

Coughlan Consulting Engineering

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19040

4th October 2021

Planning Application Report for 1 St. Finbarrs Close , Dublin 12, D12 N2H7.

1.0 Planning Design Intent

Coughlan Consulting Engineering have prepared this planning report for South Dublin County Council. The proposed dwelling is located to the rear of the existing family home at No. 1 St. Finbarr's Close, Greenhills, Dublin 12, D12 N2H7. The proposed development, as contained within the statutory press and site statutory planning notices, provides for:

for (i) Demolition of the existing single storey side extension and part demolition of shed structure at 1 St. Finbarr's Close. (ii) construction of a two-storey, three-bedroom, contemporary style, detached dwelling to the rear of the existing dwelling, with flat parapeted roof; (iii) widening of existing laneway to the north with new shared surface and new public lighting (iv) new gated entrance to the north east of the site (v) private amenity space, boundary treatment, landscaping, SuDS drainage and all ancillary works necessary to facilitate the development.

This report sets out the planning rationale and justification for the proposed development, including an assessment of the proposed development having regard to the South Dublin Development Plan 2016-2022. It is submitted that the proposed development accords with the proper planning and sustainable development of the area. The development is also consistent with the recent and established pattern of infill dwellings approved by South Dublin County Council in the vicinity of the subject site.



Figure 1.0 Aerial Image showing of the Proposed Development Site



Figure 2.0 Elevational Image of Development from 1 St. Finbar's Close Showing Existing Laneway which Proposes to be Widened and Existing Side Extension to be Demolished

2.0 Site Location and Description

The subject site is located on the eastern side of 1 St. Finbarr's Close, Dublin 12, D12 N2H7. There is an existing two-storey, end of terrace dwelling on the west on the site on the main building line of the street. The subject site is generally level in terms of its topography, grassed and contains a number of small trees in the rear garden to the north. The application site is bounded by a laneway to the north, 1 St. Finbarr's Close to the west, the garden of 3 St. Finbarr's Close on the south and a laneway with 65th Greenhills Scout Hall to the east. The area is residential in nature and all dwellings within St. Finbarr's Close are two storey with large rear gardens.

3.0 Proposed Development

The application seeks approval to construct a two-storey (123 m²) dwelling in the rear garden of a two-storey house at No. 1 St. Finbarr's Close. The proposed dwelling will be located to the east of the existing dwelling. To accommodate widening access along the laneway to the north, the existing single storey and part shed structure of 1 St. Finbarr's Close will be demolished and new boundary wall constructed on the north elevation.

A pre-planning consultation (PP156/19) was undertaken with South Dublin County Council in 2019. Advice on the proposal was received from Ms. Nicola Rose of South Dublin County Council on 7th January 2021. A copy of this advice can be found in Appendix A. In this advice, it was recommended to contact the Roads Department in South Dublin County Council to ascertain requirements prior to lodgement. This contact was made with Mr. John Hegarty of South Dublin County Council Roads Department and the main points of our conversation are highlighted in and e-mail sent by Mr. John Hegarty on Wednesday 20th September 2020 and can be found in Appendix B.

The proposed new dwelling will be a contemporary designed with flat roofs with blockwork parapets. The ground floor will contain an open plan kitchen, living/dining area, bathroom, bedroom and a utility room whilst the first floor contains 2 bedrooms, 1 bathroom and a store room. Material finishes will be selected render and double-glazed windows.

The proposed dwelling will have a new vehicular access to the east of the site. To facilitate this, the existing laneway will be increased in width and a shared vehicular and pedestrian access provided at the expense of the applicant. It is noted that 64 m² of private open space will be provided at the rear of the proposed dwelling. whilst 91.4 m² will be retained for the existing dwelling.

The proposed dwelling is set back 1.65m on the southern boundary, 3.2m on the new west boundary, minimum 3.5m on the north boundary and minimum 3.7m on the eastern boundary.

