TERRY & O'FLANAGAN LTD
REGISTERED ARCHITECTS

SITE ANALYSIS

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

CLIENT: Beckett Developments Ltd.

Directors: B O'Flanagan MRIAI P Fitzpatrick, Company Secretary
Registered in Ireland No. 6356933S

SITE LOCATION

The subject lands form part of the attendant grounds of Palmyra, Whitechurch Road, Rathfarnham, Dublin 16 (Not a Protected Structure).

The site lies to the rear (west) of Palmyra which directly abuts Grangebrook Avenue.

The site is located between the existing part of the residential estate, namely No.31 Grangebrook Avenue to the north and No's 33-39 Grangebrook Avenue to the south and is immediately bounded to the west by a 2 meters high screen boundary wall, grass verge and Grangebrook Avenue estate road for the entire frontage.

Vehicular and pedestrian access will be from the existing road and footpaths that form part of the overall Grangebrook residential development via the main access located to the north at the junction with Grangebrook Park and Whitechurch Road.

PLANNING CONTEXT

The subject site is zoned objective "RES" – "to protect and/or improve residential amenity".

The proposal for residential development is permitted in principle.

Taking the locational context of the subject site and area of c.0.226 ha we are treating same as an infill site, Section 11.3.2, Residential Consolidation of the SDCC Development Plan 2016-2022.

NEIGHBOURHOOD / LOCAL CONTEXT

The scale, siting and layout was informed by the pattern of established development within the immediate vicinity.

The proposed houses have to achieve a degree of architectural integration with the surrounding built form through density, roof forms, fenestration, materials and finishes.

Consideration also has to be given to the abutting neighbouring properties to the south and Palmyra to the east.

PHISICAL AND TOPOGRAPHICAL DESIGN CONSIDERATIONS

Having received a complete topographical survey for the subject lands, abutting estate road, grass verges, footpaths and relevant properties in the immediate vicinity a site rational review was undertaken.

The review considered a number of relevant design issues to be considered within the context of the site analysis.

The factors taken into consideration were levels within the site, the levels immediately abutting the site boundaries, the existing estate road levels, gradients of proposed driveways for safe access/egress, Part M of the TGD, invert levels of the receiving foul and surface water sewers access to mains water supply and street lighting.

Encompassing all the above requirements and information the optimum proposed finished floor levels for the proposed houses were confirmed.

The proposed finished floor levels were confirmed as workable considering all existing site and services constraints.

CONSULTATION WITH LOCAL AUTHORITY

Based on the above site analysis a draft pre-planning proposal for nine 2 storey houses was submitted to the Planning Department SDCC for comment on the 14th February 2020.

A detailed report with comments was received on the 17th April 2020, reference PP013/20.

The comments in relation to the pre-planning enquiry are outlined below.

POLICY:

LOCAL

Key County Development Plan policies and objectives in relation to new housing Chapter 2 – Housing and Chapter 11; implementation of the County Development Plan 2016-2022.

NATIONAL

Dwellings should meet the standards set out in the following:
Quality Housing for Sustainable Communities and Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities, DEHLG (2009) and the relevant sections of the County Development Plan.

BUILT FORM

The surrounding built form is largely characterised by 2 storey semi-detached properties which allows views to the rear.

The proposal should protect and improve the residential amenity of existing dwellings.

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

Separation distances of 22 metres should be generally provided between directly opposing above ground floor windows at the rear.

WHITECHURCH BURIAL GROUND

Whitechurch Burial Ground is in close proximity to the proposed infill site and any proposals should take into consideration any potential impact on this archaeological feature and Palmyra.

TREES AND VEGETATION

The subject infill site contains existing trees and vegetation and consideration to their presence and removal of same must be considered and addressed as part of the proposed development planning application.

ACCESS AND PARKING

It is proposed to access the infill site from Grangebrook Avenue for both vehicular and pedestrians.

An initial analysis would indicate that this can be successfully and safely achieved for both access and egress and without the creation of a traffic hazard due to the controlled vehicle speeds within the Grangebrook estate by existing traffic calming mitigation measures, adequate sight lines and proposed single sided development frontage.

DRAINAGE AND SERVICES

It was established that adequate water supply, wastewater and surface water services were available to service the subject lands for 8 dwellings. Street lighting was present.

CONCLUSION

The above site analysis confirms that the subject infill site of circa 0.226 ha can accommodate the development as proposed and should be considered acceptable in principle subject to a formal planning application with supporting documentation been submitted.