discharge rates must be predeveloped greenfield run off rates in accordance with Greater Dublin Regional Code of Practice for Drainage works.
  - (3) The applicant is requested to include a climate change allowance factor in attenuation design calculations for local Met Eireann rainfall statistics. This should be a minimum of 10% in accordance with the Greater Dublin Regional Code of Practice for Drainage Works. The applicant is requested to submit a revised surface water drainage drawing and design report which reflects this.
  - (4) Include water butts as part of Sustainable Drainage Systems (SuDS) for the proposed development.
4.
  - (1) The applicant is requested to submit revised wastewater drainage proposals which shows that each proposed dwelling has its own independent connection the the public wastewater drainage network in line with Irish Water Code of Practice and Standard Detail requirements.
  - (2) It is unclear whether the applicant has engaged with Irish Water through the

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submission of a Pre-Connection enquiry for the proposed public Wastewater connection. In order to assess the feasibility of a connection to public waste water infrastructure further information is requested as follows; The applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public waste water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the Planning Department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>. -All works are to comply with the Irish Water Standard Details for WasteWater Infrastructure, (mandatory for all Irish Water Connection Agreement Offers is

### 5. Boundary Treatments

The applicant is requested to submit the following additional information, to include plans, elevations and cross sections:

- (a) Boundary treatments proposed for the south-eastern boundary of the entire site are requested and any walls/structures proposed should be a maximum height of 1.2m for the entire length of the proposed side elevation of the south easterly located dwelling (for clarity extended from the front boundary to the rear building line of Dwelling House 2).
- (b) The applicant is requested to ensure that boundaries are reinstated similar to existing and neighbouring boundaries. Item (b) is subject to item (a) above.

### 6. The south eastern elevation (of the south eastern-most dwelling) is not deemed to be acceptable as it does not comply with council policy on the provision of dual frontage dwellings at corner/side development sites. The applicant is requested to submit revised proposals for a full dual frontage dwelling to comprise habitable room windows at both ground and first floor.

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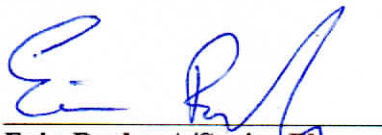
**REG. REF. SD21A/0015**

**LOCATION: 15, Woodview Heights, Lucan, Co. Dublin**

  
**Tracy McGibbon,**  
**A/Senior Executive Planner**

**ORDER:** I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

**Date:** 26/3/21

  
**Eoin Burke, A/Senior Planner**