It is considered that the design approach for the new dwelling is sensitive to the adjoining dwellings and existing dwelling of 1 St. Finbarr's Close, with a recessed first floor on the north, east and west elevations. The proposed dwelling will be predominantly obscured from view from St. Finbarr's Close and Limekiln Green due to the surrounding two storey dwellings within the direct vicinity. The north elevation has been designed that there is no glazing at 1st floor level which eliminates any potential overlooking issues into the gardens of St. James Road.

There is a first floor level window on the south elevation on the stair area. This glass can be obscure glass if required by South Dublin County Council if it is considered that it overlooks the garden of 3 St. Finbarr's Close.

4.0 Pattern of Development

The pattern of development within the vicinity of the subject site is characterised by two-storey dwellings with large rear gardens. The overall scale, bulk and mass of permitted developments also varies within the locality with a mixture of terraced two storey dwellings.

The subject site is an example of where appropriate infill housing can be accommodated. There is precedent (see section 0.0) which identifies the ability to accommodate infill development in the rear garden of existing dwellings.

5.0 South Dublin County Development Plan 2016-2022

Chapter 11 Implementation of the development plan sets out development standards and criteria that arise out of the policies and objectives of the County Development Plan, ensuring that development occurs in an orderly and efficient manner and that it is in accordance with proper planning and sustainable development.

Under the South Dublin Development Plan 2016-2022, the subject site is zoned Objective RES, the objective of which is *"to protect and /or improve residential amenity"*

Residential Development is permitted in principle within this land zoning objective - *"Land uses designated under each zoning objective as 'Permitted in Principle' are subject to compliance with the relevant policies, standards and requirements set out in this Plan are generally acceptable"*.

The housing objective of South Dublin County Council as set out in the development plan is:

"to protect and improve residential amenity in existing housing areas; to ensure the provision of high quality new residential environments with sustainable layout and design, with adequate public transport links and within walking distance of community facilities, to require high quality landscape assessment of development in sensitive rural and urban areas,- to provide an appropriate mix of house sizes, types and tenures in order to meet different household needs; and to promote balanced communities".

The subject site is part of an evolving residential development in a well-established housing area of Greenhills, which offers the potential through infill development to provide new dwellings close to public transport, public services and employment. The development of the site as proposed is consistent with the development plan, which states the following in respect of infill development.

"The development potential of zoned areas should be fully utilised, including the encouragement of appropriate infill development standards in existing built up areas built-up areas and concentration of higher density development in areas with good public transport links".

6.0 Proposed House Area Schedule

Policy H14 Objective 1 of the South Dublin County Development Plan 2016-2022 requires that all residential units and buildings are designed in accordance with the relevant quantitative standards including the document 'Quality Housing for Sustainable Communities' (2007). The proposed house complies with all of the standards set out in that document for a three bedroomed, two storey property for 4 people.

Area Schedule for 3 Bedroom, 4 Person, 2 Storey House

Target gross floor area = 83m ²	Actual = 123m ²
Minimum living room area = 13 m ²	Actual = 38.4m ²
Minimum aggregate living area = 30m ²	Actual = 38.4 m ²
Minimum aggregate bedroom area = 28m ²	Actual = 45.1 m ²
Minimum storage area = 4m ²	Actual = 5 m ²
Minimum area of double bedroom= 11.4m ²	Actual = 14.75 m ²
Minimum area of main bedroom= 13.0m ²	Actual = 19.5 m ²

7.0 Foul and Surface Water Drainage and Watermain Design

Existing Surface Water Drainage

Record drawings provided by South Dublin County Council indicate that there is an existing 225mm diameter surface water drainage line on St. Finbarr's Close, which falls onto existing separate surface water sewer on St. James. Road.

Proposed Surface Water Drainage

The Greater Dublin Strategic Drainage Study (GSDSDS) requires that Sustainable Urban Drainage Systems (SuDS) measures are implemented on site in order to reduce and improve the quality of the runoff from the site. The proposed development has been assessed in relation to SUDS.

