

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1379/21

Reg. Reference: SD21A/0246 **Application Date:** 03-Sep-2021
Submission Type: New Application **Registration Date:** 03-Sep-2021

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

Proposed Development: Construction of 8 houses comprising of 1 three bedroom two storey detached, Type B1 (c. 122sq.m) Site 1, 1 four bedroom 2 storey detached type B2 (c.134sq.m) Site 2, 6 four bedroom 2 storey semi-detached Type A1 (c.148sq.m) Sites 3-8 inclusive, all associated on and off site development works ,landscaping ,boundary treatments, removal of existing street boundary screen wall and the provision of vehicular and pedestrian access to Grangebrook Avenue on infill site of circa 0.226 ha.

Location: Palmyra, Whitechurch Road, Rathfarnham, Dublin 16

Applicant Name: Beckett Developments Ltd.

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.226 Hectares on the application.
Site Visit: 22nd of September 2021

Site Description

The subject site is located on Grangebrook Avenue in Rathfarnham. The site comprises of land associated with the two storey detached dwelling referred to as 'Palmyra', which is located to the east of the subject site. The site comprises of part of the garden of this house and some single storey garden structures. The site is largely vegetated with mature trees and vegetation along the western boundary. Along this western boundary with Grangebrook Avenue is a block wall. The Protected Structure RPS No. 334 comprised of ecclesiastical remains, a church (ruin), a graveyard and other elements is located to the north of the site.

Proposal

Permission is being sought for the construction of **8 houses** comprising of 1 three bedroom two storey detached, Type B1 (c. 122sq.m) Site 1, 1 four bedroom 2 storey detached type B2 (c.134sq.m) Site 2, 6 four bedroom 2 storey semi-detached Type A1 (c.148sq.m) Sites 3-8 inclusive,

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all associated on and off site development works, landscaping, boundary treatments, removal of existing street boundary screen wall and the provision of vehicular and pedestrian access to Grangebrook Avenue on infill site of circa 0.226 ha.

Zoning

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

Consultations

Water Services – further information requested.

Irish Water – no objections subject to conditions.

Roads Department – further information requested.

Public Realm Section – further information requested.

Architectural Conservation Officer – further information requested.

Waste Management – no report received.

Water Pollution – no report received.

Housing Strategy Unit – report received.

H.S.E. Environmental Health Officer – no report received.

Inland Fisheries Ireland – no report received.

SEA Sensitivity Screening – The site is located to the south of Protected Structure RPS No. 334 Whitechurch, Rathfarnham Ecclesiastical Remains, Church (Ruin), Graveyard, Font, Graveslab(s), Cross Fragment, Bullaun (RM).

Submissions/Observations /Representations

A number of third party submissions were received, the majority of which were from those at residential properties within the Grangebrook Estate. The submitters raised the following points in summary:

Open Space and Trees

- Additional dwellings to the Grangebrook estate without any proposed public open space would distort the existing open space provision.
- Proposal would involve the removal of a significant number of trees, which would impact visual and residential amenity, habitat and wildlife, the river and the graveyard. Trees along Grangebrook Avenue are not the property of the applicant and was not consulted with residents.
- Inaccuracies in the arboricultural documentation. Documentation misrepresents trees and is not clear on what trees are proposed to be retained/removed.
- Potential damage to trees during construction.

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- Design should be re-thought to allow for the retention of more trees and provide natural screening. Would go some way to preserving the character and appearance of Grangebrook Avenue.

Design and Impact

- Out of scale with the existing estate.
- The part of the road on which the dwellings would be located separates the upper and lower portions of the estate with a tree lined road that currently enhances the character of the estate.
- Involves the removal of a wall which not within the property of the applicant.
- Impact on daylight for future occupiers of the site from the existing mature trees along the road.
- Design, materials and colours of the proposed houses are not in keeping with the current houses in Grangebrook.
- Already an overdevelopment of Grangebrook. Previous local objective, since removed, to limit the number of houses at this location.
- Query whether grass verge/path outside the boundary walls is Council land and if ownership has been given over to the applicant. This land is currently used by local children as a bike track.
- No consideration to overlooking on Grangebrook residents.
- Proposed extension to existing house at Palmyra would now be visible to Grangebrook.
- Close proximity of House No. 8 to the rear garden walls of No. 33-39 Grangebrook Avenue results in a loss of tree cover and privacy. There is also no reference to a shadow study at this location.
- Proposed density is higher than provided for in the County Development Plan.
- Proposed houses will directly overlook and overshadow No. 48 Grangebrook Avenue.

Heritage and Archaeology

- Impact on the ecclesiastical site adjacent to the site and views to it.
- Inadequate assessment of archaeological significance of the site and relationship with adjoining graveyard. Submitted documentation does not contain a complete history of the site.
- Demolishes structures relating to the old milling structures or to the earlier Monastic settlement.

