



TERRY & O'FLANAGAN LTD
REGISTERED ARCHITECTS

PLANNING AND DESIGN STATEMENT

**PLANNING APPLICATION FOR 8 No. 2
STOREY DWELLINGS ON INFILL SITE ON
LANDS AT PALMYRA, WHITECHURCH
ROAD, WITH VEHICULAR AND PEDESTRIAN
ACCESS FROM GRANGEBROOK AVENUE,
RATHFARNHAM, DUBLIN 16**

APPLICANT: Beckett Developments Ltd.

September 2021

PRE-PLANNING CONSULTATION

A pre-planning consultation application was submitted to South Dublin Co.Co. Pre-Planning Section on the 14th February 2020 and was allocated the register reference PP013/20.

The case planning officer allocated to the file was Mr. Barry Henn, Executive Planner.

Mr Henn reverted with detailed comments on the 17th April 2020.

The most significant comment was to consider reducing the number of residential units.

While the pre-planning proposals were for 9 No. 2 storey houses the subject planning application is for 8 No. 2 storey houses.

The comments of Mr. Henn were considered in full and are detailed and expanded upon below.

PRINCIPLES OF DEVELOPMENT

The subject infill site is contained within the zoning objective "RES" – "To protect and/or improve Residential amenity".

The proposed redevelopment of this infill site for residential development is therefore permitted in principle.

The subject lands for this proposed infill development are part of the attendant garden of Palmyra, which is not a protected structure.

POLICY:

LOCAL

Full consideration was given to the key County Development Plan policies and objectives in relation to this proposal as set down in Chapter 2.

The site of the proposed development can be categorised as "infill".

The criteria in Section 11.3.2 Residential Consolidation of Chapter 11 (i) Infill Sites has been fully considered.

To this end we have included as part of the planning application a site specific Urban Design Manual (12 number Urban Design Principles) and a Site Analysis.

NATIONAL

All proposed dwellings have been designed to the standards set down in the document "Quality Housing for Sustainable Communities" and "Sustainable Residential Development in Urban Areas-Guidelines for Planning Authorities, DEHLG (2009)" and those of the County Development Plan.

STANDARDS OF ACCOMODATION

The proposed dwellings accord generally with the standards in the "County Development Plan" and "Quality Housing for Sustainable Communities" and "Sustainable Residential Development in Urban Areas".

These statistics and standards are confirmed on the accompanying accommodation schedule.

Proposed houses No's 1 and 2 have been site specific designed to account for the unusual shape of this part of the site, so as to gain the maximum benefit from the most favourable outlook and generous access to natural light.

To avoid direct overlooking of the property to the rear (Palmyra), the only windows located in the rear first floor elevation of both of these houses comprise solely of landing and bathroom windows of modest size and fitted with permanent obscure glazing.

WHITECHURCH BURIAL GROUND

The subject site is located in close proximity to the Whitechurch Burial Ground.

Full consideration of this has been recognised and addressed in this proposal.

The applicant retained the professional services of Mr. Tim Foley of Buchan Kane and Foley, Grade 1 Conservation Architects and Mr Antoine Giacometti of Archaeology Plan, Archaeological Consultancy to prepare their respective reports which sets down their findings, recommendation and conclusions.

Based on the contents of the reports the applicant is satisfied that the proposed development will not have any adverse effect on the monument or its setting.

TREES

We contacted the SDCC Parks Department prior to submitting the planning application.

The proposal for 8 No. houses was submitted to Mr. Oisín Egan, Parks Department on the 24th June 2020.

Mr. Egan reverted with the general guidance of the Parks Department on the 25th June 2020.

Mr Egan suggested wider scope reports be prepared albeit outside of the application site boundaries considering the presence and extent of existing trees, vegetation and the proximity to the Glin River.

Taking into consideration Mr. Egan's advices and guidance we are submitting the following reports and information:

- (i) Ecological Impact assessment (EIA)
- (ii) Natura Impact Statement (NIS)

Both documents/reports were prepared by Dr Patrick Moran, Principal Ecologist and GIS Analyst, FERS Ltd., Sillogue, Kilberry, Navan, Co. Meath.

- (iii) Arboricultural Report
- (iv) Arboricultural Impact Statement
- (v) Arboricultural Method Statement
- (vi) Tree Survey

The above four documents/report were prepared by Mr. Charles Mc Corkell, Chartered Arboriculturist, Arboricultural Consultancy, 12 Churchfield Grove, Ashbourne, Co. Meath.

- (vii) Landscape Design Proposals
- (viii) Landscape Specification and Design Document

The enclosed high quality landscape design proposals were prepared by Gwen Tierney, Landscape Architect, Landmark Design Ltd., Landscape Design and Consultancy, Ballinafagh, Prosperous, Naas, Co. Kildare.

OPEN SPACES

As this site is infill, is of c.0.226 ha and the proposal is for eight dwellings the provision of Class 1 or 2 Public Open Space is not proposed.

The applicant is therefore agreeable to the enhancement of the existing open spaces and green infrastructure that the proposed development will benefit from by means of a financial contribution.

