

# Comhairle Chontae Atha Cliath Theas

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

### PR/0888/21

**Reg. Reference:** SD21A/0108      **Application Date:** 10-May-2021  
**Submission Type:** New Application      **Registration Date:** 10-May-2021  
**Correspondence Name and Address:** DRB Design 74, Lambourn Park, Clonsilla, Dublin 15  
**Proposed Development:** One bedroom, two storey semi-detached house including associated hard and soft landscaping; off-street car parking; connection to existing public main sewers and boundary walls.  
**Location:** 20, Woodford Park Road, Dublin 22  
**Applicant Name:** Sean Walsh  
**Application Type:** Permission

(CM)

### Description of Site and Surroundings:

#### Site Description:

The site is located at the end of Woodfield Park, siding on to green space. This is a very narrow strip of land between the existing semi-detached house and the property boundary.

Site Area: 0.012 Ha.

Site Visit: 7/6/2021

### Proposal:

- One bedroom, two storey semi-detached house including associated hard and soft landscaping;
- off-street car parking;
- connection to existing public main sewers and boundary walls.

### Zoning

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

### Consultations:

Environmental Services:

- Surface Water      Recommends request for Additional Information.
- Flood Risk      Recommends request for Additional Information.

Irish Water:

- Water Supply      Recommends request for Additional Information.
- Foul Water      Recommends Refusal.

Roads      No objection, subject to conditions.

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### **Screening for Strategic Environmental Assessment**

OPW Flood Maps 0.1% Current Fluvial Flood Probability Map

The site is close to areas around its periphery which are in the 1% fluvial flood probability map.

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

None.

### **Relevant Planning History**

**SD09A/0322** – Grant of permission for one bedroom two storey semi-detached house including associated hard and soft landscaping and connection to existing public mains sewer. This has withered without being implemented.

**SD09A/0322/EP** – Extension of duration granted to the above permission. This has withered without being implemented.

### **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

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,

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fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.

- Significant site features, such as boundary treatment, 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.

### (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.

Section 11.6.1 (i) Flood Risk Assessment

Section 11.8.0 Environmental Assessment

### Relevant Government Policy Ministerial Guidelines and Policy

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

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

- 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

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### Assessment

The main issues for assessment are:

- Zoning and Council policy;
- Visual impact;
- Residential amenity;
- Access, Transport and Parking
- Water Services;
- Environmental impact assessment;
- Appropriate assessment.

### **Land Ownership and Site Boundaries**

There is an issue apparent from the elevation and plan drawings submitted. The development would appear to overhang the site to the north-west which is in separate ownership. The applicant should be asked to confirm by **additional information** whether the development would infringe upon lands outside the ownership of the applicant, and if so, the applicant should also provide a letter of consent from the adjoining land owner or submit revised drawings with all elements of the proposal within the redline boundary. The applicant may also need to re-advertise as this might constitute significant additional information.

### Red Line Boundary

The applicant is proposing works outside the red line boundary indicated on the Site Location Map. Specifically, the applicant is proposing to alter the vehicular entrance to the existing house. The red line should be amended to take in the entire site, and this can be done by way of **additional information**. The applicant may also need to re-advertise as this might constitute significant additional information.

### **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, subject to the criteria laid down in section 11 of the South Dublin County Development Plan 2016 - 2022.

### **Visual Impact**

The proposed development would maintain the height and front and rear building lines of the existing houses along the road. The houses would fit with the character of the area. The new house would have no negative impact on any adjoining properties in terms of visual impact.

The house presents a fairly blank gable façade to the side – as this faces into a park and would not dominate the side street to the north-west, the elevational treatment is not considered to be injurious to the amenities of the area.

