

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/0876/21

Reg. Reference: SD21A/0106 **Application Date:** 06-May-2021
Submission Type: New Application **Registration Date:** 06-May-2021

Correspondence Name and Address: Darren McGill 28-30, Rathmines Park, Rathmines, Dublin 6

Proposed Development: Demolition of existing child care facility; construction of 2 semi-detached, 3-bed residential units and the reinstatement of existing unit from child care building back to former 3 bed residential unit; carparking, landscaping and all associated site works.

Location: 147, Monalea Grove, Dublin 24

Applicant Name: Peter & Barbara Thornberry

Application Type: Permission

(CM)

Description of Site and Surroundings:

Site Description:

The site is located at the end of a cul-de-sac and accommodates a semi-detached house which has been extended to double its original width, and with single-storey accommodation adjoining. The original house and the single-storey adjoining building have been in use as a crèche. In front of the site, there is a generous turning area being used for on-street parking, and an area of planting. To the east of the site, a continuous boundary wall separates the cul-de-sac and neighbouring roads from Ballycullen Road, and there is no cycle/pedestrian or vehicular access through.

Site Area: 0.074 Ha.

Site Visit: 7/6/2021

Proposal:

Demolition of existing child care facility, construction of 2 semi-detached, 3-bed residential units and the reinstatement of existing unit from child care building back to former 3 bed residential unit; carparking, landscaping and all associated site works.

The proposal is therefore for 3 units in total.

Zoning

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

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Consultations:

Environmental Services	Recommends request for Additional Information.
Roads	Recommends request for Additional Information.
Irish Water	Recommends request for Additional Information.
Environmental Health Officer	No objection, subject to conditions.

Screening for Strategic Environmental Assessment

No overlap with the relevant environmental layers.

Submissions/Observations /Representations

A third party has noted that the red line as indicated on the Site Layout Plan appears different to the red line indicated on the Site Location Map, and that the parking area and bin store may therefore encroach on publicly owned land. This is addressed in the assessment below.

Relevant Planning History

SD09A/0297 – Permission **refused** by SDCC and then **granted** by An Bord Pleanála, for change of use from crèche to private residence by demolition of existing 2-storey side extension and garage; restoration of 147 Monalea Grove as a 3-bed semi-detached house with a single storey rear extension, entrance porch, entrance drive and off-street, car parking; 2 new 3-bed, semi-detached houses with entrance drives and off-street car parking on site to side of 147 Monalea Grove. Note: This permission has withered and works were not undertaken.

The initial reason for refusal from South Dublin County Council related to width of the separating side passage between the proposed dwellings, which was proposed as 1.2 metres. The County Development Plan then in effect included a requirement for a 2.3m separation.

SD09A/0297/EP – Extension granted to the above permission.

SD09A/0297/FEP – Further extension of permission refused, as the proposal did not comply with the legislative requirements for a further extension of permission under s.42 of the Planning and Development Act 2000, as amended.

Relevant Enforcement History

None found in preliminary search.

Pre-Planning Consultation

None.

Relevant Policy in South Dublin County Development Plan (2016-2022)

Chapter 1 Core Strategy
Policy CS1 Objective 1

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Policy CS2 Objective 5

Chapter 2 Housing

Section 2.4.0 Residential Consolidation

Policy H17 Residential Consolidation

Chapter 11 Implementation

Section 11.3.0 Residential

Section 11.3.2 Residential Consolidation

(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.
- 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).
- Subject to appropriate safeguards to protect residential amenity, reduced open space and car parking standards may be considered for infill development, dwelling sub-division, or where the development is intended for a specific group such as older people or students. Public open space provision will be examined in the context of the quality and quantum of private open space and the proximity of a public park. Courtyard type development for independent living in relation to housing for older people is promoted at appropriate locations. Car parking will be examined in the context of public transport provision and the proximity of services and facilities, such as shops.
- Proposals to demolish a dwelling(s) to facilitate infill development will be considered subject to the preservation of the character of the area and taking account of the structure's contribution to the visual setting or built heritage of the area.

