

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1218/21

Reg. Reference: SD21A/0202 **Application Date:** 20-Jul-2021

Submission Type: New Application **Registration Date:** 20-Jul-2021

Correspondence Name and Address: ERMS Planning & Development Consultant's 34 The Crescent, Castleoaks, Carlow, Co. Carlow

Proposed Development: The setback, widening and relocation of a site entrance northwards along the public road, allowing for improved sight lines and it's repositioning, reordering and construction; a new pedestrian entrance; demolition of small shed/garage structure; filling-in of an existing swimming pool; demolition of a portion of the west flanking courtyard wall to re-establish a historic courtyard entrance (as seen on Historic 6 Inch (1837-1842), Historic 25 inch (1888-1913) maps); construction of 11 residential units located surrounding Rookwood House (protected structure) on it's associated grounds, made up of Section 1: The Gate Lodge consisting of Unit 1, [1.5-Storey two bed, 4 person detached dwelling (83.50sq.m); Section 2: Mews Houses consisting of Units 2, 3 & 4, (two storey three bed, four person terraced dwellings (105.10sq.m) and Unit 5 (two Storey, three bed, six person detached dwelling (138.00sq.m) and Section 3: Woodland Houses consisting of Units 6 & 9 (2.5-storey, four bed, six person detached dwellings (152.00sq.m), Units 7 & 10 (2.5-storey, four bed, six person semi-detached dwellings (152.00sq.m) and Units 8 & 11 (2.5-storey, three bed, six person semi-detached dwellings (125.90sq.m) and maintaining the existing Rookwood house (protected structure) as a residential house, as is; 22 car parking spaces, new pedestrian footpaths, internal road network, detailed landscaping, services and all associated works.

Location: Rookwood, Stocking Lane, Ballyboden, Dublin 16

Applicant Name: Brenda Weir

Application Type: Permission

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(BH)

Description of Site and Surroundings

Site Visit: 16/08/2021

Site Area: 1.15 Hectares.

Site Description:

The application site is located on the eastern side of Stocking Lane, R115. The site currently comprises a single detached dwelling known as 'Rookwood Lodge' which is a protected structure (RPS No.327). The site consists of other detached buildings, tennis courts, areas of landscaped open space and mature trees. To the south of the site are two detached dwellings and a large area of open space. To the east, west and north are residential properties in a variety of settings. The area is largely residential in character with the exception of the Ballyboden Water Treatment Plant.

Proposal:

The proposed development comprises:

- The setback, widening and relocation of the site entrance
- Construction of a new pedestrian entrance
- demolition of small shed/garage structure
- filling-in of an existing swimming pool
- demolition of a portion of the west flanking courtyard wall to re-establish a historic courtyard entrance
- Construction of **11 residential units** – gate lodge, mews housing, semi-detached, and detached dwellings.
- 22 car parking spaces
- new pedestrian footpaths and internal road network
- landscaping
- services

Zoning:

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

Consultations:

An Comhairle Ealaíon – no response received

An Taisce – no objection

Architectural Conservation Officer – no objection subject to conditions

County Architect – no response received

Fáilte Ireland – no response received

Department of Housing, Local Government & Heritage – no response received

EHO – no response received

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Heritage Council – no response received
Heritage Officer – no response received
Housing Strategy Unit –
Inland Fisheries Ireland – no response received
Irish Water – No objection
Public Realm – Additional Information
Roads Section – Additional Information
Waste Management – no response received
Water Services – Additional Information

SEA Sensitivity Screening

Rookwood – Protected Structure

Submissions/Observations/Representations

Submission expiry date: 23/08/2021

Submissions/Observations have been received with the following a summary of the main points:

- contrary to SDCC Dev Plan
- Contrary to sustainable development and proper planning
- No EIA
- Contrary to the Architectural Heritage Protection Guidelines
- Removal of trees, impact on trees, and works to trees
- Impact on protected structure
- Inadequate bat survey
- Impact on amenity of area and neighbouring properties
- Overlooking, privacy, prejudicing development, loss of light, overshadowing
- New wall and fence should be constructed
- Traffic, road safety, sightlines
- Flooding and drainage
- Safety of walls
- Boundaries
- Structural stability
- Poor open space
- Lack of sections
- Inadequate site plan

The issues raised in the 3rd party submissions have been taken into account in the assessment of the proposal.

Relevant Planning History

Application site

No recent relevant applications.

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Sites to the south

SD21A/0194

Permission refused for 3 three bedroom, two storey houses of 116sq.m; 1 three bed two storey house of 96sq.m; 5 duplex units in a two storey block, consisting of 2 one bed units and 2 two bed units and a three bed unit; demolition of 14sq.m of conservatory attached to Coolamber House with new vehicular access and associated site works at site adjacent.

SD20A/0002 and ABP-306966-20

Permission refused and refused at appeal for 3 five bedroom, three storey houses of 170sq.m; 1 three bed, two storey house; 5 duplex units in a three storey block consisting of a one bed unit; 3 two bed units and a three bed unit with new vehicular access and associated site works at site adjacent.

The application was refused at appeal by ABP on the 8th of Oct 2020 for the following reasons:

1. Having regard to the provisions of sections 07 (Layout) and 08 (Public Realm) of the Urban Design Manual Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) issued by the Department of the Environment, Heritage and Local Government in May 2009, and the provisions of sections 3.40 and 3.41 (Security Considerations), 4.10, 4.11 and 4.12 (Communal Amenity Space) of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in March, 2018, it is considered that proposed development would be substandard in its provision of quality public open space and quality communal amenity space. The proposed development would, therefore, seriously injure the amenities of future occupants of the development, would be contrary to the Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proximity of the three storey duplex/apartment block, 2.5 metres to the southern boundary, it is considered that the proposed development would lead to significant overlooking of lands to the south that would negatively impact upon the development potential of these residentially zoned lands. The proposed development would be contrary to the RES zoning objective 'to protect and/or improve residential amenity' as set out in the South Dublin County Council Development Plan 2016-2022 and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the siting and orientation of Units 3 and 4 and the scale and proximity of these units relative to the existing dwelling 'Coolamber', it is considered that the proposed development would have a negative impact on the residential amenity of 'Coolamber' by reason of overlooking, overbearing, visual impact and visual intrusion. The proposed development would, therefore, seriously injure the residential amenity of 'Coolamber', would be contrary to the residential zoning objective of the site, would seriously injure the residential amenity of the area and would be contrary to the proper planning and sustainable development of the area.

