

Comhairle Chontae Atha Cliath Theas

PR/1143/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0372 **Application Date:** 02-Jul-2021
Submission Type: New Application **Registration Date:** 02-Jul-2021

Correspondence Name and Address: Terry & O'Flanagan Ltd. F1, Centrepoint Business Park, Oak Road, Dublin 12

Proposed Development: Construction of a two storey extension (floor area c.143sq.m) to the rear (west) of existing dwelling; construction of a single storey detached three bay carport/home office (floor area c.58.8sq.m) to the side (north) and (c) the provision of a new 100mm diameter foul drain connecting to the existing 225mm diameter foul sewer which is located in the access laneway; demolition of part ground and first floor element (floor area c.37sq.m) to the rear (west) of the existing dwelling and demolition of the two detached single storey outhouses (shed 1 & 2) located to the north and west, associated minor internal and external alterations and all ancillary site development works.

Location: Palmyra, Whitechurch Road, Rathfarnham, Dublin 16

Applicant Name: Anne Jackson

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.99 Hectares on the application.
Site Visit: 30th of July and 11th of August 2021

Site Description

The subject site is located on lands between Whitechurch Road and Grangebrook Avenue. The site consists of a two storey detached dwelling referred to as 'Palmyra' and a number of detached outbuildings including two single storey sheds proximate to the house and adjoining a burial ground (which is noted as outside the site). The irregular shaped site is largely vegetated and has a water course (known as Glin River or Whitechurch stream) running through the southern part. There are two unpaved vehicular accesses to the site, both from Whitechurch Road.

The Protected Structure RPS No. 334 comprised of ecclesiastical remains, a church (ruin), a graveyard and other elements is located to the north of the application site.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Proposal

Permission is being sought for the following works:

- Construction of a two storey extension (floor area c.143sq.m) to the rear (west) of existing dwelling;
- Construction of a single storey detached three bay carport/home office (floor area c.58.8sq.m) to the side (north);
- The provision of a new 100mm diameter foul drain connecting to the existing 225mm diameter foul sewer which is located in the access laneway;
- Demolition of part ground and first floor element (floor area c.37sq.m) to the rear (west) of the existing dwelling and demolition of the two detached single storey outhouses (shed 1 & 2) located to the north and west; and
- Associated minor internal and external alterations and all ancillary site development works.

Zoning

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

Consultations

Water Services – further information requested

Irish Water – further information requested.

Roads Department – further information requested.

Public Realm – advised no comments to make.

Architectural Conservation Officer – no report received.

Heritage Officer – further information requested via phone on the 19th of August 2021.

H.S.E. Environmental Health Officer – found proposal acceptable.

Inland Fisheries Ireland – no report received.

Waste Management – no report received.

SEA Sensitivity Screening – the site overlaps with the following layers:

- Strategic Flood Risk Assessment (SFRA) A and B layers.
- The site is also located to the south of Protected Structure RPS No. 334 Whitechurch, Rathfarnham Ecclesiastical Remains, Church (Ruin), Graveyard, Font, Graveslab(s), Cross Fragment, Bullaun (RM).

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Submissions/Observations /Representations

Third party submission received from Ballyboden Tidy Towns is summarised as follows:

- Wish to object to the application as it is contrary to the policies and objectives of the SDCC Development Plan, sustainable development, and principles of proper planning, and due to incomplete documentation and research.
- Conservation or archaeological report does not contain a complete history of the site. The site was in the curtilage of a bigger holding which the applicant has not researched. The site has many names in historical archives which makes it difficult to research.
- The subject site is within the grounds of St Marys of the Blessed Virgin Abbey founded in 1139. Settlement of the site goes back further. Site was within a monastic settlement and founded by the Cistercians and the proposed archaeological works are wholly inadequate.
- The desktop and online research cannot be accepted as a full historical and archaeological record of the site and are therefore incomplete. An assessment of the site requires further information and more detailed research than what has been submitted.

This submission is noted and has been taken into account in the assessment of the proposed development.