Relevant Government Policy

Ministerial Guidelines and Policy

Project Ireland 2040 National Planning Framework, Government of Ireland (2018).

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

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- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

Rebuilding Ireland: Action Plan for Housing and Homelessness, Government of Ireland (2016).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Urban Design Manual, Department of the Environment, Heritage and Local Government, (2008).

Urban Development and Building Heights Guidelines for Planning Authorities, (2018)

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).

Departmental Circulars, Department of Housing, Planning and Local Government (2020) – as listed:

- PL02/2020: Covid-19 Measures
- PL03/2020: Planning Time Periods
- PL04/2020: Event Licensing
- PL05/2020: Planning Time Periods
- PL06/2020: Working Hours Planning Conditions
- PL07/2020: Public Access to Scanned Documents
- PL08/2020: Vacant Site Levy
- Circular NRUP 02/2021 - Residential Densities in Towns and Villages

Assessment

The main issues for assessment are:

- Land Ownership;
- Zoning and Council policy;
- Visual impact;

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- Residential amenity;
- Access, Transport and Parking
- Water services;
- Environmental Health;
- Environmental impact assessment;
- Appropriate assessment.

Land Ownership

A third party has alleged that the site layout plan indicates development outside the ownership of the applicant. This is not clear from the Site Layout Plan. A **condition** of permission can be applied to obtain a revised Site Layout Plan, if necessary. Otherwise, the applicant could comment on this as part of **additional information** if such is requested. Development on this site should not encroach on the publicly owned planted space directly north of the site, and any grant of permission would not entitle the applicant or developer to make such an encroachment.

Zoning and Council Policy

The proposed development is consistent with zoning objective 'RES' – 'To protect and/or improve residential amenity'. Infill residential development is permissible in principle under this zoning objective.

Visual Impact

The proposed development would see the demolition of an existing extension and single-storey building to side, and restoration of the original semi-detached house. The demolition would also facilitate the construction of a new pair of semi-detached houses, to the side of the existing house. Each house would be provided as a 2-storey house with hipped roof, and single-storey flat-roofed rear return.

The houses would fit with the character of the area, and would keep the existing building line. The new houses and restored house would have no negative impact on any adjoining properties in terms of visual impact.

Each unit would include a single-storey rear return. Given the depth of the proposed returns, and the arrangements for parking to the front, it is considered appropriate that in the event of a grant of permission, that exempt development rights for domestic extensions are suspended by **condition**, to safeguard residential amenity.

Residential Amenity

The proposed development provides for 2 no. 3-bed houses and restoration of the existing house to its original scale. Each house and its associated private amenity space adhere to the South Dublin County Development Plan 2016 - 2022 standards contained in Table 11.20.

The development has been assessed for room sizes against the 'Quality Housing for Sustainable Communities - Best Practice Guidelines' (2007). Some bedrooms fall short of the appropriate

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standards; however, noting the provision in section 11.3.2 (i) of the South Dublin County Development Plan 2016 - 2022 for flexibility in these standards, subject to overall residential amenity being safeguarded, I am content that the proposed development would provide adequate amenity for potential occupants.

Access, Transport and Parking

The proposed development is provided with 3 car parking spaces, 1 per each unit, plus an additional 'visitor' space. The site is a 5 minute walk from the bus stop on Ballycullen Road, and serviced by the 49 and 65B routes, which are half-hourly and hourly services respectively (although, this bus stop is about 10 metres from the site, on the other side of the boundary wall). This development is located in 'Zone 1', which has a maximum parking provision rate of 2 spaces per unit, under the development plan.