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SD19A/0058 (ABP-304458-19) – 4 five bedroom, three storey houses of 170sq.m; 5 duplex units in a three storey block, consisting of 1 one bed unit, 3 two bed units and 1 three bed unit; New vehicular access and associated site works at site adjacent to existing 'Coolamber' detached house; All associated site works. South Dublin County Council refused permission, and this decision was appealed. **An Bord Pleanála refused permission** on 3rd September 2019. South Dublin County Council issued the following 7 reasons for refusal:

1. Having regard to the siting and orientation of proposed dwellings, specifically Unit 3 and Unit 4 in relation to existing adjacent residential property 'Coolamber' to the north of the site, the proposed residential development would seriously injure the amenity of property in the vicinity by reason of overshadowing, overlooking and loss of privacy.

- Unit 3 would be situated directly on the site boundary and would be located within 4.3m of the rear (east/southeast) of the existing dwelling, 'Coolamber', 3 Stocking Lane.

- Unit 4 would be located directly in front (west) of the existing house onsite, 'Coolamber'. The eastern gable would be located within 3.8m of the front of the dwelling, inclusive of a 1.2m side passage between the dwelling and site boundary.

The proposed development would therefore contravene the 'RES' zoning of the area (as set out in the South Dublin County Council Development Plan 2016-2022) which seeks to 'protect and/or improve Residential Amenity', and would also be contrary to the proper planning and sustainable development of the area.

2. Drawing Ref. 2258-26-A indicates open access from the private terraces of both Unit 5 and Unit 6 to the public open space which would disregard the privacy elements from both terraces. Furthermore, there would appear to be a throughway from the proposed 'Bikes and Bins' at west elevation through the stated private amenity space of Unit 5 through to the public open space (Refer to Drawing 2258-26-A Ground Floor plan).

Such open access of both terraces would contravene Housing Policy H15 and, specifically, Policy H15 Objective 1 and Policy H15 Objective 3 in the South Dublin County Development Plan 2016 - 2022. Thus, the proposed development would be contrary to the proper planning and sustainable development of the area.

3. The location of the public open space (stated as 200sq.m) is not acceptable having regard to how it is to be accessed and its isolated location to the rear of the apartment block in the southwest corner of the site and directly abutting open lands to the south. Having regard to the 'RES' zoning objective of the subject site and pattern of development in the locality, the proposed development would represent substandard development and be unacceptable with regard to the residential amenity of the existing and proposed residential units and would be contrary to the proper planning and sustainable development of the area.

4. The proposed locations of the 'Bin and Bike' stores would impact adversely on the residential amenity of the future occupants of the proposed development by way of location and layout and shared bin and bike nature. Thus, the proposed development would seriously injure the

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amenities of property in the vicinity.

5. Having regard to the lack of information on the following landscaping related issues:

- No Arborist Report detailing the current conditions of the trees and tree protection measures,
 - Insufficient quantities of street trees have been proposed,
 - Unclear if proposed/existing trees/hedgerows and landscaping areas are in conflict with proposed services,
 - Insufficient boundary treatment details,
 - Unclear what is private, semi-private and public open space,
 - Design has not appropriately accommodated pedestrian accessibility,
 - No play items have been proposed,
 - Drainage scheme does not comply with the objectives of the South Dublin County Development Plan 2016 - 2022 regarding Green Infrastructure or SUDS,
- the proposed development would not accord with the 'RES' zoning of the site which seeks to 'protect and/or improve residential amenity'.

6. Having regard to: (a) Insufficient details submitted on the proposed surface water and drainage systems, specifically, the proposed surface water attenuation of 30cubic metres is undersized by 25% for 1 in 30 year storm and undersized by 80% for 1 in 100 year storm event and there is insufficient SuDS (Sustainable Urban Drainage System) proposed for the development such as detention basin in green area, tree pits, swales filter drains. It has not been demonstrated by the applicant that the proposed development is consistent with the Greater Dublin Regional Code of Practise for Drainage Works. Thus, the proposed development would be prejudicial to public health.

7. The development would result in the removal of the majority of existing trees and hedgerows onsite, and most notably, all existing trees and hedgerows along the western boundary of the site would be removed. The trees and hedgerows along the roadside along Stocking Lane contribute significantly to the rural character of Stocking Lane and contribute to the link with the Dublin Mountains. The loss of the existing trees and hedgerows particularly along the western boundary of the site would significantly alter the distinct rural streetscape character of Stocking Lane which creates a distinctly scenic entrance to the Dublin Mountains. The applicant has not demonstrated an attempt to incorporate the existing trees and hedgerows into the proposed new development scheme. Furthermore, no ecological report or Bat Survey has been provided. Having regard to the location of the site and the presence of mature trees and vegetation onsite, there is potential for the presence of bats, a protected species, onsite. The removal of the majority of all trees and hedgerows onsite would directly conflict with the Green Infrastructure policies and objectives of the South Dublin County Development Plan 2016-2022, notably Policy G2 Objective 1, G2 Objective 2, G2 Objective 3, G2 Objective 5, and G2 Objective 9, Policy G6, G6 Objective 1, G6 Objective 2 and HCL15 Objective 2 and would be contrary to the proper planning and sustainable development of the area.

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An Bord Pleanála produced **two reasons for refusal**:

1. Having regard to the siting and orientation of Unit numbers 3 and 4 and the scale and proximity of these units relative to the existing adjoining dwelling 'Coolamber', it is considered that the proposed development would constitute overdevelopment of the site and have a negative impact on the amenity of future occupants of 'Coolamber' by reason of overlooking, overbearing visual impact and visual intrusion. The proposed development would, therefore, seriously injure the amenities of property in the vicinity, would be contrary to the residential zoning objective of the site and of the protection of residential amenity and would be contrary to the proper planning and sustainable development of the area.

2. The location of, and access to, the area of public open space at the southern end of the site is such that it would result in a substandard layout and level of residential amenity by virtue of being poorly supervised with a poor distinction between public and private areas and inadequate integration into the overall development. The proposed development would, therefore, seriously injure the amenities of future occupants of the development, would be contrary to the provisions of the "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)", issued by the Department of the Environment, Heritage and Local Government in May, 2009, and particularly section 7 (Layout) and section 8 (Public Realm) of the accompanying Urban Design Manual, and would be contrary to the proper planning and sustainable development of the area.

SD05A/0376 – A new facade to existing house, a two-storey domestic extension, retention of an existing conservatory and retention of 76sq.m. for office use. Decision: **Grant Permission and Grant Retention**

SHD3ABP-308763-20

131 residential units including: 21 houses, 51 duplex apartment units in seven blocks of up to three-storeys, 59 apartment units in three apartment blocks up to four-storeys; A creche of c. 128sq.m at the ground floor of Block L; A shop of c. 65sq.m at the ground floor of Block G, with associated storage; A total of 167 car parking spaces, of which: 88 are at surface level and 79 in the basement under apartment Blocks F and G, 5 are dedicated visitor parking spaces; A total of 288 cycle parking spaces and 5 motorcycle spaces; A new vehicular access onto Stocking Lane; A new vehicular and pedestrian/cycle access to the Springvale estate to the east; New roads, footpaths and cycle paths and connections within the site; A new pedestrian crossing on Stocking Lane to the north west; The expansion and upgrade of the existing pedestrian crossing on Stocking Lane to the south west; The development also includes landscaped private and public open space, boundary treatment, lighting, play area, an ESB substation, site drainage works and all ancillary site development works above and below ground on a site of c.2.47ha.