Traffic, Parking and Access

- Increase car parking congestion in Grangebrook estate. Not clear from the plans how much parking will be available to each house.
- Exacerbate existing traffic congestion and car parking issues. Increase in traffic would endanger public safety by reason of traffic hazard and obstruction of road users. Existing issues in regard to access for emergency vehicles and waste collection trucks in the estate.

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- Increase in number of driveways would lead to a potential of a dangerous section. Inadequate sightlines for oncoming traffic.
- Impact from construction traffic and parking in terms of health and safety. Mitigation measures required in regard to construction hours and impact on estate.
- Suggest use of existing vehicular accesses to existing house at Palmyra.
- No space available for a footpath at the ESB Sub-station so anyone using the path would need to cross the road to continue their journey.
- Query location of construction site compound and parking.

Biodiversity and Environment

- Proposal would involve the removal of a shed where bats are known to roost. Query adequacy of submitted bat survey.
- Impact on the habitat of fauna including along the river. Inadequate ecological surveys.
- Original deeds provided for access to Palmyra for the purposes of maintenance for 21 years and is now expired.
- Impact on the Glin River in terms of flooding and surface water runoff.
- Disturbance to existing land/vegetation and increased threat of vermin infestation.

Services

- Impact on foul drainage access works on existing residents.
- Additional pressure on existing services and impact on Grangebrook properties.

Other

- Location of site notice and drawings were not available for 10 days post lodgement.
- Queries why a Part V Certificate of Exemption was granted.
- No consultation with the residents or residents' association prior to lodgement of the application.

These submissions are noted and have been taken into consideration in the assessment of the proposed development.

Relevant Planning History

Subject site

SD21B/0372

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

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structures for demolition, detail on trees to be removed and mitigation measures, impact on 19th century burial site, information on water, waste water and surface water, retaining walls, road safety audit, additional CGIs and requirements of the SDCC Architectural Conservation Officer.

WA2371

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

Relevant Enforcement History

None recorded for subject site relevant to the current application according to APAS.

Pre-Planning Consultation

Pre-Planning Ref. PP013/20

Construction of 9 two storey houses and all ancillary site development works and all ancillary site development works, and boundary treatments all accessed from Grangebrook Ave on site of c.0.21 ha formally part of the property 'Palmyra'. The 9 houses consist of: House no. 1 is detached, 3 bedrooms, 2 storey. Houses no. 2-4 incl. are 3 bedrooms, 2 storey. Houses no. 5-7 incl. are 4 bedroom, 2 storey- all in one block all with access to the rear gardens. Houses no. 8 and 9 are semi-detached, 3 bedrooms, 2 storey.

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

2 Housing

Section 2.3.0 Quality of Residential Development

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

Policy H17 Residential Consolidation

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.

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.

3 Community Infrastructure

Section 3.8.0 Burial Grounds

Policy C6 Burial Grounds

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7 Infrastructure & Environmental Quality

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

Section 7.5.0 Waste Management

Policy IE5 Waste Management

Section 7.7.0 Environmental Quality

Policy IE7 Environmental Quality

8 Green Infrastructure

Policy G1 Overarching

Section 8.1.0 Green Infrastructure Network

Policy G2 Green Infrastructure Network

Section 8.2.0 Watercourses Network

Policy G3 Watercourses Network

Section 8.4.0 Sustainable Urban Drainage Systems

Policy G5 Sustainable Urban Drainage Systems

Section 8.5.0 Green Infrastructure within Urban Areas

Policy G6 New Development in Urban Areas

9 Heritage, Conservation & Landscapes

Policy HCL1 Overarching

Section 9.1.1 Archaeological Heritage

Policy HCL2 Archaeological Heritage

Section 9.1.2 Protected Structures

Policy HCL3 Protected Structures

Section 9.1.4 Older Buildings, Estates and Streetscapes

Policy HCL5 Older Buildings, Estates and Streetscapes

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 sites

11 Implementation

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.2 Residential Consolidation

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Section 11.3.2 (i) Infill Sites

Section 11.3.2 (ii) Corner/Side Garden Sites

Section 11.3.9 Burial Grounds and Crematoria

Section 11.4.1 Bicycle Parking Standards

Section 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.5.1 Archaeological Heritage

Section 11.5.2 Protected Structures

Section 11.5.4 Older Buildings, Estates and Streetscapes

Section 11.5.5 Landscape

Section 11.6.1 Water Management

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

Relevant Government Guidelines

- Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).
- Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).
- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional Spatial and Economic Strategy 2019 – 2031.
- Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009).
- Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2009).
- Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Part V;
- Land Ownership;
- Architectural Conservation;
- Archaeological Conservation;

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- Residential Amenity;
- Visual Amenity;
- Landscape;
- Traffic, Access and Parking;
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The proposed development is consistent in principle with zoning objective 'RES' – '*To protect and/or improve residential amenity*'. Residential development in this zoning is Permitted in Principle. Therefore, the proposed redevelopment of the site for residential development is considered to be generally acceptable, subject to further assessment against the relevant policies, objectives and standards set out under this Plan.

