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11 June 2021

Planning Dept
South Dublin County Council
County Hall
Tallaght
Dublin 24

RE: Planning application for permission for proposed development consisting of construction of an attached 2 storey, 3-bedroom house and all associated site works to the side of 1, Broadfield Court, Broadfield Manor, Rathcoole, Co. Dublin for Brendan & Shelia Quinn.

Dear Sir/Madam.

This is a planning application for permission for the above proposed development.

Site.

The site measures 327.77sqm (0.0327hectares) is located in the north-eastern corner of Broadfield Court at the end of a row of two storey terraced and semidetached dwellings with an area of public open space to its northern side boundary. Two storey semidetached and terraced dwellings exist on the opposite side of the road. The rear boundary of the site is onto a residential estate, Windmill Close. The area of public open space bounds the N7Nass Road National Primary Route. No1 is an end dwelling in a terrace of three dwelling and the immediate terrace to the south consists of six dwellings.

Ownership.

The site is owned by two different parties.

- (i) The southern part is registered by The Property Registration Authority under Folio DN160605F to Meadowtree Construction Limited. Both Applicants are the sole Directors of Meadowtree Construction Limited.

Attached to this application is:

- (a) The Property Registration Authority's Land Registration Sealed and Certified Copy Folio (& Folio Plan) for this part of the site,
 - (b) Company Registration Office's details of Directors of Meadowtree Construction Limited and
 - (c) Letter of Consent from Meadowtree Construction Limited to the making of this application.
- (ii) The northern part is awaiting registration by The Property Registration Authority, unfortunately there is a long delay due to Covid restrictions. A letter dated 9th June 2021 is attached from McCabe & Co. Solicitors, Unit 3, Rathcoole Shopping Centre, Main Street, Rathcoole, Co. Dublin setting out details of the transaction involving the purchase of this part of the site. The transaction closed on or around 29th October 2020 and was submitted via landdirect.ie to the Property Registration Authority on 18/12/2020,

Application Number D2020LR163992M. The applicants for ownership registration are Brendan Quinn and Shelia Quinn. A Land Registry Complainant Map is also attached.

Planning History.

Broadfield Court.

Reg. Ref. No. S00A/0781.

Permission granted for revisions to site layout affecting roads 4 and 6 and Sites 91 to 96, relocation of houses on Sites 43 to 88 and 125 to 128, change of house type on Sites 129 to 132 and additional house on Site 129A to an approved residential development.

Reg. Ref. No. SD02A/0316.

Grant of permission for change of house type and reduction by 3 dwellings to approved development at Site No's. 92-100, 117-126, 128,132, Broadfield Manor, Killeel Road, Rathcoole, Co. Dublin.

Reg. Ref. No. SD04B/0031.

No. 1, Broadfield Court.

Application declared withdrawn for proposed two storey side extension.

South Dublin County Council Development Plan 2016-2022.

The proposed development falls for consideration under the above development plan and in particular with the following relevant policies and objectives.

Zoning.

The site is subject to Zoning Objective 'RES' - *"To protect and/or improve residential amenity"*. The proposed development is permitted under this zoning objective, subject to compliance with the relevant policies and objectives of the Development Plan.

Chapter 2 Housing.

Section 2.4.0 Residential Consolidation-Infill, Backland, Subdivision & Corner Sites.

The proposed development on this widened site in an established residential area is recognised as sustainable intensification as it will support ongoing viability of social and physical infrastructure and services. The proposed development makes the most efficient use of land. Policy H17 Objective 3 states that such proposal will be favourable considered subject to the appropriate safeguards and standards identified in Chapter 11 Implementation.

Chapter 11 Implementation

Section 11.2.7 Building Height.

The height of the proposed dwelling matches the prevailing height of dwellings adjoining.

Section 11.3.1 Residential.

The proposed 3bed dwelling will add to the existing balanced range of dwelling types in Broadfield Manor.

Section 11.3.1 (iv) Dwelling Standards.

Under 11.20 of the Development Plan, the proposed floor area of 108sqm exceeds the minimum floor area of 92sqm for a three bedroom house and the private open for the existing house 62.52sqm and 67.76sqm for the proposed house exceeds the minimum requirement of 60sqm.

The design of the proposed dwelling has regard to targets and standards set out in the *Quality Housing for Sustainable Communities Guidelines*, DEHLG (2007) with regard to minimum room sizes, dimensions and overall floor areas.

Paragraph 5.3.2 Space Requirement and Room Sizes.

Room	Minimum Required Sqm	Proposed Sqm
Main Bedroom No.1	13	18.02
Double Bedroom No. 2	11.4	11.52
Single Bedroom No. 3	7.1	7.6
Living Room width	3.8m	3.875m x 4.100m
Double Bedroom width	2.8m	3.325m x 3.450m
Single Bedroom width	2.1m	2.275m x

Table 5.1 Space provision room sizes for typical dwelling.:

Dwelling Type – 3BED/5P (2storey)	Minimum Area Required Sqm	Proposed Area Sqm
Target Gross Floor Area	92	108.41
Minimum Main Living Room	13	15.45
Aggregate Living Area	34	43.19
Aggregate Bedroom Area	32	37.14
Storage	5	5.39 (1.20+2.66+1.53).