The Roads Department has recommended a request for additional information as follows:

1. The applicant shall submit a revised layout showing parking arrangement of 2 on curtilage car parking spaces for each dwelling alongside a swept path analysis showing how parked vehicles can access and egress the site safely.
2. The applicant shall consider providing separate vehicular accesses to each dwelling, or a shared surface by means of a "way leave" with a vehicular access (3.5m to 4.2m) wide.
3. A revised layout of not less than 1:100 scale, showing boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

The South Dublin County Development Plan 2016 - 2022 provides for a *maximum* of 2 car parking spaces per 3-bedroom house, and there is off-street parking in the area. The applicant is constrained on this occasion by planting in the public green space to the front of the site, preventing them from proposing a layout similar to that of SD09A/0297. It is considered appropriate that the applicant is requested to respond to the above points by way of **additional information**.

Water

Both the Environmental Services Department and Irish Water have sought **additional information** in relation to layout of water services and connections to and through the site. The Irish Water report additionally seeks that the applicant obtain a confirmation of feasibility from Irish Water. It is considered appropriate that the applicant is requested to respond to these issues by way of **additional information**.

Environmental Health

The HSE Environmental Health Officer has stated no objection subject to standard conditions relating to protection of air quality and noise limits during construction. This is acceptable.

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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.

Other Considerations

Development Contributions

This is an application for demolition of some existing structures, and provision of the following:

- No. 147: Restoration and change of use of an existing crèche (originally a house) to residential use as a single 3-bed dwelling (125sq.m)
- No. 147a: New 3-bed house (112sq.m)
- No. 147b: New 3-bed house (115sq.m)
- Total Assessable Area (incl. change of use): 352sq.m

SEA Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential	352
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.074

Conclusion

The proposed development is acceptable in principle, given the land-use zoning objective and lack of detrimental visual impact on adjoining properties. There are a number of issues which require resolution, however, and these can be dealt with by additional information.

Recommendation

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

1. Development on this site should not encroach on the publicly owned planted space directly north of the site, and any grant of permission would not entitle the applicant or developer to make such an encroachment. A third party has alleged that the site layout plan indicates development outside the ownership of the applicant, and it is not clear from

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the Site Layout Plan whether the proposal would or would not encroach upon said land. The applicant is requested to submit a detailed Site Layout Plan showing the development contained entirely within the lands in their ownership.

2. The applicant is requested to respond to the following items raised by the Roads Department:
 - (a) The applicant is requested to submit a revised layout increasing the parking arrangement to up to 2 on-curtilage, car parking spaces for each dwelling alongside a swept path analysis showing how parked vehicles can access and egress the site safely.
 - (b) The applicant is requested consider providing separate vehicular accesses to each dwelling, or a shared surface by means of a 'way leave' with a shared vehicular access.
 - (c) The applicant is requested to provide a revised layout and elevations, of not less than 1:100 scale, showing any boundary walls at vehicle access points to be limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
3. The applicant is requested to:
 - (a) Submit a drawing showing the surface water layout for the development up to and including the point of connection to the public sewer. The drawing should include the location of all Aj's, manholes, pipe size, material type and direction of flow.
 - (b) Submit a drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the developments such as permeable paving, soakaways, tree pits or other such SuDS. If a soakaway is proposed for the developments and subject to suitable ground conditions submit a report showing percolation tests results for a soakaway of each house as per BRE Digest 365 Standards. Submit a drawing in plan and cross sectional view showing design details of proposed soakaway/s as per BRE Digest 365 standards. Soakaways shall have an overflow connection to the public surface water sewer where this can be practically achieved.
 - (c) Include water butts in proposed development as part of SuDS (Sustainable Drainage System).
4. The applicant is requested to:
 - (a) Submit a drawing showing the watermain layout of proposed development up to the point of connection to the public watermain.
 - (b) Submit a drawing showing the foul drain layout of proposed development up to the point of connection to the public foul sewer.
 - (c) In order to assess the feasibility of a connection to public water/waste water infrastructure, the applicant is requested 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 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/>.

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REG. REF. SD21A/0106

LOCATION: 147, Monalea Grove, Dublin 24

B Henn

**Batty Henn,
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: 30th June 2021

Eoin Burke

Eoin Burke, Senior Planner