Permeable paving will be provided on all hard surfaces including the front entrance, side passage on the south and paved areas around the perimeter of the house. The rear garden will be grassed. This means that all ground surfaces will fully attenuate the rainfall.

The surface water off the roofs of the proposed house will be collected in a series of downpipes, 2 of which will have waterbutts connected. The surface water will mainly pass through a filter drain in the proposed back garden and a new surface water pipe network will be constructed down to St. Finbarr's

Close. There is a new manhole to be constructed in the shared laneway before connecting to existing line on St. Finbarr's Close.

Existing Foul Drainage

Record drawings provided by South Dublin County Council indicate an existing 225mm diameter foul sewer on St. Finbarr's Close. Details of existing foul, surface and watermains networks can be found in Appendix C.

Proposed Foul Drainage

The proposed development consists of the construction of a house on east of the site. It is proposed to collect the foul drainage from the proposed site under gravity and construct a new foul route down to the west boundary of 1 St. Finbarr's Close. A new outfall manhole will be constructed inside the boundary of 1 St. Finbarr's Close, where a new connection will be constructed from this manhole to the public foul line on 1. St. Finbarr's Close.

The design guidelines of the Environmental Protection Agency (EPA) Wastewater Treatment Manual, "Treatment Systems for Small Communities, Business, Leisure Centres and Hotels" was used to calculate the proposed foul run-off.

The total flow generated from the 1 house on the development is calculated as follows:

Building Use	No. of People	Flow (lit/person/day)	BOD (g/hd/d)	Daily Flow	Daily BOD (g)
1 Houses	4	180	60	720	240

Table 1: Calculation of Peak Daily Flow

Equivalent PE Daily Flow @ 180 l/hd/d = 4 PE
 Daily Organic @ 60 g/hd/d = 4 PE
 Foul Sewer System Designed for 6 DWF
 Loading @180 l/hd/d = 720 l/day

 = 0.009 l/s (1 DWF)

 = 0.04 l/s (4 DWF)

Foul sewer development demand = 0.4 l/s

New foul pipes proposed are 150mm and are therefore satisfactory

Existing Water Supply

Irish Water record drawings indicate that there is a 100mm cast iron watermain on St. Finbarr's Close

Proposed Water Supply

It is proposed to make a new connection to the 100mm cast iron watermain on St. Finbarr's Close

It is generally accepted that the design loading for foul drainage can be used to evaluate an approximation of the water demand on the site. Watermain demand is generally designed with a peak flow of 2.5 times the average. On this basis a water demand of some 1800 litres/day is estimated. To further reduce the water demand on Local Authority water supplies and to reduce the foul discharge from the development, water conservation measures will be incorporated in the sanitary facilities throughout the development, e.g. dual flush toilets.

8.0 Private Open Space

Section 4 "Sustainable Neighbourhoods" of the South Dublin County Development Plan 2016-2022 sets out development standards regarding private amenity space and gardens. The minimum required private amenity space for dwellings is as follows.

No. of Bedrooms	Minimum Garden Area m ²
One bedroom	48
Two bedrooms	55
Three Bedrooms	60
Four bedrooms	70
Five or more bedrooms	75

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Policy SN27 — Private Amenity Space states that. *"It is the policy of the Council that each dwelling should be provided with adequate, usable private amenity space in the form of a garden, patio or balcony"*.

In terms of Private Gardens. Policy SN28 states that: *"It is the policy of the Council that private space for housing dwellings.*

- *Be located to the rear or side of the front building line of the dwelling house and be overlooked by a kitchen or main living rooms.*
- *All rear gardens should be provided with a robust, secure, opaque boundary comprising a rendered concrete block wall, capped in an acceptable manner, with a minimum height of 1.8m. Timber fencing will only be acceptable where located between dwellings within an estate.*

- *Rear gardens should not back onto public roads or public open space”.*

As the proposed dwelling is a three-bedroom detached house, the minimum private amenity space is 60m². The proposed development includes a rear garden which is 64.35m², more than the minimum standard. This private garden is located to the rear (west) of the building along with additional gardens to the north and east. The existing dwelling will provide 91 m² of private open space to the rear of the dwelling. This is the section enclosed by the new boundary wall and is in accordance with the garden area requirements in Policy SN27 (as above).