The proposed dwelling exceeds the minimum floor area standards required.

Section 11.3.1 (v) Privacy.

The proposed dwelling will not have directly opposing windows within 22 metres separation distance at above ground floor level.

Section 11.3.2 Residential Consolidation.

(ii) Corner/Side Garden Sites.

The proposed development has been guided by the *Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities* DEHLG, 2009 and the companion Urban Design Manual. The design of the proposed will architecturally integrate with the surrounding build form such as roof form, fenestration patterns and materials and finishes. The proposed development complies with the following criteria for corner/side garden sites.

- The site is of sufficient size to accommodate an additional dwelling.
- The proposed dwelling is sited to match the prevailing buildings line in Broadfield Court and responds to the roof profile of adjoining dwellings and
- The architectural language of the proposed development responds to the character of adjacent dwellings and will create a sense of harmony.
- The proposed dwelling is set behind the building line to the N7 established by the existing dwellings in the residential estate to the east.

Section 11.4.2 Car Parking Standards.

2No. off street car parking spaces as required under Table 11.24 Maximum Parking Rates (Residential Development) will be provided to the front amenity area of the proposed and existing dwellings.

Section 11.6.0 Infrastructure and Environmental Quality.

It is not considered that the proposed dwelling will give rise to a flood risk.

A water supply will be provided from the existing watermain fronting the site subject to an Irish Water Connection Agreement.

Separate surface water drains and foul drains serving the proposed dwelling will discharge into the existing separate surface water and foul drains available on site. There will be complete separation of foul and surface water drainage. All work to be carried out in accordance with the requirements of SDCC's Water Services Section and/or Irish Water.

The proposed development will not impact on the existing ESB light standard fronting the site.

The existing Virgin Media service box located within the existing side boundary wall will be relocated to the proposed new boundary wall.

To reduce traffic noise from the N7, triple glazed windows will be provided which will satisfactorily attenuate traffic noise as all windows to habitable rooms are at right angles to the N7. Greenwood EAR42WW Acoustic Window Ventilator will be fitted to the bedroom windows to provide night-time ventilation without opening the windows. External walls from ground floor level to apex of the roof will be finished internally with 42.5mm Isover Calibel Board, skimmed with 8mm sand and cement finish, resulting in a noise reduction of 59db reduction.

Section 11.7.2 Energy Performance in New Buildings.

It is proposed to achieve A1 Rating.

Section 11.8.1 Environment Impact Assessment.

Having regard to the scale and nature of the proposed development and the distance to sensitive receptors, it is not considered that the proposed development will have a significant effect on the environment.

Section 11.8.2 Appropriate Assessments.

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is not considered that the proposed development would be likely to have a significant negative effect individually or in combination with other plans or projects on the Natura Network.

Section 96 Application.

A Section 97 Application for Certificate of Exemption from the provisions of Section 96 (i.e., Social/Affordable Housing) of the Planning and Development Act 2000 (as amended) and Section 36 of the Urban Regeneration and Housing Act 2015 is also being submitted and copy of the above Section 96 Application is submitted with this planning application.

Conclusion.

The proposed development will not impact on the amenities of existing dwellings by way of overlooking or overshadowing, will not seriously injure the residential and visual amenities of the area or of property in the vicinity and is in accordance with the character of development in the vicinity. Accordingly, the proposed development can be deemed to be in accordance with the proper planning and sustainable development of the area.


James McInerney, Planning Consultant.

Schedule of Documents.

1No. Copy of other Documents.

- (i) Schedule of Documents,
- (ii) Application Form,
- (iii) Letter of Application,
- (iv) Newspaper Notice,
- (v) Site Notice,
- (vi) Letter of Consent dated 03rd June 2021 from Meadowtree Construction Limited, owners of part of site to the making of this application, together with Company Registration Office's Form BIC-Annual Return General for Meadowtree Construction Limited
- (vii) The Property Registration Authority's Land Registry Sealed and Certified Copy Folio (& Filed Plan),
- (viii) Correspondence from McCabe & Co. Solicitors re land registration for unregistered part of site and
- (ix) Section 97 Application for Certificate of Exemption.

6No. Copies of Maps.

Planning Pack Map COORDS ITM 701333.7266623. Scale: 1:2500.

6No. Copies of Architect's Drawings.

Drg. No.	Title
21-1420-02	Existing Block Plan
21-1420-03	Proposed Block Plan
21-1420-04	Survey of Existing
21-1420-05	Plans and Elevations
21-1420-06	Typical Section
21-1420-07	Setback from Motorway

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Planning Consultant

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