Relevant Planning History

Subject site

WA2371

Dwelling (dormer bungalow). **Further information was requested. It does not appear that this was received.**

Adjacent and surrounding sites

SD21A/0005 Whitechurch Lodge, Whitechurch Road, Rathfarnham, Dublin 16

Amendments to the design of detached house, No. 11 Glinbury (located to the west of Whitechurch Lodge, a Protected Structure) consisting of change in floor area from 242sq.m to 350sq.m; change in overall height from 9100mm to 9800mm; changes in materials to elevations; alterations to window and door opes. **Permission granted.**

SD18A/0154 Whitechurch Lodge, Whitechurch Road, Rathfarnham, Dublin 16

Amendments to previously permitted development located within the attendant grounds of Whitechurch Lodge, a Protected Structure - RPS No. 338, (Reg. Ref. SD17A/0183, granted permission on 18/09/17): alterations to the six two storey detached houses numbered 1-6 include: changes in materials to elevations; removal of 1 chimney to each house; alterations to window and

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

door opens; change in roof profile from mansard style roof to pitched roof (Houses 2, 3, 4 and 5 only). **Permission granted.**

Relevant Enforcement History

None recorded for subject site according to APAS.

Pre-Planning Consultation

PP014/21

Redevelopment of the existing dwelling.

PP014/20

Redevelopment of the existing 5 bedroom, two storey detached dwelling c.317sq.m and garden.

Relevant Policy in South Dublin County Council Development Plan 2016 – 2022

Section 2.4.1 Residential Extensions

Policy H18 Residential Extensions

It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.

Policy H18 Objective 1:

To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Section 3.8.0 Burial Grounds

Section 8.1.0 Green Infrastructure Network

Section 8.2.0 Watercourses Network

Section 8.5.0 Green Infrastructure within Urban Areas

Policy HCL 1 Overarching

Section 9.1.1 Archaeological Heritage

Policy HCL 2 Archaeological Heritage

Section 9.1.2 Protected Structures

Policy HCL 3 Protected Structures

Section 9.1.4 Older Buildings, Estates and Streetscapes

Policy HCL 5 Older Buildings, Estates and Streetscapes

Section 9.1.5 Features of Interest

Policy HCL 6 Features of Interest

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Section 11.3.1 Residential
Section 11.3.1 (iv) Dwelling Standards
Section 11.3.1 (v) Privacy
Section 11.3.3 Additional Accommodation
Section 11.3.3 (i) Extensions
Section 11.3.9 Burial Grounds and Crematoria
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 11.5.1 Archaeological Heritage
Section 11.5.2 Protected Structures
Section 11.5.4 Older Buildings, Estates and Streetscapes
Section 11.5.5 Landscape
Section 11.6.1 Water Management
Section 11.7.2 Energy Performance in New Buildings
Section 11.8.1 Environmental Impact Assessment
Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including for rear extensions:

Elements of Good Extension Design:

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

Rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Relevant Government Guidelines

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

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

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

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

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, (2009).

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Architectural Conservation;
- Archaeological Conservation;
- Visual and Residential Amenity;
- Landscape;
- Access and Parking;
- Services and Drainage;
- Environmental Health
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The proposed development is consistent in principle with zoning objective RES – ‘*To protect and/or improve residential amenity*’. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Architectural Conservation

There is no report from the Architectural Conservation Officer. Notwithstanding this, the Planning Authority has assessed the proposed development in regard to its proximity to Protected Structure RPS No. 334 Whitechurch, Rathfarnham which consists of Ecclesiastical Remains, Church (Ruin), Graveyard, Font, Graveslab(s), Cross Fragment, Bullaun (RM). The element of the proposed development that would be located closest to this Protected Structure would be the proposed carport/home office. At its closest points the carport/home office would be approx. 4.5 m from the boundary with the Protected Structure and approx. 15.6 m from the Church (Ruin). Between the carport/home office and the site of the Structure is a laneway enclosed by walls on both sides. The walls and existing vegetation would appear to screen the proposed structure from the Protected Structure. However, as noted below in this report it is not clear what vegetation is proposed for removal. **This shall be clarified via Additional Information.**

The proposed extension to the existing dwelling, Palmyra House, would be setback approx. 28.0 m from the boundary of the Protected Structure. It is not considered that the extension would be easily visible from the Protected Structure due to its separation distance, lower ground level and screening by existing walls and vegetation.

Palmyra House is not a Protected Structure, however, it is noted as being built early-mid 19th century. Although the building is not protected it does appear to have retained a large amount of its historical features and is an attractive building. Therefore, any extensions should be sympathetic to the original structure and ensure that its character is retained as much as possible in accordance with Policy HCL 5 of the County Development Plan. It is proposed to demolish part of this house at the rear (western elevation). At ground floor this involves the removal of part of the kitchen/living room, hall, kitchen, and utility room (area of demolition approx. 24.0 sq.m). At first floor this removes a bathroom (area of demolition approx. 13.0 sq.m). Internal alterations are proposed to walls. The house would be extended by approx. 58 sq.m at ground floor and approx. 85.0 sq.m at first floor level.