Permission was refused by ABP on 25th March 2021 as the proposal was deemed to be a material contravention of Housing (H) Policy 9 – Objective 3 of the South Dublin County Development Plan

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(2016-2022) in relation to the height of the proposal and distance between existing houses. Further to this, it was deemed that the statutory requirements regarding public notices and the submission of a material contravention statement were not complied with.

SD18A/0225 – Three apartment blocks, two and three storeys in height, providing 46 apartments (36 no. 2-bedroom and 10 no. 1-bedroom); one crèche and one retail unit; 49 houses (8 no. 2-storey semi-detached 3 bedroom houses; 20 no. 3-storey semi-detached 4 bedroom houses; 2 no. 3-storey detached, 5 bedroom houses; 8 no. 2-storey terraced, 2 bedroom houses; 7 no. 3-storey terraced, 3 bedroom houses; 4 no. 3-storey terraced, 4 bedroom houses); new entrance location and design at Stocking Lane with a new access road and pavement to service the development; new separate pedestrian access with cycleway and pavement off Stocking Lane and new pedestrian access to Springvale. The development includes landscaped private and public open space, boundary fencing, lighting, play area, vehicle and cycle parking, site drainage works and all ancillary site development works on a site of c.2.4ha. Decision: Permission **Refused**. There were 8 reasons for refusal, relating to the following:

1. Children's Play/Public Open Space
2. Apartment Block Layout and delineation of Communal/Public Open Space
3. Surface Water and Drainage
4. Minimum Dwelling Sizes
5. Single Aspect Units
6. Urban Design and Residential Amenity
7. Removal of Trees

S01A/0743 and PL06S.130420 - Rookwood, Stocking Lane, Ballyboden, Dublin 16.

Apartment development comprising 14 2-bedroom units in 3 storey building, 28 car parking spaces and part demolition of front boundary wall, on land within the curtilage of a Protected Structure. Decision: Grant Permission with revised conditions

Relevant Enforcement History

None recorded for subject site

Pre-Planning Consultation

PP001/21

A proposed residential development of 11 houses located adjacent to Rookwood House (a Protected Structure) on its associated grounds made up of Phase 1: Mews Houses consisting of Unit 1: Gate Lodge 2-bed Unit, Unit No.2-4: 3x Mews House 3-bed Units, Unit No 5: 1 Mews House 3-bed Units, and Phase 2 Woodland Houses consisting of Unit No.6,7 & 9, 10: 4x Woodland Houses, 3-bed Units, Unit No.8 & 11: 2x Woodland Houses, 3-bed Units, a revised site entrance, open space, parking and all associated works.

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PP138/19

A proposed residential development of 10 no. houses located adjacent to Rookwood House (a Protected Structure) on its associated grounds made up of Phase 1: 'Mews Houses' consisting of Unit 1: 1 no. & 2 no. 3-bed Mews Unit (116m²). Unit 3: 3-bed Mews Unit (121m²), Unit 4: Gate Lodge 2-bed Unit (90m²) and Phase 2 'Woodland Houses' consisting of Units 5: 8 no. 3-bed (117m²) and Units 9 & 10: 4-bed (140m²), a revised site entrance, open space, parking and all associated works.

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

Policy CS1 Consolidation Areas within the Gateway

Policy CS2 Metropolitan Consolidation Towns

Policy CS3 Emerging Moderate Sustainable Growth Town

Policy CS4 Small Towns

Policy CS6 Local Area Plans

It is the policy of the Council to prepare Local Area Plans as appropriate, and to prioritise areas that are likely to experience large scale residential or commercial development or regeneration.

Policy CS6 Objective 1: To prepare Local Area Plans for areas that are likely to experience large scale residential or commercial development or regeneration.

Policy CS6 Objective 2: To support a plan led approach in Local Area Plan areas by ensuring that development complies with the specific local requirements of the Local Area Plan, in addition to the policies and objectives contained in this Development Plan.

Section 1.10.0 Strategic Development Zones

Policy CS7 Strategic Development Zones

It is the policy of the Council to continue to implement the approved Planning Schemes for Adamstown SDZ and to secure the implementation of an approved Planning Scheme for the Clonburris SDZ.

Section 2.4.0: Residential Consolidation – Infill, Backland, Subdivision & Corner Sites

Policy H3 Housing for Older People

Policy H4 Student Accommodation

Policy H6 Sustainable Communities

It is the policy of the Council to support the development of sustainable communities and to ensure that new housing development is carried out in accordance with Government policy in relation to the development of housing and residential communities.

Policy H7 Urban Design in Residential Developments

It is the policy of the Council to ensure that all new residential development within the County is of high quality design and complies with Government guidance on the design of sustainable residential

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development and residential streets including that prepared by the Minister under Section 28 of the Planning & Development Act 2000 (as amended).

Policy H8 Residential Densities

It is the policy of the Council to promote higher residential densities at appropriate locations and to ensure that the density of new residential development is appropriate to its location and surrounding context.

Policy H9 Residential Building Heights

It is the policy of the Council to support varied building heights across residential and mixed use areas in South Dublin County.

Policy H10 Mix of Dwelling Types

It is the policy of the Council to ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the County in accordance with the provisions of the Interim South Dublin County Council Housing Strategy 2016-2022.

Section 2.3.0 Quality Of Residential Development

Policy H11 Residential Design and Layout

It is the policy of the Council to promote a high quality of design and layout in new residential development and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.

Policy H12 Public Open Space

It is the policy of the Council to ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area.

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.

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Policy H16 Steep or Varying Topography Sites

It is the policy of the Council to ensure that development on lands with a steep and/or varying topography is designed and sited to minimise impacts on the natural slope of the site.

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 3.2.0 Community Facilities

Policy C1 Community Centres

It is the policy of the Council to ensure that all communities have access to multifunctional community centres that provide a focal point for community activities.

Section 3.13.0 Open Space Management & Use

Policy C12 Open Space

It is the policy of the Council that a hierarchical network of high quality open space is available to those who live, work and visit the County, providing for both passive and active recreation, and that the resource offered by public open spaces, parks and playing fields is maximised through effective management.

Section 6.3.0 Walking And Cycling

Policy TM3 Walking and Cycling

It is the policy of the Council to re-balance movement priorities towards more sustainable modes of transportation by prioritising

Section 6.4.3 Road and Street Design

Policy H12

It is the policy of Council to ensure that streets and roads within the County are designed to balance the needs of place and movement, to provide a safe traffic-calmed street environment, particularly in sensitive areas and where vulnerable users are present.

