

# Comhairle Chontae Atha Cliath Theas

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

### PR/0954/21

**Reg. Reference:** SD21A/0121      **Application Date:** 19-May-2021  
**Submission Type:** New Application      **Registration Date:** 19-May-2021

**Correspondence Name and Address:** Robert Lally, Lally Chartered Engineers 6, Cuirt Cheirin, Circular Road, Galway

**Proposed Development:** Construction of 2 two and a half storey, three-bedroom terrace houses and associated site works attached to the existing two and a half storey house at No. 6 Station Grove which was constructed in 2006; the 2 houses will complete this partially finished housing development which was originally granted permission under planning reference SD05A/0125.

**Location:** Sites at 4 & 5, Station Grove, Station Road, Clondalkin, Dublin 22

**Applicant Name:** John Lydon Carpentry Limited

**Application Type:** Permission

(DF)

### Description of Site and Surroundings

Site Visit: 8/06/2021

Site Area: 0.02 Hectares.

#### Site Description:

The subject site is located within the unfinished housing development in Station Grove, off Station Avenue in Clondalkin. The existing estate comprises semi-detached and terraced houses with rear gardens. The proposed site is located to the rear of the development in a cul de sac.

#### Proposal:

The proposed development comprises:

- Construction of 2 two and a half storey, three-bedroom terrace houses and associated site works attached to the existing two and a half storey house at No. 6 Station Grove which was constructed in 2006;
- the 2 houses will complete this partially finished housing development which was originally granted permission under planning reference SD05A/0125.

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### Zoning:

The subject site is subject to zoning objective RES - *'To protect and / or improve Residential Amenity'* in the South Dublin County Development plan 2016-2022.

### Consultations:

Water Services:	Additional Information requested
Irish Water:	No response
Roads Section:	Additional Information requested
Parks:	No comments
Housing:	No response
Architectural Conservation Officer:	No Response
An Taisce:	To be assessed on policies of CDP

### SEA Sensitivity Screening

No overlap with layers.

### Submissions/Observations/Representations

Final date for submissions 22/6/21. No objections received.

### Relevant Planning History

#### Subject Site

SD07A/0546. Retention of 8 no. dwelling houses as previously granted under planning Ref. SD05A/0125; revision of site boundaries; revised provision of car parking, public open space & all ancillary site works.

Grant Permission for Retention

SD05A/0125. 9 residential units, comprising of 4 no. 2 and a half storey three-bedroom semi-detached houses and 5 no. 2 and a half storey three-bedroom terraced houses, each consisting of dormer window, roof light, front and rear garden. The units will be connected to the main sewer and accessed via Station Road. 210m.sq. of public open space and 15 parking spaces will be provided on same lands.

Grant Permission

#### Adjacent Site

SD04A/0725. Two 2-bedroom apartments at ground level and two 3-bedroom duplex units at first and second floor level and associated site works.

Refuse Permission.

### Relevant Enforcement History

None recorded for subject site.

### Pre-Planning Consultation

None since previous application.

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### **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.
- 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,

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- 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*

### *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.*

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*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.***

***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).***

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

### Assessment

The main issues for assessment are:

- Zoning
- Visual Impact and Layout
- Roads and Transport
- Water Services
- Screening for Appropriate Assessment
- Environmental Impact Assessment

### *Zoning*

The subject site is subject to zoning objective RES - *'To protect and / or improve Residential Amenity'* in the South Dublin County Development plan 2016-2022.

### *Visual Impact and Layout*

- Two additional townhouse units are proposed, within an unfinished development. The two units had been granted permission in the past but were not constructed. The two units will join to the existing no's 6,7 and 8, completing the terrace building, albeit with a front building line set back. This is welcomed and will create greater space to provide for the open space for the development.
- Each unit will be a 3-bedroom unit, measuring approximately 101sq.m per dwelling. These both meet the requirements of the CDP and the 2007 Quality Homes for Sustainable Communities.
- The height of the pitched roof building is 8.7m, which matches the height of the existing dwellings. This is acceptable.
- The front and rear facades of the proposed buildings match the existing buildings, with a slight design change in the front dormer window which is deemed appropriate and acceptable.
- The front dormer incorporates a window and forms part of the internal attic space. It is Council policy that proposed dormer ridges are set appropriately below the ridge line of the existing house, and as far back as possible from the eaves line, generally by three course tiles so as to create a balanced appearance. As per the drawings submitted the proposed dormer window is appropriately positioned and set in excess of 100mm below the ridge line of the existing dwelling. It is appropriately positioned in excess of 100mm from the gable ends of the existing dwelling. This is acceptable
- All external finishes are proposed to match the existing buildings. This is acceptable.
- The rear amenity open space requirement for each unit is 60sq.m as outlined in the CDP. The current proposal seeks to provide approximately 52sq.m for each unit. Having regard to:
  - previous planning history and permissions on the site,
  - the proposed development completing an unfinished estate,