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### **Residential Amenity**

The proposed development is for a 2-storey 1-bedroom house. Internal room sizes and widths of proposed one bedroom dwelling meet the standards contained in the 'Quality Housing for Sustainable Communities - Best Practice Guidelines' (2007). The overall floor area is 62.3sq.m. This is considered adequate for a 1-bed house although no guidance exists for a 2-storey 1-bedroom house (provision of a 1-storey, 1-bedroom house requires a minimum of 45sq.m).

### Private Amenity Space

The proposed development would provide for 45sq.m private amenity space for the proposed house, and 48sq.m of space in the rear garden of the existing house. This latter quantum is below the minimum requirement found in Table 11.23 of the County Development Plan. However, taking into account the previous permission on the site, the quality of the space provided (it is regular in shape and well oriented to receive sunlight), the proximity of nearby public open space, and the fact that this is infill development, it is considered that under Section 11.3.2 (i) of the County Development Plan, the proposed provision of private open space is acceptable.

### Bin Storage

Neither house, as shown, would have access to the rear garden. The applicant should show by of **additional information**, what arrangements are proposed for the storage of bins to either house.

### **Access, Transport and Parking**

The Roads Department has noted the proposed vehicular access arrangements, which include a separate access at 2.5m in width. The Roads Department states no objection, subject to conditions.

### **Water**

The Environmental Services Department has sought additional information in relation to the design of proposed soakaway. The report also seeks a flood risk assessment of the development, as it is located in an at-risk area of flooding as per OPW predictive fluvial flood risk maps (1 in 1000 year event).

This issue was not raised in the grant of permission in 2009, though this is reflective of development in flood risk mapping and planning, as appropriate, in the intervening period. Section 11.6.1 of the South Dublin County Development Plan 2016 - 2022 states the following:

“For lands identified as at risk of flooding in (but not limited to) the South Dublin Strategic Flood Risk Assessment, a site-specific Flood Risk Assessment to an appropriate level of detail, addressing all potential sources of flood risk, is required, demonstrating compliance with the Flood Risk Management Guidelines or any updated version of these guidelines and paying particular attention to residual flood risks and any proposed site specific flood management measures. The Flood Risk Assessment shall be prepared by an appropriately qualified Chartered Engineer or equivalent, in accordance with the Flood Risk Management Guidelines.”

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It is therefore appropriate that the applicant provide a flood risk assessment of appropriate detail, prepared by an appropriately qualified professional, as **additional information**.

### Irish Water

Irish Water has recommended refusal of permission, as the proposals for diversion of the underground foul water pipe are unacceptable. The report reads:

“2 Foul (Refusal)

2.1 The proposed development appears to be located over an existing foul drain that serves a number of houses.

2.2 The proposed diversion of existing foul drain to an area outside the boundary of site is not recommended because there are too many right angle bends proposed on foul drain. The number of right angle bends increase from 1 to 3 and this is not acceptable due to increased risk of blockage of foul pipe which would affect a number of houses.

2.3 The applicant does not own the land where proposed diversion of foul drain/sewer is proposed and permission from owner of same is not shown to be given.

2.4 A minimum of 225mm foul sewer is required for taking in charge and this would not be recommended to take in charge because of the high risk of blockages due to the increased number of right angle bends from 1 to 3 number on proposed foul drain/sewer.

2.5 Foul drain/sewer should be shown as a red line on drawing instead of a blue line.

Therefore because of the high risk of blockages of proposed foul drain/sewer water services recommend refusal of proposed development. The proposed development would be prejudicial to public health and proper planning.”

The diversion of the foul sewer was resolved prior to grant of permission under the previous application. Although present standards may have changed from those of 2009, it is considered appropriate to allow the applicant to propose alternative arrangements which might meet with Irish Water's approval, considering that the proposed development is acceptable in principle and complies with the zoning objective. The applicant should therefore provide **additional information**, and included within this submission should be any consents by adjoining land owners where, or if, diversion of the pipe through adjoining lands is required.

In relation to water supply, the Irish Water report recommends a request for additional information in order to show the watermain layout of the proposed development. This can be provided as **additional information**.