Section 6.4.4 Car Parking

Policy TM7 Car Parking

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

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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 Heritage, Conservation & Landscapes

Policy HCL1 Overarching

Policy HCL2 Archaeological Heritage

Policy HCL3 Protected Structures

Policy HCL12 Natura 2000 Sites Non-Designated Areas

Section 10.0 Energy

Policy E4 Energy Performance in New Buildings

Section 11.2.0 Place Making and Urban Design

Section 11.2.1 Design Statements

Section 11.2.2 Masterplans

Table 11.17: Masterplan Considerations

Section 11.2.7 Building Height

Section 11.3.1 Residential

- (i) Mix of Dwelling Types*
- (ii) Residential Density*
- (iii) Public Open Space/Children's Play*
- (iv) Dwelling Standards*
- (v) Privacy*
- (vi) Dual Aspect*
- (vii) Access Cores and Communal Areas*
- (viii) Clothes Drying Facilities*

Section 11.2.7 Building Height

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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,*
- *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 11.3.2 (iii) Backland Development:

- *The design of development on backland sites should meet the criteria for infill development in addition to the following criteria:*
- *Be guided by a site analysis process in regard to the scale, siting and layout of development.*

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- *Avoid piecemeal development that adversely impacts on the character of the area and the established pattern of development in the area.*
- *Development that is in close proximity to adjoining residential properties should be limited to a single storey, to reduce overshadowing and overlooking.*
- *Access for pedestrians and vehicles should be clearly legible and, where appropriate, promote mid-block connectivity.*

Table 11.20: Minimum Space Standards for Houses

Table 11.21: Minimum Space Standards for Apartments

Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.24: Maximum Parking Rates (Residential Development)

Section 11.4.3 Car Parking for Electric Vehicles

Section 11.4.4 Car Parking Design and Layout

Section 11.4.5 Traffic and Transport Assessments

Section 11.5.2 Protected Structures

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

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 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

Relevant Government Guidelines

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

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

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Regional Spatial and Economic Strategy 2019 – 2025, Eastern & Midlands Regional Assembly, 2019.

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

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

Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities, Department of Environment, Heritage and Local Government (December 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)

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of the Environment, Community and Local Government (2015)

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)

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009)

Architectural Heritage Protection – Guidelines for Planning Authorities (2011)

Bats & Lighting: Guidance Notes for Planners, Engineers, Architects and Developers, Bat Conservation Trust, (2010).

Assessment

The main issues for assessment are:

- Zoning
- Density

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- Impact on Protected Structure
- Unit Mix
- Part V
- Residential Amenity
- Visual Impact and Layout
- Public Realm, Landscaping and Trees
- Roads and transport
- Drainage and Services
- Ecology
- Screening for Environmental Impact Assessment
- Screening for Appropriate Assessment

Zoning

The site is subject to the land-use zoning objective, 'RES' – 'To protect and improve residential amenity'. Residential development is permitted in principle under this zoning objective. The proposal is therefore considered to be acceptable in principle but subject to the material planning considerations set out below.

Density

The proposal comprises 11 units on 1.15 hectares, and including the existing dwelling, gives a density of 10.43 units per hectare. Section 5.11 of the Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities (2009) recommends that a net density of 35-50 dwellings per hectare be provided in outer suburban sites. Taking the recommended density into account as per the guidelines, the proposed density would be quite low. However, the density proposed needs to be balanced with the potential impact on the protected structure and its setting.

Impact on Protected Structure

The SDCC Architectural Conservation Officer (ACO) has assessed the proposal and provided the following comments:

Protected Structure

Rookwood House is referred to in the Council's Record of Protected Structures - Schedule 2 of the South Dublin County Development Plan 2016-2022 under Map Ref. No. 327. Under Section 2 of the Planning and Development Act 2000, the term 'structure' means "*any building, structure, excavation, or other thing constructed or made on, in, or under any land, or any part of a structure so defined, (a) where the context so admits, includes the land on, in or under which the structure is situate, and (b) in relation to a protected structure or proposed protected structure, includes (i) the interior of the structure, (ii) the land lying within the curtilage of the structure, (iii) any other structures lying within that curtilage and their interiors, and (iv) all fixtures and features which form part of the interior or exterior of any structure or structures*". Therefore, the entire site is a protected structure, including all existing buildings on site including their exteriors, interiors,

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fixtures and fittings. The Protection also extends to the lands of the site and as such come under the provisions of the Planning and Development Act 2000.

Appraisal

The proposed development consists of the following: the setback, widening and relocation of a site entrance northwards along the public road, allowing for improved sight lines and its repositioning, reordering and construction; a new pedestrian entrance; demolition of small shed/garage structure; filling-in of an existing swimming pool; demolition of a portion of the west flanking courtyard wall to re-establish a historic courtyard entrance. Construction of 11 residential units located surrounding Rookwood House (protected structure) on its associated grounds, made up of Section 1: The Gate Lodge consisting of Unit 1, [1.5-Storey two bed, 4 person detached dwelling (83.50sq.m); Section 2: Mews Houses consisting of Units 2, 3 & 4, (two storey three bed, four person terraced dwellings (105.10sq.m) and Unit 5 (two Storey, three bed, six person detached dwelling (138.00sq.m) and Section 3: Woodland Houses consisting of Units 6 & 9 (2.5-storey, four bed, six person detached dwellings (152.00sq.m), Units 7 & 10 (2.5-storey, four bed, six person semi-detached dwellings (152.00sq.m) and Units 8 & 11 (2.5-storey, three bed, six person semi-detached dwellings (125.90sq.m) and maintaining the existing Rookwood house (protected structure) as a residential house, as is; 22 car parking spaces, new pedestrian footpaths, internal road network, detailed landscaping, services and all associated works.

A pre-planning application was submitted and a meeting took place with the Planning Authority on the 14th November 2020. The principle of some development within the curtilage of the Protected Structure Rookwood House was considered to be acceptable if the proposed development could demonstrate its sensitivity to the setting of the Protected Structure and the retention of sufficient setting/grounds to Rookwood House. A number of items were highlighted by the undersigned and the undersigned advised that a design rationale and architectural impact assessment of the proposed development and justification for the alterations and relocation of the existing entrance would be required. Also, it was advised that the proposed new gate lodge should be reduced in height and scale to ensure it reflected a more traditional type of gate lodge structure but should of contemporary design and materials so to read as a new addition to the site.

On foot of the pre-planning meeting the proposals to widen and relocate the existing entrance were discussed in greater detail and 3 sketch options for the treatment of the site entrance were proposed and submitted to the Councils Architectural Conservation Officer for consideration and to aid further discussion. The poor condition of the original wall was noted along with previous bad repairs and inappropriate methods/materials. It was generally agreed that road safety mitigated against retention of the original boundary and that the basic features of the original entrance should be incorporated in any new design i.e. gate piers, wing walls and guard stones.