Part V

The SDCC Housing Department have provided a report on the proposed development. It is noted that a Part V exemption certificate under S.96 was granted on 23rd of October 2020, prior to the enactment of the Affordable Housing Act 2021. Under the Affordable Housing Act 2021, a Part V condition should apply however the validity of the exemption certificate granted is under consideration.

Land Ownership

The applicant has submitted a site layout plan showing the area taken in charge by South Dublin County Council. This appears to overlap with the subject site along the western boundary. However, no letter of consent has been submitted with the application from South Dublin County Council for these works. **The applicant should be requested to obtain a letter of consent from South Dublin County Council for works on land in control of the Council. This should be requested via additional information.**

Architectural Conservation

To the north of the subject site is Protected Structure RPS No. 334 Whitechurch, Rathfarnham Ecclesiastical Remains, Church (Ruin), Graveyard, Font, Grave slab(s), Cross Fragment, Bullaun (RM). The closest proposed dwelling (House No. 1) would be approx. 12.5m from the site of this Protected Structure. To the east of the site is Protected Structure 338 Whitechurch Lodge (Two Storey Georgian Style House). Palmyra House, located to the east of the site, is not a Protected Structure, however, is noted as being built early-mid 19th century. Although the building is not protected it does appear to have retained a large amount of its historical features and is an attractive building. Therefore, any adjacent development should be sympathetic to this structure and its setting.

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The SDCC Architectural Conservation Officer has reviewed the proposed development and has concerns in regard to the design of the proposal:

Looking at the details it is considered that the overall design and material type is not in keeping with the existing character and original building profile in the area – Whitechurch Lodge, Whitechurch Church and Graveyard and Whitechurch Church of Ireland Church and school house.

Although there are other modern groups of houses within the vicinity it is considered that the collection of historic/protected structures are grouped near to Palmyra House and therefore should be given consideration with regard to their design and finishes. The streetscape character is particularly important within the subject site and also how the new development adjoins within the curtilage of Palmyra House and the overall setting. Although Palmyra House is not a Protected Structure it is considered to be of architectural significance and its landscape setting at this location adds to the character of the area in identifying the historic significance of the site. It is considered that a simpler form and reduced mass would allow the houses to sit more comfortably within the subject site and would allow for a more modest and vernacular style of housing reflecting the character area and very rural setting.

I feel that a more sensitive modest and vernacular style of house executed in a contemporary style would ensure a more suitable and high quality development at this location to reflect the existing setting and architectural significance of the adjoining and nearby collection of historic and protected structures. It is therefore considered that the dwellings should be revised to address the above issues and concerns. I would recommend that a Design Rationale is provided to take account of the collection of historic structures/protected structure sites within the vicinity and the streetscape setting and character of the area. It is felt that due to the positioning of the proposed new dwellings it is felt that the overall design should add architectural interest and quality to the area and not detract or cause any negative visual impacts. Any redesign should take account of the above in order to address these issues.

The boundary treatment and how the new site will adjoin and sit within the landscape setting of Palmyra House should be addressed and details provided accordingly. Any such boundary treatment to the rear of the new dwellings should not cause any negative visual impact on the existing house and its overall setting. It should be noted that a separate application under Reg. Ref. SD21B/0372 has been submitted for works to Palmyra House including a large rear extension, it is therefore important that the new developments do not conflict with regard to setting and architectural style. Consideration should be given to any such conflicts within the revised design for the new dwellings.

The report from the Architectural Conservation Officer is noted. However, it is noted that the site is well setback from Whitechurch Lodge and Whitechurch Church of Ireland Church and school house. The nearest Protected Structure to the site is ecclesiastical remains and other features, which

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are largely screened from view from Grangebrook Avenue. It is noted that the proposed would remove trees which may open views of this Protected Structure. The proposed houses closest to this Protected Structure (House Nos 1 and 2) are of a lesser scale than the other proposed houses.

The Planning Authority therefore does not consider a revision of the scale of the proposed houses should be requested for the advised reasons. **However, the applicant should be requested to submit a Design Rationale to take account of the collection of historic structures/protected structure sites within the vicinity and the streetscape setting and character of the area.** The visual impact of the proposed development is further assessed in this report.

The proposed treatment for the boundary with Palmyra House is to be a 2.0 m high blockwork wall with concrete capping and plaster to the elevation facing Palmyra. The submitted boundary treatment shows that this wall would extend along the site of the 19th century burial ground, however, this should be clarified as outlined in the following section.