DESIGN AND LAYOUT

The general design of the proposed houses are in keeping with the finishes, height, scale, bulk and massing of that of the established pattern and style of the existing houses, thus ensuring architectural integration with the surrounding built form.

At pre-planning, the planner commented that the nine house proposal was somewhat cramped.

Design should complement the local area and setting and given that the dwellings are viewed and read from Grangebrook Avenue it may be appropriate to reduce the number of units.

As suggested by the planner, the proposal has been reduced to eight dwellings allowing more room between buildings which allows views to the rear.

These amendments to the proposal will complement the surrounding built form in terms of density, roof forms, fenestration patterns, materials and finishes while still maintaining its own identity as a new modern and contemporary infill development.

It is important to note that at this particular location on Grangebrook Avenue for the full road frontage of circa 93 meters there is currently no street frontage development on either side of the road.

The road and footpath is bounded on both sides by circa 2 meter high boundary screen walls without any passive interaction or supervision.

This proposal will provide a quality addition by the creation of an active streetscape that would support and contribute to the character of the area.

The scale of the proposed development is appropriate to its locational context and can be easily absorbed into the established patterns of development in the immediate vicinity.

RESIDENTIAL AMENITY

The proposal endeavours to protect and improve the residential amenities of existing dwellings.

The design and layout pays close attention to the existing area and neighbouring properties.

Design mitigation measures as previously referred, avoiding direct overlooking at first floor level have been employed.

As suggested, floor plans and elevations that show the proposed dwellings in the context of all neighbouring properties, including the location of existing windows with distances annotated on the plans are submitted with this planning application.

The enclosed computer generated images confirms the above with specific emphasis to the aerial view.

ACCESS AND PARKING

This section of Grangebrook Avenue Estate Road that forms the road frontage to the site has no dwellings fronting same.

The proposal will provide single sided development to a road that is a minimum 7 meters in width.

The carriageway is bounded to the west by varying width grass verge with street trees, pedestrian footpath and continuous screen wall of minimum 2 meters high behind a substantial hedgerow.

To the east, immediately abutting the subject site there is a grass verge varying in width from circa 3 meters to 5.5 meters at its widest and a continuous 2 meters high screen wall.

The application proposes to remove the 2 meter high screen wall in its entirety and provide 1.8 meters wide pedestrian footpath, while retaining the grass verge and street trees (where possible) with dished vehicular access/egress points.

Street boundary treatment proposals are clearly indicated on the enclosed drawings.

The vehicular access locations have been carefully chosen to provide maximum sight lines in both directions while providing maximum street tree retention.

The minimum apron/footpath width at vehicular access location (House No.1) is 3.2 metres which increases to 5.5 metres at house No.'s 4 and 5.

Taking the above design criteria into consideration combined with the existing traffic speed control mitigation measures in the existing estate road network such as speed control tables, speed limits, signage and the local road alignment abutting the site the proposal is acceptable in terms of traffic and pedestrian safety.

Two car parking spaces are proposed to be provided within the curtilage of each dwelling.

Street elevations and site plans are provided to demonstrate safe vehicular and pedestrian access compliance can be achieved.

A number of email requests for consultation with Road Section were submitted on the 24th June 2020, 06th July 2020, 13th July 2020 and 31 July 2020 as were phone calls but at time of submission of the planning application no response or contact was received.

DRAINAGE AND SERVICES

Full details of the proposed foul and surface water drainage and water supply is submitted comprising of the following:

- (i) Environmental Services Report / Design Proposals
- (ii) Proposed drainage and Water Supply Layout
- (iii) Letter of Confirmation of Feasibility of Irish Water of 28th July 2020, Reference No. CDS 20004764

The above documentation including the pre-application connection enquiry to Irish Water was prepared by Mr Brendan English, NCEA, Dip. Eng. M.I.E.I. on behalf of Terry & O' Flanagan Ltd.

STREET LIGHTING

There are four existing street lights located within the circa 93 meters road frontage.

No further street lighting is required or proposed.

PART V

The proposed development comprises of 8 dwelling units thus not exceeding the maximum 9 dwelling units being the threshold to enable an application for exemption under Section 97 of the Planning and Development Act, 2000, as amended.

A Certificate of Exemption, Planning and Development Act, 2000 (as amended), Register Reference CE20/0042 was issued to the applicant, Beckett Developments Ltd. on the 23rd October 2020.

IN CHARGE CONFIRMATION

A request seeking confirmation of what is in charge of South Dublin Co. Co. was submitted to the Roads and Traffic Department in May 2019.

A response was issued by Roads Maintenance, Land Use, Planning and Transportation dated 29th May 2019 certifying in charge confirmation.

A copy of the map defining the specific area of the required confirmation and the Certificate of Confirmation Letter of South Dublin Co. Co. is enclosed with the Planning Application Certificate Ref. TIC/4965/2019 Date 29/05/2019.

CONCLUSION

Having regard to the relevant provisions of the South Dublin County Council Development Plan 2016-2022, including the residential zoning objective for the site, to the location of the site in an established residential area, and to the nature, form and scale of the proposed development, it is considered that the proposed development would not seriously injure the residential or visual amenities of the area, would be acceptable in terms of pedestrian and traffic safety and would constitute an appropriate form of development at this location.

The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.