The basis of the design rationale for the proposed development within the curtilage of Rookwood House has been considered using distinct typologies “woodland houses” reflecting the heavily wooded setting to the north. The “Mews Houses”, reflecting the outbuildings once associated with

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the Main House, and a "Gate lodge" to add interest and a level of surveillance to the main site entrance.

A design statement has been submitted as part of the planning application details, along with an Architectural Impact Assessment. Both look at the site context and setting of the protected structure while providing justification and rationale for the specific location of the proposed new dwellings, design type and materials. In particular a conservation development strategy has been provided as part of the Architectural Impact Assessment in providing an evaluation of the main house and its relationship with its grounds from a historical and contextual perspective. As part of this assessment a landscape capacity study identifies visual zones of influence and defines the boundary protection for the setting of the protected structure.

The enclosure and setting of the Protected Structure maintain sufficient space to provide an appropriate setting to Rookwood House. The design response provided allows distinct character areas within the original grounds that reflect the site context. This has allowed defined areas to be identified in delivering a building types and designs to reflect the site context and provide for a sensitive proposal.

The entrance and avenue will remain as a formal presence and approach to the Main House (Rookwood House), the proposed gate lodge structure was redesigned to be more modest in scale following pre-planning discussions. The undersigned advised that the insertion of the 'Gate Lodge' structure should reinterpret a traditional gate lodge in form with a contemporary finish. The proposed new gate lodge dwelling is two-bedroomed and mainly single-storey with attic space in one and a half storey section.

The proposed 'Mews' type development is a small terrace of three dwellings (Nos.2-4) as it was considered that this would help achieve a greater variety in the proposed house sizes across the site and this type of terrace would be more in keeping with the nature of a mews development as it located to the rear site of the Protected Structure. The design is intended to be simple to reflect the form of outbuildings associated with a larger house. The terrace roof is hipped at one end, in deference to Rookwood lodge and the ground floor is at a lower level. The plan form is double fronted and narrow in depth allowing rooms to face away from the site of the adjacent house at Coolamber. House type No. 5 has been in a similar form but includes a ground floor bedroom. It has been designed so that it could possibly adapt to suit specific needs and living type.

With regard to materials and finishes it is proposed to finish the new entrance walls, the gate lodge structure and the Mews Houses in lime render in keeping with the Main House, with slate roofs, timber windows and doors and small areas of zinc detailing.

Woodland development was revised after pre-planning discussions and a number of options were considered. The final proposal is considered the best approach given the location of this area to the Protected Structure with regard to views and taking account of the existing constraints within the

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woodland setting. It is proposed to cluster two small groups of houses, one at each end of the woodland area, retaining a large area of communal open space as an amenity area at the centre.

The overall design of the houses provides a wide frontage and shallow plan depth to provide for flexibility in place fenestration. Gables have been designed to act as principal elevations, clad with dark stained timber, 'aluclad' timber windows, slate roofs and zinc cladding to the projecting elements on the gables and entrance canopies provides for a high-quality building type that reflects the location setting reflective of woodland structures.

Where an opening is to be made in the wing wall to the west of the Main House, to create the new access route to the tennis court area, it will be done in the location of an historic opening which has been identified through historic resources/maps. Details of materials and finishes should be submitted for agreement and approval ensuring the overall design and finishes are appropriate at this location.

The proposed development is considered to be a contemporary high-quality proposal and will be executed using materials that reflect the setting of the new dwellings allowing the new build to sit sensitively within the site. It is felt that the proposal has been sensitively designed to minimise any visual impact on the existing Protected Structure. The overall design and use of materials provide architectural interest and quality to the existing site providing contrast with the Georgian House and immediate setting. The new dwellings work well in the overall site context and in contrast to the historic setting and existing house which will remain identifiable as the dominant structure on the site.

Based on the above appraisal of the proposed development within the curtilage of Rookwood House, a Protected Structure, is considered to be a sensitive and high quality new development, which allows the immediate setting of Rookwood House to remain. The proposed development is considered a low density development that has provided a very considered response to maintain the character of the Protected Structure and its landscaped setting.

Conclusion

The comments and appraisal from the SDCC ACO are noted. Importantly it is noted from the comments that the applicant has had regard to the character and setting of the protected structure whilst proposing designs that are sensitive and would fit in well within the site context which is positive. The ACO has recommended that should permission be granted conditions should be attached regarding the completion of the proposal as per the details submitted, the submission of a safety statement, the submission of a schedule of materials and finishes, details of materials and finishes for the opening in the wall, and the submission of a method statement. In the event that permission is granted it is recommended that similar conditions are attached.

Unit Mix

The application proposes 11 units in total not including the existing house. The unit mix is as follows:

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1 x 2bed 4 person
3 x 3bed 4 person
1 x 3bed 6 person
2 x 3 bed 6 person
4 x 4 bed 6 person

Policy H10 – Mix of Dwelling Types of the CDP seeks to ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the County. The proposed mix would consist of mainly three bed units. However, there would be a variety in terms of the numbers per three bed units. As such, the unit mix proposed is generally considered to be acceptable.

Part V

The proposal consists of 11 residential units and therefore the requirements of Part V apply. The SDCC Housing Strategy Unit have provided the following comments:

I refer to the above application for planning permission, Reg. Ref SD21A/0202 and I wish to advise that a Part V condition should be attached to any grant of permission for the current application. The Developer is encouraged to engage directly with the Housing Department concerning Part V.

South Dublin County Council's preference in respect of Part V is to acquire units on site. The Council is bound by the planning permissions granted. Therefore, South Dublin County Council can only agree in respect of the actual permitted development. In the event of the granting of planning permission the unit type, location and costings in respect of Part V requirement to be agreed with Housing Department subject to approval of the Department of Housing, Planning, Community and Local Government.

These negotiations will commence following any grant of planning permission. Please note that the Council would require a fully completed Part V submission prior to commenting on costs.

Conclusion

In the event that permission is granted a condition to this effect would be recommended to comply with the requirements of Part V.

Residential Amenity

This section of the report has been split into two: with the first focussing on neighbouring residential amenity and the second on the standard of accommodation that would be afforded to prospective residents.

Neighbouring residential amenity

Existing residential properties are located on all sides of the application site including Rookwood View to the north, Rookwood Lodge, Coolamber, and St Winnows to the west/south-west, Brookwood to the east, and the existing property within the site – Rookwood Lodge.

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Given the siting of Units 1-4 (inclusive) in relation to Rookwood Lodge, including separation distances and orientation, it is not considered that the proposal would be materially harmful to the residential amenity of this property.