The proposed extension would be two storeys in height with a flat-roof. The overall height would be approx. 6.2 m and 6.6 m. It would not sit higher than the roof ridge of the existing house. The external walls would be coloured smooth render to match the existing house. While the extension would appear quite modern in character compared to the existing house this is considered to be an appropriate design. A large portion of the house would be retained, and the extension would be an addition to the rear of this. The extension would not compromise or erode the architectural interest, character, and visual setting of the overall building. It is therefore considered to be in compliance with Council policy in regard to older buildings.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Notwithstanding the above, the applicant should be requested to contact the SDCC Architectural Conservation Officer and ascertain her requirements and include these as further information.

Archaeological Conservation

The National Monuments Service list Recorded Monuments DU022-030 to DU022-03007 at Whitechurch Road. This includes at the site to the north of the subject site Ecclesiastical Remains, Church, Graveyard, Grave-slab, Cross-slab, Bullaun stone, Font, and Cross Fragment. This site also has the specific objective in the County Development Plan 'To protect and/or provide for a Burial Ground'. There is also a 19th century burial site enclosed by the subject site, to which the sheds proposed for demolition are adjacent to (on its eastern and southern boundaries). Based on the submitted drawings and site visits the sheds appear to incorporate the boundary walls of this burial site.

The applicant has submitted an Archaeological Assessment of the site that makes recommendations: (1) for a test-trench prior to any ground works for the carport/home office, (2) that the northern most existing accessway should not be used by construction traffic, and if it is necessary to use this that there is a strategy for ensuring that the curving graveyard wall is not accidentally damaged, and (3) that care is taken during demolition of the existing sheds to ensure that the 19th century family burial ground boundary wall is not damaged. It is noted that these recommendations are subject to approval from the National Monuments Service. The third party submission has raised concerns in regard to the research conducted for this assessment. It is noted that the site is recognised as being proximate to a site of archaeological significance and the assessment reflects this as such.

The proposed carport/home office would be adjacent to the 19th century burial ground. This structure would be setback approx. 0.2 m from the boundary of the burial ground and approx. 1.0 m from the wall along the adjacent laneway. It is not clear from the submitted documentation how the walls of the burial site and laneway would be impacted by the demolition of the existing sheds. **The applicant should be requested to clarify this via Additional Information.** The proposed works are also in proximity to the Recorded Monuments to the north of the site. The Heritage Officer notes that there is the potential for archaeological discoveries to be made outside of the burial grounds. Conditions in relation to archaeological monitoring, recording, and reporting should be imposed in the event of a grant of permission to ensure that the appropriate procedures are in place in regard to this.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Visual and Residential Amenity

Extension to the rear of the existing dwelling

The proposed extension would be two storeys in height with a flat-roof. The SDCC House Extensions Design Guide states that prominent flat roofed extensions are normally not acceptable. However, the structure would be significantly setback and screened from the streetscape and wider area and would not be easily visible from outside the site. Proposed at ground floor level would be a hall/staircase, bedroom/tv room/office/play room, a kitchen, and a living room. At first floor level would be a hall/staircase, bedroom and tv room/family room. The proposed bedrooms would meet the minimum floorspace requirements of the County Development Plan. The remaining amenity space for the house would exceed the minimum required.

In terms of residential amenity, the extension would be setback approx. 30.5 m to 50.7 m from the boundary with Grangebrook Avenue. It would also be setback approx. 44.1 m from the boundary shared with the rear gardens of the dwellings at Grangebrook Avenue. The house and extension would be set down in terms of ground level to the area of garden and vegetation to the east and south of the house. It is not proposed to remove the existing mature vegetation along these boundaries. It is therefore considered that the proposed extension would only have very limited visibility, if any, from the surrounding residential properties.

Single storey detached three bay carport/home office

The proposed carport/home office would provide for a covered space for 3 no. car parking spaces and office space consisting of 3 no. rooms and 2 no. bathrooms. The area of the office would be approx. 58.8 sq.m in size. In the Design Rationale Statement submitted with the application the applicant states that the home office is intended solely for family use ancillary to the main dwelling. In the event of a grant of permission the use of this structure shall be conditioned as such.

