

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1050/21

Reg. Reference: SD21A/0156 **Application Date:** 11-Jun-2021
Submission Type: New Application **Registration Date:** 11-Jun-2021

Correspondence Name and Address: Roger Bell, Bell Associates Executive House,
Whitestown Road, Rush, Co. Dublin

Proposed Development: Construction of two storey dwelling to the side of
dwelling; new storm water percolation area; new
doorway to rear access lane; new shed and associated
site works.

Location: 46, Slade View, Forest Hills, Rathcoole, Co. Dublin,
D24 KW66

Applicant Name: Sandra Dolan

Application Type: Permission

(DF)

Description of Site and Surroundings

Site Visit: 03/08/2021

Site Area: 0.04 Hectares.

Site Description:

The proposed site is a corner site located in the residential area of Forest Hills, Rathcoole. A public footpath is located to the south of the existing dwelling. Rear vehicular access is by a courtyard accessed off Stoney Lane, with front pedestrian access off Slade View. Slade View is a pedestrian only access road.

Proposal:

The proposed development comprises the following:

- Construction of two storey dwelling to the side of dwelling;
- new storm water percolation area;
- new doorway to rear access lane; new shed and associated site works.

Zoning:

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

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Consultations:

Environmental Health Officer-No response
Roads Section- No response
Irish Water – Additional information requested
Water Services-Additional information requested
Chief Fire Officer- No response

Submissions/Observations/Representations

Final date for submissions 15/7/21. No objections received.

Relevant Planning History

Application Site:

SD05A/0887. Proposed detached two storey type dwelling house with rear and front pedestrian access all to the side garden, with shared communal car parking and all ancillary site works.
Refuse Permission

Adjacent sites:

None for adjacent site

Relevant Enforcement History

None recorded for subject site

Pre-Planning Consultation

None recorded for subject site.

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:

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- *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,*
- *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.

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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.

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

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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).

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
- Water Services
- Screening for Appropriate Assessment
- Environmental Impact Assessment

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Zoning

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity' under the South Dublin County Council Development Plan 2016-2022. The principle of the proposed development is therefore acceptable.

Visual Impact and Layout

Proposed Dwelling

- The proposed dwelling will join to unit number 46.
- The setback from the southern boundary of no. 46a is 1.5m to the rear of the dwelling, increasing to 2.1m to the front. This setback is deemed appropriate.
- An existing 2.1m boundary wall forms the south perimeter of the site, with a proposed 1.8m wall and gate to provide access to the rear garden of no. 46a. Bin storage will be accommodated forward of this wall and gate. This does not extend beyond the front of the dwelling and is therefore acceptable.
- The front of No. 46a is set back from the front property line by 6.2m. The adjacent No. 40 is setback by 8m. No. 40a is set 1.8m forward of the front building line of No.40. This breaks up the building line of the terraced block on the corner site and is viewed as an acceptable design element.
- The rear amenity area of 74sq.m (No. 46a) exceeds the 60sq.m requirement of the CDP for a three bedroom house.
- The rear garden of No. 46 will be 60sq.m. This is a 3 bedroom house and this also meets the rear amenity requirements as per the CDP.
- The ridge line of No. 46 is the same as that for No. 46a, which is 8m.
- The rear section of the ground floor No.46a extends c2.23m beyond the rear boundary building line of No. 46. This is acceptable as there are no side gable windows proposed which would impact on amenity or privacy. The applicant however has not provided an existing elevation of No.46. This shall be submitted by way of additional information.
- 2 ground floor southern gable windows are proposed to No. 46a, but no side gable windows to the habitable first floor bedrooms. The applicant shall redesign the layout to include for windows on the first floor of the habitable rooms of No. 46a to ensure passive surveillance of the park area to the south.
- The internal rooms dimensions meet the requirements of the 2007 Quality Homes for Sustainable Communities and is acceptable.

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Parking and Boundaries

- A 900mm side boundary wall will separate the front of No's 46 and 46a. This is acceptable.
- A new access door is proposed to the rear boundary wall of No. 46 to enable access to the parking area. This is acceptable.
- The applicant notes that no parking can be provided due to the front being pedestrianised. They state that the rear courtyard will enable parking for the proposed dwelling. However, the parking in the rear courtyard is numbered and already allocated. The applicant shall identify were the proposed spaces for No's 46 and 46a will be provided by way of additional information. For a three bedroom house 1.5 spaces must be provided as per the CDP for zone 2 parking. The unit is located 400m from the Main Street in Rathcoole which is a bus corridor, therefore Zone 2 applies.

Having regard to the above, the planning authority has assessed the proposed development and considers that the proposed development will not have an adverse impact on the visual amenity of the area. Additional information is however requested for a number of items regarding design and parking. Subject to satisfactory AI being submitted the proposed development may conform with the current County Development Plan and could therefore be permitted subject to conditions.

Water Services

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

Irish Water has requested water supply drawings to be submitted. A confirmation of feasibility regarding public infrastructure for water and foul is also requested to be obtained from Irish Water and submitted to the planning authority.

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 real 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

Permission for residential unit:

Floor space of 113sq.m - contributions required.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential new floor space	113sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.04ha

Conclusion

Additional information has been requested by Planning, Design and Water Services. The Planning Authority is not satisfied that the proposed development currently complies with the guidance set out in the South Dublin County Development Plan.

Recommendation

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

1. 2 ground floor southern gable windows are proposed to No. 46a, but no side gable windows to the habitable first floor bedrooms. The applicant is requested to redesign the layout to include for windows on the first floor of the habitable rooms of No. 46a to ensure passive surveillance of the park area to the south.
2. The applicant notes that no parking can be provided due to the front being pedestrianised. It is stated that the rear courtyard will enable parking for the proposed dwelling. However, the parking in the rear courtyard is numbered and already allocated. The applicant is requested to identify where the proposed spaces for No's 46 and 46a will be provided by way of additional information. For a three bedroom house a maximum of 1.5 spaces should be provided as per the CDP for zone 2 parking. The unit is located 400m from the Main Street in Rathcoole which is a bus corridor, therefore Zone 2 applies.
3. The applicant has not provided an existing elevation of No. 46. The applicant is requested to submit this by way of additional information.
4. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 - Soakaway Design.
5. The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

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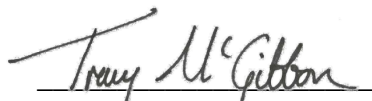
- (i) At least 5m from any building, public sewer, road boundary or structure.
 - (ii) Generally, not within 3m of the boundary of the adjoining property.
 - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
 - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - (v) Soakaways must include an overflow connection to the surface water drainage network where possible.
6. The applicant has not submitted water supply drawings for the proposed development. The applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All proposals are to comply with the Irish Water Standard Details for Water Infrastructure available at (<https://www.water.ie/connections/Water-Standard-Details.pdf>)
7. In order to assess the if the public water infrastructure has sufficient capacity for the proposed development further information is requested as follows:
The applicant shall 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 (both water and foul). The Confirmation of Feasibility (COF) must be submitted to the Planning Department as part of 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/0156

LOCATION: 46, Slade View, Forest Hills, Rathcoole, Co. Dublin, D24 KW66



**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: 4th August 2021



Eoin Burke, Senior Planner