It is noted that the lands to the west including the 'Coolamber' site and the south have recently been the subject of applications for residential development. Whilst there are no existing permissions in place the prospect of future applications within these residentially zoned lands is a material planning consideration.

Units 2, 3 and 4 would be located quite close to the boundary with the Coolamber site to the west, whilst Units 5 and 9, would be located close to the southern boundary which overlooks the site to the south. As per section 11.3.1(v) of the CDP, generally a separation distance of 22m is required between directly opposing above ground floor windows. With regard to Units 2, 3 and 4, the applicant has proposed windows at first floor level that would be located approximately 7m from the boundary which in normal circumstance could lead to overlooking in a neighbouring site. However, these windows would serve bathrooms and stairways and have been shown as obscure glazed by the applicant which could also be conditioned. This would remove the possibility of any overlooking and also maintain a good internal standard of accommodation as the bedrooms would be located on the opposite side of the building. A similar proposal has been put forward for Unit 5 which would be located in the south-west corner of the site with views from the bedrooms proposed to the north and east to avoid overlooking to the south and west. This is considered to be a sensible design approach and would help to prevent any preclusion of development of the sites to the south and west should they come forward in the future.

Units 6 and 7 & 8 would have bedrooms at first and second floor levels that would overlook the site to the west. However, the separation distances would be in excess of 22m and the windows overlooking the east of the site are proposed to be obscure glazed.

Unit 9 would have bedrooms at first and second floor levels that would overlook the site to the south. However, these windows would be located 11m from the boundary which would allow a similar separation distance on the opposite side should that site come forward for development in the future.

Units 10 and 11 would have a similar approach in that the windows to the rear that would overlook Brookwood to the east are proposed to be obscure glazed.

Overall, it is considered that the applicant has had regard to the existing properties surrounding the site. Due to the separation distances proposed, and the use of obscure glazing, it is not considered that the proposal would be harmful to neighbouring residential amenity from overlooking, loss of light, or a sense of being overbearing.

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The existing Rookwood Lodge would lose a significant amount of private amenity space. However, given the size of the site, the amount that would be retained would still be well in excess of minimum amenity space standards. Given the separation distances proposed between the existing and proposed dwellings it is not considered that there would be any material loss of amenity to the existing residents.

Private Amenity Space

The private amenity spaces for the proposed houses comply with the standards in Table 11.20 of the South Dublin County Development Plan 2016 – 2022 in terms of the quantity of space proposed. The quality of the space is also considered to be acceptable.

Internal standards

The internal spaces of the houses and apartments comply with the standards in Table 11.20 of the South Dublin County Development Plan 2016 – 2022. The internal layouts are also considered to be of a good standard.

Public Open Space

The applicant has proposed an area of public or communal open space on the western side of the site. Section 11.3.1(iii) requires new residential development sites to include 10% public open space. The applicant has confirmed that the development would be private and as such it is not envisaged that members of the public would be able to use this space. In terms of the actual space itself it would be located on the north-eastern side of the site, between the site boundary, car parking spaces and between Units 8 and 11. There are concerns that the space would feel somewhat disconnected from Units 1-5 (inclusive) on the western side of the site and whilst it is acknowledged that the protected structure and its proposed garden would act as somewhat of a constraint in the middle of the site, it is recommended that the applicant provides a response to this concern by proposing an additional area of open space or a design solution.

Units 8 and 11 would provide views from the east and west of the open space. However, this would be somewhat obscured by the presence of boundaries and hedgerows, with some having heights of 5m. The creation of passive surveillance of the open space needs to be balanced with the desire to retain as much natural vegetation as possible. However, it is recommended that the applicant provides a response to this concern as currently the open space would not be overlooked to a satisfactory degree. These matters are recommended to be sought as **additional information**.

Overlooking, Overbearing and Privacy

There are concerns with the relationship between units 6 and 7 and 9 and 10 due to their siting which was an issue that was raised at the pre-planning stage. Whilst the applicant has shown that there would be no direct overlooking between habitable room windows, there are concerns that the units would appear overbearing and on top of each other given their siting.

With regard to Units 6 and 7, whilst the applicant has shown that there would be no direct overlooking between habitable room windows, there are concerns about the relationship between

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these two units given the separation distance of only 4.8m between the proposed structures. Unit 7 would have habitable windows serving the kitchen and living room that would look out at the side elevation of Unit 6. It is noted that these two rooms would be dual aspect however the windows are proposed to be south facing and there are concerns that this may restrict light as well as reducing the quality of the outlook. This space between the buildings would also be the main access point to Unit 7 and due to the siting of Unit 6 in relation to Unit 7 in terms of distance as well as being at a slightly higher ground level, would result in an area of space that would feel dominated and overbearing.

The proposed sections show that Unit 9 would be sited at a higher ground level than Unit 10. As such Unit 9 would appear quite dominantly when viewed from the front of Unit 10, the amenity space to the side of the site, and when approaching or leaving the house, particularly when the gap between the dwellings is only approximately 5m.

It is considered necessary for the applicant to provide a response to the concerns with the layout and either remove Units 6 and 9 from the proposal or come up with an alternative layout that reduces the potential impact on Units 7 and 10, as currently there are concerns about the residential amenity of prospective residents of both these units. This is recommended to be sought as **additional information**.

Visual Impact and Layout

Visually, the design approach that is proposed is considered to be acceptable with a variety of house types and designs that fit in well with the existing protected structure. The choice of materials is also considered to be acceptable and would complement the protected structure whilst offering some variety in the overall development.

In terms of the layout proposed, there are concerns about the open space and relationships between two sets of units that have been discussed in the previous section of this report.

Given the location of residential zoned lands adjacent to the site and the planning history of the surrounding area it would be important for the applicant to show whether it would be possible to have connections and permeability with the surrounding area. The applicant is therefore encouraged to provide a response to this matter and to explore the possibility of opening the site and providing connections with the surrounding area which is generally considered to be good planning practice. It is recommended that this is sought as **additional information**.

Public Realm, Landscaping and Trees

The Public Realm Department have assessed the proposal and have no objections subject to conditions with comments provided below:

The Public and communal open spaces for the proposed development should be designed to all relevant qualitative standards, in addition public and communal open spaces should be designed to be usable and functional within the overall proposed development.

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Any proposed pedestrian connections to adjoining lands should be clearly indicated on plans. The applicant should show how public open spaces in the wider area will link in and integrate with the proposed development. The public realm should be integrated into the adjacent development areas, creating continuous green infrastructure connections that form both physical and bio-diversity links.

The proposed development should create positive additions to the open spaces of the area in the form of planting, permeability, and usable open space.