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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 a 1-bedroom house of 62.3sq.m.

### **SEA Monitoring**

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential	62.3
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.012

### **Conclusion**

The proposed development is acceptable in principle. There are outstanding issues in relation to the redline boundary, bin storage, water supply and flood risk which require resolution prior to a grant of permission. It is therefore appropriate to seek additional information.

### **Recommendation**

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

1. There is an issue apparent from the elevation and plan drawings submitted. The development would appear to overhang the site to the north-west which is in separate ownership. The applicant is requested to confirm by additional information whether the development would infringe upon lands outside the ownership of the applicant, and if so, the applicant should also provide a letter of consent from the adjoining land owner or failing this submit revised plans and elevations showing the proposal fully within the redline boundary. The applicant may also need to re-advertise as this might constitute significant additional information.



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2. The applicant is proposing works outside the red line boundary indicated on the Site Location Map. Specifically, the applicant is proposing to alter the vehicular entrance to the existing house. The red line should be amended to take in the entire site, and this can be done by way of additional information. The applicant may also need to re-advertise as this might constitute significant additional information.
3. The proposed development is located in an area that is a risk of 1 in 100 to 1 in 1,000 flood risk event. The applicant is requested to submit a report to show the flood risk of proposed development and also show what mitigation measures are proposed for the development. As per section 11.6.1 (i) of the South Dublin County Development Plan 2016 - 2022, the Flood Risk Assessment shall be prepared by an appropriately qualified Chartered Engineer or equivalent, in accordance with the Flood Risk Management Guidelines, and to appropriate detail for the scale of development. The applicant is also requested to confirm, or provide alternative plans showing, finished floor levels of at least 500mm above highest known flood level on the site.
4. The applicant is requested to submit:
  - (a) a report showing percolation test results for proposed soakaway as per BRE Digest 365 Standards.
  - (b) a drawing in plan and cross-sectional view showing design details of proposed soakaway as per BRE Digest 365 Standards.
  - (c) a drawing showing what additional SuDS (Sustainable Drainage Systems) is proposed such as permeable paving for proposed development, including any proposals for water butts in proposed development as part of SuDS.
5. The applicant is requested to submit a drawing showing the watermain layout of proposed development.
6. SDCC notes the comments of Irish Water:
  - 2.1 The proposed development appears to be located over an existing foul drain that serves a number of houses.
  - 2.2 The proposed diversion of existing foul drain to an area outside the boundary of site is not recommended because there are too many right angle bends proposed on foul drain. The number of right angle bends increase from 1 to 3 and this is not acceptable due to increased risk of blockage of foul pipe which would affect a number of houses.
  - 2.3 The applicant does not own the land where proposed diversion of foul drain/sewer is proposed and permission from owner of same is not shown to be given.
  - 2.4 A minimum of 225mm foul sewer is required for taking in charge and this would not be recommended to take in charge because of the high risk of blockages due to the increased number of right angle bends from 1 to 3 number on proposed foul drain/sewer.
  - 2.5 Foul drain/sewer should be shown as a red line on drawing instead of a blue line. Therefore because of the high risk of blockages of proposed foul drain/sewer water services recommend refusal of proposed development. The proposed development would be prejudicial to public health and proper planning.'The applicant is requested to provide:

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- (a) an alternative arrangement for foul sewer diversion which addresses the concerns contained in the Irish Water report.
  - (b) letter of consent from the adjoining property owners if diversion is required through adjoining lands.
7. Neither house, as shown, would have access to the rear garden. The applicant is requested to show by of additional information, what arrangements are proposed for the storage of bins to either house in both front gardens. Adequate storage meeting waste management standards for both properties should be provided.

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REG. REF. SD21A/0108

LOCATION: 20, Woodford Park Road, Dublin 22

*B Henn*

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**Barry 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:** 5th July 2021

*Eoin Burke*

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**Eoin Burke, Senior Planner**