The structure would have a flat roof that would be approx. 3.3 m in height at the front elevation and slope down to 2.7 m at the rear. The design of the structure is modern in nature compared to the existing house onsite. This is considered acceptable in this instance, and it shall be conditioned that the materials, which have not been identified, are agreed with the Planning Authority prior to construction.

The CGI's submitted relate mainly to the extension to the dwelling. CGI's are required of the proposed car port and home office from a number of different angles. **Further information** should be sought on this issue.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Landscape

It is proposed to demolish two detached buildings referred to as sheds. These sheds appear to be non-habitable and used for storage. Due to the nature of these buildings, the existing vegetation and proximity to a watercourse (Glin River) the Heritage Officer has advised there is the potential for bat roosting and/or activity on the site. Any proposed development should address this. **A bat survey (of roosts and activity) of the buildings for demolition should be submitted via Additional Information. Depending on the results from this survey lighting may needed to be addressed.**

The proposed development would involve the removal of existing vegetation, including mature trees, to facilitate development. The applicant has submitted a tree schedule and tree survey plan. This identifies the condition of the existing trees onsite, however, does not clearly identify or assess the trees to be removed. It appears trees would be removed and the development, namely the carport/home office, would be proximate to and within the root protection area of a Category A tree. There is vegetation growing on the existing sheds to be demolished. **The applicant should be requested to clearly identify what trees are to be removed and what mitigation measures are required to protect existing vegetation.**

Access and Parking

The new carport would add space for 3 no. cars to be parked onsite under a covered area. It is noted that there is an existing paved area to the north and east of the dwelling that has space to park several cars. No works are proposed to the existing entrances. The Roads Department have reviewed the proposed development and **request further information:**

Access & Roads Layout:

It is felt that the inclusion of a 3-vehicle carport will lead to an increase in vehicle movement on and off-site including access and egress. And as a result of this, the council requires that a Road Safety Audit is carried out, paying particular attention to vision lines.

Structures:

Re the retaining wall referred to in several drawings additional information is sought:

- *Retaining wall Structural stability report*
- *Detailed design including:*
- *fully dimensioned drawing*
- *foundations including sub-base specification*
- *steel reinforcement arrangement, concrete specifications*
- *loadings post construction (dead, live, hydraulic, etc)*
- *drainage/groundwater management*

Roads recommend that Additional Information (AI) be requested from the applicant.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Please provide:

1. *Road safety audit*
2. *Retaining wall Structural stability report*
3. *Detailed retaining wall design*

The report from the Roads Department is noted. The retaining walls referred to are to the rear of the house as part of the proposed extension. **It is recommended that the applicant addresses these concerns by way of Additional Information.**

Services and Drainage

The applicant states that all proposed surface water runoff will connect to the existing surface water drainage system. Water Services have reviewed the proposed development and request further information in regard to surface water:

1.1 It is unclear where surface water run off from the site is proposed to drain to. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer/watercourse. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

1.2 The applicant shall submit a report and a 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. All surface water management shall be provided through the use of Sustainable Drainage Systems (SuDS) where possible. Such features include but are not limited to:

- *Soakaways*
- *Permeable Paving*
- *Water Reharvesting systems*
- *Rain Gardens*
- *Swales*

Design calculations and construction details of all proposed SuDS features shall be submitted.

It is proposed to decommission the existing septic tank and create a new connection to the existing 225 mm diameter foul sewer located in the access laneway. The applicant notes that there is an existing mains water supply serving the site. Irish Water have reviewed the proposed development and request further information:

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

1 Water

1.1 The applicant has not submitted water supply drawings for the proposed development. The applicant is required 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>)

1.2 All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul

2.1 In order to assess the feasibility of a connection to public waste water infrastructure further information is requested as follows;

The applicant is required 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 waste 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/>.

2.2 All works are to comply with the Irish Water Standard Details & Code of Practice for WasteWater Infrastructure

Reason: In the interest of public health and to ensure adequate wastewater facilities.

The reports from Water Services and Irish Water are noted. **It is recommended that the applicant addresses these concerns by way of Additional Information.**

Environmental Health

The H.S.E. Environmental Health Officer has reviewed the proposed development and advise that they find the proposal acceptable subject to the following conditions:

1. The existing septic tank shall be decommissioned, emptied and made safe.

Reason: In the interest of public health and amenity.