Existing Mature Trees and Green Infrastructure

The subject site is an existing large garden which is in the curtilage of a protected structure. The site has a notable sylvan character due to the many existing mature trees on site. The site is located east of Stocking Lane. There are several mature trees within the development site which would be considered of 'high amenity value' due to the nature of the species, maturity and contributions to local ecology and biodiversity. The boundaries of the site in particular; the Northern and Eastern boundaries are densely vegetated and contain mature trees and hedging. This existing boundary planting creates an important green buffer and Green infrastructure link and shall be retained, protected and enhanced as part of the landscape proposals.

Bat Survey

Four species of bat were recorded using Rookwood in September of 2020. Common Pipistrelle, Soprano Pipistrelle, Leisler's bat and Daubenton's bat. Common Pipistrelle was the only bat species found to be roosting at Rockwood. Relevant recommendations to be implemented by the applicant as per the Bat Survey include:

- i. Areas of new build on the estate will include native planting, to replace removed vegetation and to increase the level of biodiversity. This will provide an increased food source not just for bats but all wildlife
- ii. Re-planting should endeavor to provide maintainable hedge screening for the developments and act as a 'green pathway' for bats and other wildlife"
- iii. Appropriate lighting for the new development is crucial in terms of keeping the grounds of Rockwood as dark as possible for foraging and communing bats and for minimizing light pollution in general.

Guidelines for lighting should be used from the following sources:

- Bat Conservation trust
- Bat Conservation Ireland

Tree Survey and Arboricultural Impact

A total of 106 trees were surveyed within the subject site. The trees within the subject area are considered to have a high public visibility and amenity value, especially those around the western and northern boundaries. The tree stock as a whole is important in the wider landscape and character of the area. As part of the development proposals it is proposed to remove 66 no. trees which represents a tree loss of 62%. A consultant arborist should be appointed and retained for the entire construction period.

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As per Section 5 of Arboricultural Implications Report; see below Summary of Trees and Anticipated Management

BS Category	5837:2012 Tree Removal	Retained	
		Tree Pruning	No Pruning
A	11	4	3
B	26	16	8
C	28	3	6
U	1	0	0
TOTAL	66	23	17

As per Section 3 Arboricultural Implication Assessment; see below Table 4: British Standard 5837:2012 Tree Loss & Quality Assessment

BS Category	5837:2012 Tree Removal
A	11
B	26
C	28
U	1
TOTAL	66

Landscape Proposals

The landscape proposals prepared by Dermot Foley Landscape Architecture are in principle acceptable to the Public Realm Section. A landscape architect should be appointed and retained for the throughout the life of the site development works in order to ensure that the landscape proposals are implemented in full. The focus of the landscape proposals should be to retain the existing mature trees on site and to protect and enhance existing ecology and biodiversity function of the green infrastructure network within the subject site. As per the submitted landscape rationale, the landscape design objectives are to:

- i. Retain and protect trees on site where possible
- ii. Proposed replacement tree planting of substantial size for areas where existing trees are not possible to retain
- iii. To protect and enhance biodiversity value and ecological function of the green infrastructure network
- iv. Provide connectivity within the scheme, allowing it to be integrated within the wider context for both future amenity areas and residential developments.
- v. Cater for creative play opportunities distributed throughout the public open space
- vi. Integrate public and shared private amenity space
- vii. Create a safe, diverse, interesting and attractive range of open space with passive surveillance from the surrounding residential development
- viii. Create an appropriate setting for Rockwood House.

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Play

Additional details, specifications and images need to be provided in relation to the proposed playgrounds and play spaces for the development. All play equipment should be of predominantly natural materials with unstructured play included in the proposed design. The playground designer/landscape architect can contact SDCC public realm section to discuss the proposed playground, including the inclusion of universally accessible equipment. The applicant should consider the use of engineered woodchip as playground surfacing material

Conclusion

The comments provided by the Public Realm section are noted. It is noted that Public Realm have raised concerns with some aspects of the proposal and have requested conditions requiring the submission of further details on play provision, green infrastructure, a biodiversity management plan, the extent of the tree removals, and SuDS. Given the site context and policy requirements in relation to green infrastructure and wildlife it is considered reasonable that these matters are attached as **conditions** should permission be granted.

Roads and Transport

The Roads Department has assessed the proposal and has requested additional information with comments provided below:

Access to the development will be off Stocking Lane by a new road and realignment of the existing access road serving the existing property and the proposed development. The road is straight at this location and the posted speed limit is 50kph.

The layout of the new entrance has been designed to reflect the existing entrance and has been set back 3.0m from the carriageway of Stocking Lane. There is a speed ramp at the proposed new entrance on the Stocking Lane applicant has not shown this speed ramp in their submitted drawings and proposed future relocation of it.

There is a Long-Term Road Objective for Stocking Lane which is for the upgrade of the existing road to enhance pedestrian and cycling facilities in order to exploit the tourist potential of the route. Given this objective of the County Development Plan, Roads recommend that a 3.0m wide shared footpath/cycle track is provided across the frontage of the site.

The maximum parking rate for a development of this size is 21.50 car parking spaces. It is proposed to provide 22 on-street, car parking spaces for the residents and for the visitors at the proposed development, which is acceptable. Provision has been made for 4 EV bays with future provision throughout the site.

There are 3 designated mobility impaired parking spaces 2 of which are also EV charging parking. A bicycle store is proposed to the front of terraced house no.3.

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The main proposed access road (Road 1) is 5.0m wide with standard SMA surfacing. There is 1.5m pedestrian footpath continues into the development but terminates approximately 50m into the development along main road on both side of the road connecting the two groups of houses.

Minor access roads no, 2, 3 have a 4.8m width serve the two group of houses it is proposed that these roads are designed to be shared surfaces with pedestrian priority demarcated by a change in surface finish and ramped entrances.

The applicant has submitted drawing which shows only the main new access is proposed for TIC rest of the proposed development will be under a management company.

The Roads Department recommends that a ramp be provided across the entrance to the development and that the finished level of the road is maintained at the level of the ramp.

Sightlines of 49m have been indicated with no set back distance dimensions shown in the submitted drawings. Sightlines of 2.4m x 49m with dimensions are required to comply with DMURS requirements. Sightlines should be shown from the centre of the left lane on exit from the development and should be shown to the centreline of the carriageway to the left and to the nearside kerb edge to the right.

Swept path analysis has been submitted to show a fire tender and refuse truck accessing the internal main access road. The applicant shall submit revised layout showing Fire tender can access and egress through roadways serving the two groups of houses.

It is noted that the proposed internal road build up does not conform to the SDCC Taking in Charge Standards table in Appendix 6. These details must be agreed with SDCC Roads Department prior to commencement of development.