9.0 Planning Precedent

The proposed design is similar in nature to the recently granted permission of SD18A/0292 - 7, Greentrees Drive, Perrystown, Dublin 12. A grant of permission was given for (i) Demolition of the existing garage and small section of rear ground floor, (ii) construction of a two-storey, four-bedroom, contemporary style, detached dwelling to the rear of the existing dwelling, with a lean to roof; (iii) the existing entrance on Greentrees Drive will serve the existing dwelling and proposed dwelling with on curtilage car parking; (iv) private amenity space, boundary treatment, landscaping, SuDS drainage and all ancillary works necessary to facilitate the development.

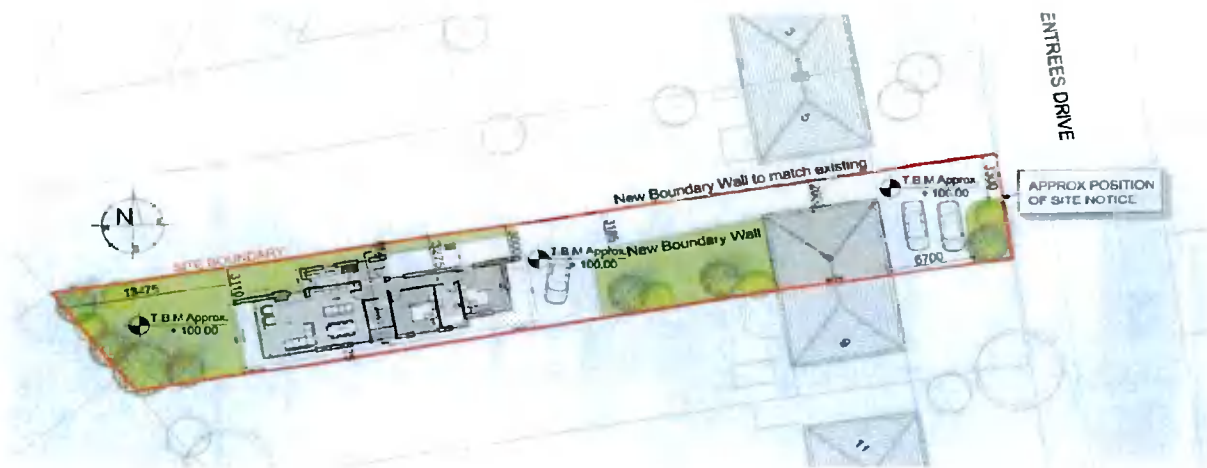


Figure 3.0 Site Plan of Previously Granted SD18A/0292 – 7 Greentrees Drive

The design intent of the proposed house at 1 St Finbarrs Close is similar that of the granted SD18A/0292 – 7 Greentrees Road in terms of quality finishes, set backs of first floor structures and overlooking of neighbouring properties.

10.0 Design Implementation Based on Advice Given in Pre-planning Consultation

Coughlan Consulting Engineering are extremely grateful for the advice given as consultation PP156/19 and subsequent follow up consultation with the Roads Department. Coughlan Consulting Engineering feel as part of this application that we have adequately addressed the advice given in both consultations. All concerns off the roads department have been incorporated into the new laneway works.

There were concerns in the Pre-Planning Advice that the proposed development would represent a piecemeal, haphazard approach to zoned services lands and would contravene the policies and objectives of the County Development Plan. Coughlan Consulting Engineering believe we have addressed these issues and would refer to previously granted SD18A/0292 - 7, Greentrees Drive, Perrystown, Dublin 12 as precedent for a very similar development.