Noise

2. To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that:

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- Before 07.00 hours on weekdays, Monday to Friday*

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

- *Before 09.00 hours on Saturdays.*
- *After 19.00 hours on weekdays, Monday to Friday.*
- *After 13.00 hours on Saturdays.*
- *Not permitted at any time on Sundays, Bank Holidays or Public Holidays.*

Reason. In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

Air Quality

3. *During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.*

Reason: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

The report from the Environmental Health Officer is noted. In the event of a grant of permission these conditions shall be included.

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.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required to ensure the proposed development would be in compliance with Council policy, would not seriously injure the amenities of the area or of property in the vicinity, would meet infrastructure requirements, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

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

1. It is proposed to demolish two detached buildings referred to as sheds. These sheds appear to be non-habitable and used for storage. Due to the nature of these buildings, the existing vegetation and proximity to a watercourse (Glin River) the Heritage Officer has advised there is the potential for bat roosting and/or activity on the site. The applicant is requested to submit a bat survey for bat usage carried out on the sheds proposed for demolition to assess roosting and feeding/foraging activities and assessing potential impact on these species arising from the proposed development. The survey shall be undertaken by a qualified and experienced bat surveyor carrying professional indemnity insurance during the correct time of the year and under the weather conditions appropriate for surveys. Depending on the results from the survey(s) any proposed lighting may needed to be revised.
2. The proposed development would involve the removal of existing vegetation, including mature trees, to facilitate development. The applicant has submitted a tree schedule and tree survey plan. This identifies the condition of the existing trees onsite, however, does not clearly identify or assess the trees to be removed. It appears trees would be removed and the development, namely the carport/home office, would be proximate to and within the root protection area of a Category A tree. There is also vegetation growing on the existing sheds to be demolished. The applicant is requested to submit further detail clearly identifying what trees are to be removed and what mitigation measures are required to protect existing vegetation.
3. There is a 19th century burial site enclosed by the subject site, to which the sheds

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

proposed for demolition are adjacent to (on its eastern and southern boundaries). Based on the submitted drawings and site visits the sheds appear to incorporate the boundary walls of this burial site. It is not clear from the submitted documentation how the walls of the burial site and laneway would be impacted by the demolition of the existing sheds. The applicant is requested to submit further information demonstrating the proposed works to the walls of the burial ground enclosed by the site and to the wall along the laneway to the north.

4. 1 Water

1.1 The applicant has not submitted water supply drawings for the proposed development.

The applicant is required 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>)

1.2 All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure

2 Foul

2.1 In order to assess the feasibility of a connection to public waste water infrastructure further information is requested as follows;

The applicant is required 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 waste 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/>.

2.2 All works are to comply with the Irish Water Standard Details & Code of Practice for WasteWater Infrastructure

5. 1.1 It is unclear where surface water run off from the site is proposed to drain to. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer/watercourse. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

1.2 The applicant shall submit a report and a 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

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

infiltration to ground. All surface water management shall be provided through the use of Sustainable Drainage Systems (SuDS) where possible. Such features include but are not limited to:

- Soakaways
- Permeable Paving
- Water Reharvesting systems
- Rain Gardens
- Swales

Design calculations and construction details of all proposed SuDS features shall be submitted.

- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

6. The applicant is requested to submit further detail in regard to the proposed retaining walls associated with the proposed development. This shall include the following:
 - Retaining wall Structural stability report
 - Detailed design including:
 - o fully dimensioned drawing
 - o foundations including sub-base specification
 - o steel reinforcement arrangement, concrete specifications
 - o loadings post construction (dead, live, hydraulic, etc)
 - o drainage/groundwater management
7. a) The proposed development would involve the construction of a carport for 3 no. car parking spaces, creating additional car parking space onsite. The Roads Department advise that the inclusion of a 3-vehicle carport will lead to an increase in vehicle movement on and off-site including access and egress. The applicant is requested to submit a Road Safety Audit, paying particular attention to vision lines at the existing accesses.
- b) The CGI's submitted relate mainly to the extension to the dwelling. The applicant is requested to submit CGI's of the proposed car port and home office from a number of different angles.
- c) the applicant is requested to contact the Architectural Conservation Officer and ascertain her requirements and submit these as further information.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

REG. REF. SD21B/0372

LOCATION: Palmyra, Whitechurch Road, Rathfarnham, Dublin 16



Jim Johnston
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: 26th August 2021



Eoin Burke, Senior Planner