Roads recommends that additional information be requested from the applicant:

Roads recommends that revised drawings to indicate the following items are requested as additional information from the applicant:

1. The applicant/developer is requested to submit accurate plans demonstrating with dimensions the vision lines of 49 metres shall be provided in each direction, at a point 2.4 metres back from the road edge at location of vehicular entrance. Said vision lines should be based on eye object height equal to 1.06 metres. Documentary evidence of consent for location of vision lines over third-party lands shall be submitted to the planning authority for written agreement prior to commencement of development.
2. A 3.0m wide shared footpath/cycle track across the frontage of the site.
3. The applicant shall submit revised layout showing the minimum width of internal pedestrian footpaths of 1.8m wide to aid mobility impaired users.
4. The applicant shall submit revised layout showing fire tender can access and egress through roadways serving the two groups of houses.

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5. The provision of a ramp at the entrance to include the provision of a pedestrian crossing point on the proposed footpath/cycle track and a raised shared surface are within the development using a coloured SMA material.

Conclusion

The comments and request for additional information are noted. Given the site context and desire to create a development that provides a safe environment in terms of traffic and pedestrian safety for residents and people passing by and entering/exiting the site, it is considered reasonable to request that the applicant addresses the concerns raised above through the submission of **additional information**.

Drainage and Services

Water Services has assessed the proposal and has no objections in relation to flooding but has requested additional information on surface water with comments provided below:

- 1.1 The SAAR (Standard Annual Average Rainfall) value of 1046mm used for Qbar calculations is too high. The SAAR value should be approximately 840mm and not 1046mm.
- 1.2 The developer is required to apply Qbar Rural as the maximum discharge rate for all storm events and not 30 year Qbar discharge rate. Water Services calculate Qbar rural to be approximately 1.5 Litres/Second but may accept 2 Litres/Second as a minimum discharge rate. Consultant engineer is to submit revised attenuation proposals based on applying the Qbar rural discharge rate as max discharge from site for all storm events. Water Services will then reassess attenuation volumes.
- 1.3 Submit MET Eireann rainfall data for site.
- 1.4 It is unclear how much attenuation in total is provided for the development. Submit a report and drawing showing how much surface water attenuation in m³ is provided for the development. Also submit a drawing showing where the surface water attenuation will be provided for the development.
- 1.5 Include additional SuDS (Sustainable Drainage System Features) and submit details of same.

Irish Water has assessed the proposal and has no objections subject to standard conditions.

Conclusion

The comments and request for additional information from Water Services is noted. Given the site context it is considered reasonable to address the concerns raised by requesting **additional information**.

Ecology

The applicant has submitted a Bat Assessment report in support of the proposal that has been prepared by WildOnFoot Ecological Services. The report states that surveys were carried out on three dates in Sept 2020 which was over a year ago and using tree survey data from 2019 which is from two years ago. The survey found that bats were roosting and also travelling through and

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feeding within the site with four species identified. The report recommends further planting to offset the proposed removal of trees/vegetation and that appropriate lighting is used. Given the requirements of policy HCL15 it is considered that these mitigation measures are **conditioned** should permission be granted.

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 provided an Appropriate Assessment Screening Report in support of the application. The report concludes that the proposal would not have a direct or indirect impact on the site selection features or conservation objectives of the Natura 2000 sites. 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.

Conclusion

It is considered that the proposal would have a number of planning merits including the creation of additional residential units within residentially zoned lands as well as importantly, the retention of a protected structure in its original use as a residential building. However, there are a number of concerns in relation to residential amenity, communal open space, parking and access and surface water that are required to be addressed. It is recommended that additional information is sought from the applicant.

Recommendation

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

1. There are concerns with the communal open space in the north-east of the site in terms of the lack of passive surveillance and the disconnect from the western part of the site. Whilst the presence of the Protected Structure in the centre of the site is noted, the applicant is requested to provide additional communal open space in another part of the site to compensate for the lack of connection. The applicant is also requested to provide a design response to the lack of passive surveillance of the communal open space in the north-east of the site as currently the space would not be overlooked to a sufficient degree.
2. There are concerns with the relationship between units 6 and 7 and 9 and 10 due to their siting in relation to each other. Whilst the applicant has shown that there would be no direct overlooking between habitable room windows, there are concerns that the units would appear overbearing and on top of each other given their siting. The applicant is requested to either remove Units 6 and 9 from the proposal or provide a revised layout with greater separation distances and better use of space. This may require a redesign of

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the layout of these units.

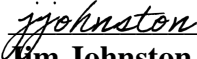
3. There are concerns with the lack of connections and permeability proposed between the application and neighbouring sites, particularly given the planning history of these sites and the fact that the neighbouring sites are zoned for residential use. The applicant is requested to explore opportunities to create connections between the sites and to use green infrastructure to achieve this where possible.
4. The Roads Department has raised concerns in relation to traffic and pedestrian safety that are requested to be addressed. They are as follows:
 - (1) The applicant/developer is requested to submit accurate plans demonstrating with dimensions the vision lines of 49 metres shall be provided in each direction, at a point 2.4 metres back from the road edge at location of vehicular entrance. Said vision lines should be based on eye object height equal to 1.06 metres. Documentary evidence of consent for location of vision lines over third-party lands shall be submitted to the planning authority for written agreement prior to commencement of development.
 - (2) A 3.0m wide shared footpath/cycle track across the frontage of the site.
 - (3) The applicant is requested to submit revised layout showing the minimum width of internal pedestrian footpaths of 1.8m wide to aid mobility impaired users.
 - (4) The applicant is requested to submit revised layout showing fire tender can access and egress through roadways serving the two groups of houses.
 - (5) The provision of a ramp at the entrance to include the provision of a pedestrian crossing point on the proposed footpath/cycle track and a raised shared surface are within the development using a coloured SMA material.
5. Water Services has raised concerns with surface water and have requested that the applicant provides a response to the following matters:
 - (1) The SAAR (Standard Annual Average Rainfall) value of 1046mm used for Qbar calculations is too high. The SAAR value should be approximately 840mm and not 1046mm.
 - (2) The developer is required to apply Qbar Rural as the maximum discharge rate for all storm events and not 30 year Qbar discharge rate. Water Services calculate Qbar rural to be approximately 1.5 Litres/Second but may accept 2 Litres/Second as a minimum discharge rate. Consultant engineer is to submit revised attenuation proposals based on applying the Qbar rural discharge rate as max discharge from site for all storm events. Water Services will then reassess attenuation volumes.
 - (3) Submit MET Eireann rainfall data for site.
 - (4) It is unclear how much attenuation in total is provided for the development. Submit a report and drawing showing how much surface water attenuation in m³ is provided for the development. Also submit a drawing showing where the surface water attenuation will be provided for the development.
 - (5) Include additional SuDS (Sustainable Drainage System Features) and submit details of same.

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REG. REF. SD21A/0202

LOCATION: Rookwood, Stocking Lane, Ballyboden, Dublin 16




Jim Johnston,
Senior Executive Planner



Eoin Burke,
Senior 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 Sept 21



Mick Mulhern, Director of Land Use,
Planning & Transportation