There was also a serious concern that the proposed development would set an undesirable precedent for other similar developments, which would itself and cumulatively, be harmful to the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area. Coughlan Consulting Engineering believe we have addressed these issues and would again refer to previously granted SD18A/0292 - 7, Greentrees Drive, Perrystown, Dublin 12 as precedent for a very similar development.

11.0 Conclusion

This proposal for a two-storey dwelling at lands at no. 1 St. Finbarr's Close, Dublin 12 has been carefully formulated to be consistent with the established residential character of the area. The siting and design of the dwelling reflect this approach. The layout and design of the proposed dwelling is designed to minimise any potential visual impact to the surrounding area. The dwelling is appropriately sited to ensure both the proposed and existing dwelling have appropriate private open space and access to this space.

The proposal meets the aims, objectives and policies of the South Dublin Development Plan 2016 - 2022 to encourage infill development and thus is in accordance with the proper planning and sustainable development of the area. A precedent case within the surrounding area of this site has been outlined, which sets a clear and unequivocal precedent for the current proposal. Accordingly, we request that planning permission be granted by South Dublin County Council in this instance.

For and on behalf of: Coughlan Consulting Engineering
25 Kiltipper Avenue,
Aylesbury,
Tallaght,
Dublin 24.

Robert Coughlan

Signed: _____

Name: Robert Coughlan
Qualifications: BE, CEng, MIEI, MISTuctE, BER Assessor.
Professional Body/Membership No. MIEI No.: 053927

Appendix A – PP156/19

PP156/19

From: Nicola Rose (nrose@sdublincoco.ie)
To: robertcoughlan@gmail.com
Cc: preplanning@SDUBLINCOCO.ie
Date: Tuesday 7 January 2020, 13:30 GMT

Dear Mr Coughlan,

I write to you with reference to your application for a pre-planning consultation in relation to a proposal at 1 St Finbarrs Close, Greenhills, Dublin 12. Apologies for the delay in responding to your request.

It should be noted as detailed under Section 247 of the Planning and Development Act 2000, the carrying out of consultations shall not prejudice the performance of the Planning Authority of any other of its functions under this Act, or any regulations made under this Act and cannot be relied upon in the formal planning process or in legal proceedings.

Pre- Planning Guidance documents have been prepared on some of the common planning application issues. They can be viewed on our website; <https://www.sdcc.ie/en/services/planning/planning-applications/pre-planning-guidance-and-consultation/>

Proposal

The provision of a 2-storey, 3-bedroom detached dwelling (c.125.5sqm) to the rear of 1 St Finbarrs Close, with flat roof profile. The property will be accessed along the laneway on the north elevation.

Zoning objective

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

Planning History

No recent history traced.

- **91B/0739-** Permission granted to replace flat roof on annex at side of dwelling house with a pitched roof and to extend that roof at front of house to form open porch. Final Grant date 17-Sep-1991.

Comments

- The application will be assessed in relation to the South Dublin County Council Development Plan 2016-2022. In particular, you are advised to consult

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

Policy H17 Residential Consolidation

Policy H17 Objective 1:

To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

Policy H17 Objective 2:

To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.

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.

Policy H17 Objective 5:

To ensure that new development in established areas does not impact negatively on the amenities or character of an area.

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Table 11.20: Minimum Space Standards for Houses

Section 11.3.1 (v) Privacy

Section 11.3.2 Residential Consolidation

Section 11.3.2 (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.**
- **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.**