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- the provision of open space directly in front of both dwelling units  
That in this instance the 8sq.m shortfall for each dwelling is acceptable to the Planning authority, subject to limiting exempted development to the rear (in the interests of ensuring quality residential amenity for each dwelling unit).
- Car parking is already established as granted under SD05A/0125. There are 13 spaces available for 8 units.
- The open space for the unfinished estate has not been put in place. The open space should be provided with children's play facilities, to comply with Condition 4 of the 2007 permission. This should be sought by way of **additional information**.

Having regard to the above, the planning authority has assessed the proposed development and considers that the proposed development, subject to conditions, will not have an adverse impact on the residential amenity of the adjacent properties by way of overlooking or overshadowing and will not have a negative impact on the visual amenity of the area. The proposed development generally conforms with the current County Development Plan policies and objectives and should therefore be permitted subject to conditions.

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

The Roads Department has recommended a request for **additional information** regarding autotracking and a taking in charge drawing. This information will be secured as an additional information request.

### ***Water Services***

The Water Services Department has requested **additional information** regarding the surface water attenuation and SUDs for the site, which includes revised drawings.

This information 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:

- Construction of 2 two and a half storey, three-bedroom terrace houses and associated site works attached to the existing two and a half storey house at No. 6 Station Grove which was constructed in 2006;
- the 2 houses will complete this partially finished housing development which was originally granted permission under planning reference SD05A/0125.

#### **Permission for Residential dwelling:**

New residential dwellings 200.82sq.m

Unit 4 total area-100.41sq.m

Unit 5 total area-100.41sq.m

Assessable area: 200.82sq.m.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – additional floor space	200.82sq.m
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.02ha

### **Conclusion**

Additional information has been requested by Roads and Water Services and issues relating to children's play facilities require clarification. However, the Planning Authority is satisfied that the proposed development will comply with the guidance set out in the South Dublin County Development Plan subject to appropriate additional information being submitted, and therefore the development would likely accord with the proper planning and sustainable development of the area subject to conditions.

### **Recommendation**

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

1. The applicant is requested to submit:
  - (1) planting scheme for the entire lands outlined in blue (as outlined on the submitted documentation). The planting report should include a reasonable timeframe for the planting to be put in place, prior to the occupation of the dwelling units.
  - (2) proposals for the public open space, which should include children's play facilities (to comply with Condition 4 of Reg. Ref. SD07A/0546).
2. (1) Surface water run-off from the site must be limited to pre-developed greenfield run off rates by providing adequate surface water attenuation storage on site or alternatively managed via infiltration to ground. The applicant is requested to submit a report and a



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drawing clearly showing how surface water up to and including the 1:100 (1%) year critical storm with climate change allowance will be attenuated on site to pre-developed greenfield run off rates or alternatively via infiltration to ground in accordance with the Greater Dublin Strategic Drainage Study (GDSDS) Volume 2- New Development requirements

(2) The applicant is requested submit a drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development as per the Greater Dublin Strategic Drainage Study (GDSDS) Volume 2- New Development Requirements.

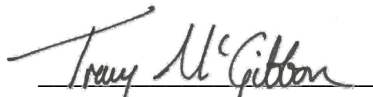
3. The applicant is requested to submit a bin/waste collection arrangement report, including a swept path analysis/Autotrack analysis, showing how bin trucks will access, turn within and egress the site safely. The analysis shall include fire tender access/egress.
4. The applicant is requested to submit a revised layout showing areas to be offered for taking in charge.

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REG. REF. SD21A/0121

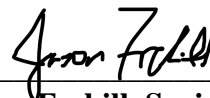
LOCATION: Sites at 4 & 5, Station Grove, Station Road, Clondalkin, Dublin 22



**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:** 13/07/2021



**Jason Frehill, Senior Planner**