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

- The Planning Authority will assess any proposal on this site in terms of the impact it will have on the existing residential amenity of the property on the site and adjoining properties. Issues such as overlooking, overshadowing and impact on existing streetscape/building line will be assessed and adequate separation distances should be met. It is noted that the proposal would break the existing building line. This will be carefully considered during the assessment of any subsequent planning application. The applicant may wish to site examples of precedent for similar development within South Dublin County in any application submitted.
- Refer to Table 11.20 Minimum Space Standards for Houses in the Development Plan and the applicant is advised that the proposal should meet the minimum room standards set out in *Quality Housing for Sustainable Communities-Best Practice Guidelines*, Department of the Environment, Heritage and Local Government, (2007), including storage and private amenity space. Note that the private amenity space of the existing dwelling on the site will have to meet these minimum standards.
- High quality finishes and materials should be used, and the design should reflect the site context.
- Sufficient details should be provided on the proposed boundary treatment.
- There are concerns that the proposed development would represent a piecemeal, haphazard approach to zoned services lands and would contravene the policies and objectives of the County Development Plan.
- Any application should be accompanied by site analysis and supporting information which would demonstrate that a comprehensive backland redevelopment in conjunction with other adjoining long rear garden sites, utilising this lane (should it be deemed suitable by The Roads Department) could or could not be achieved in accordance with Council Policy.
- It is strongly advised to contact the Roads Department in relation to determining whether the laneway could safely accommodate the additional traffic that would be generated by the proposed development, or whether it could be adapted to do so.
- There is a serious concern that the proposed development would set an undesirable precedent for other similar developments, which would itself and cumulatively, be harmful to the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.
- It is strongly advised to contact the Water Services Section to ascertain surface and waste-water requirements prior to lodgement.
- SUDS (Sustainable Urban Drainage) measures would be encouraged.
- A Social Housing Exception Certificate or information demonstrating compliance with Part V of the Planning and Development Act 2000 (as amended) should be submitted and will be required in order to validate any planning application.

I trust the above is in order. Should you have any queries please do not hesitate to contact me.

Kind regards,

Nicola

Nicola Rose

Executive Planner | Development Management | Land Use Planning and Transportation

South Dublin County Council, County Hall, Tallaght, Dublin 24

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Appendix B – Advice From The Roads Department

RE: PP156/19 St. Finbarr's Close

From: John Hegarty (jhegarty@sdublincoco.ie)
To: NRose@SDUBLINCOCO.ie
Cc: wpurcell@SDUBLINCOCO.ie; ataki@SDUBLINCOCO.ie; robertcoughlan@gmail.com
Date: Thursday 1 October 2020, 10:31 IST

Hi Nicola,

I spoke to Robert Coughlan this morning on the following matters:

The existing lane along the side of no. 1 St. Finbarrs Close is approximately 3.0m wide. This is substandard for vehicular access and in particular Fire tender access.

The possibility of widening the laneway and upgrading the surface was discussed.

The provision of a shared surface footpath was discussed.

The provision of public lighting was discussed.

Robert is going to discuss these issues with the client and decide whether to pursue a revised application.

Another preplanning may take place if the client decides to continue with an application.

Regards,

John Joe

From: Nicola Rose <NRose@SDUBLINCOCO.ie>
Sent: Wednesday 30 September 2020 16:34
To: John Hegarty <JHegarty@SDUBLINCOCO.ie>; Aws Taki <ataki@SDUBLINCOCO.ie>; William Purcell <wpurcell@SDUBLINCOCO.ie>
Cc: Eoin Burke <eburke@SDUBLINCOCO.ie>
Subject: FW: PP156/19

Hi all

The agent below is trying to engage with the Roads Department and has asked for my assistance. Can someone take a look.

I sent an email yesterday to ascertain your preferred approach for external contacts.

As you may be aware we issue a lot of Pre-Planning advice via email and phone and on occasion would direct people to contact various department on particular matters. I never directly give out any email addresses or names but we get people coming back to us saying they have not been able to contact yourselves.

Is there a general roads dept. email we should be issuing or are you happy for us to give out contact details for individual members of the team?

Thanks

Nicola

From: Robert Coughlan <robertcoughlan@gmail.com>
Sent: Wednesday 30 September 2020 15:09
To: Nicola Rose <NRose@SDUBLINCOCO.ie>
Cc: Planning - Pre-Planning <preplanning@SDUBLINCOCO.ie>
Subject: Re: PP156/19

CAUTION [EXTERNAL EMAIL] Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Nicola

Many thanks for your speedy assistance on this matter

Regards

Robert Coughlan

Appendix C – Existing Drainage and Watermain Maps