Archaeological Conservation

The National Monuments Service list Recorded Monuments DU022-030 to DU022-03007 at Whitechurch Road. This includes at the site to the north of the subject site comprising the ecclesiastical remains, church ruin, graveyard and other features. This site has a specific objective in the County Development Plan 'To protect and/or provide for a Burial Ground'. Adjoining the subject site to the east is a 19th century burial site. These sites are considered to be of archaeological significance.

The applicant has submitted an Archaeological Assessment which recommends that the lane to Palmyra adjacent to the graveyard wall should not be used for construction traffic if possible, if it has to be used a strategy for ensuring that the wall is not accidentally damaged should be implemented. It also recommends that the northern garden area (proposed houses Nos. 1 and 2) should be mechanically reduced to natural subsoil under archaeological supervision in advance of ground works. Where archaeological material is found to be present, the archaeology should be assessed, and then excavated unless very significant, in which case other options should be considered. Based on the results of this the remainder of the proposed development should have archaeological monitoring of excavation groundworks.

Proposed House Nos 1 and 2 are located the closest to the archaeological significant sites. Adjacent to the sites would be the car parking, bin area and rear garden of No. 1 and the rear garden of No. 2. The Archaeological Assessment advises that test-trenching or geophysical survey of this area is impractical because of trees and site access. It is Council policy to ensure that development is designed to avoid impacting on archaeological heritage and that development does not detract from the setting of the site and is sited and designed appropriately. The applicant should be conditioned to undertake appropriate testing of the site, including test-trenching.

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The assessment also recommends that consideration should be given to planting and boundary treatments in the northern portion of the proposed development in order to minimise the visual and physical impact to the adjacent sites. The submitted boundary treatment drawing shows a 2.0m high blockwork wall along the boundary of the adjacent 19th century burial site. It also shows a 1.8-2.0m high blockwork wall along the boundary near the ecclesiastical site. The Planning Authority has concerns in regard to the replacement of the existing boundary with the 19th century burial site. The applicant should be requested to leave the boundary as existing along this adjoining site. **This can be addressed by way of additional information.**

It is noted that the recommendations made in the Archaeological Assessment are subject to approval from the National Monuments Service. Third party submissions raised concerns in regard to the research conducted for this assessment. It is noted that the site is recognised as being proximate to a site of archaeological significance and the assessment reflects this as such.

Residential Amenity

Existing Residential Amenity

The development would provide for the demolition of 2 existing structures onsite, a small greenhouse and a single storey structure. The single storey structure is located in the southern part of the site. The applicant should be requested to clarify what this single storey structure is used for. Elevations and floor plans of the structure for demolition should be submitted. **This can be requested by way of additional information.**

The proposed development would provide for the construction of 8 no. two storey houses (3 house types) along Grangebrook Avenue. The development is located within the curtilage of the existing house at Palmyra. At the southern boundary House No. 8 would be setback approx. 12.7m from the existing dwelling to the south. The proposed dwelling would be approx. 1.8m from this southern boundary. The southern elevation of House No. 8 would have windows at first floor to bathrooms with obscured glass to mitigate overlooking. The proposed houses would be separated by over 30m from Nos. 1 and 2 Whitechurch Dale, located across from the site across Grangebrook Avenue. At the north House No. 1 would be located approx. 27.2m from the nearest dwelling to the north.

The closest proposed dwellings to the existing dwelling at Palmyra are House Nos. 1, 2 and 3. At the closest point House No. 2 would be located approx. 26.3m from the existing house. There is a current application for an extension to the existing house at Palmyra which is currently at further information stage (Reg. Ref. SD21B/0372). House No. 2 would be located approx. 17.4m to 18.9m from the proposed extension at Palmyra. The proposed houses would be located at a higher ground level than the house at Palmyra. A site section has been submitted showing separation distances between the proposed House No. 2 and Palmyra, however, this does not include the proposed extension to Palmyra. **A revised Typical Site Section C-C drawing should be submitted showing the extent of the proposed extension for Palmyra currently under consideration.**

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In terms of building heights all proposed houses would be two storeys in height. House Types B1 and B2 would be approx. 8.1m in overall height. House Type A1 would be approx. 9.5m 6in overall height. The site is sloping along Grangebrook Avenue from north upwards to south. The proposed House Nos. 7 and 8 would sit higher than the existing house at No. 33 Grangebrook Avenue. This is not considered acceptable especially given that the site is at a lower ground level than this adjoining property. **Given the scale and proximity of House Nos. 7 and 8 in regard to existing residential development, the applicant should be requested to reduce the scale of these houses.**

Standard of accommodation

Three house types are proposed, Types A1, B1 and B2. Of the 8 houses proposed 6 would be House Type A1, 1 House Type B1 and 1 House Type B2. House Type B1 (House No. 1) is located at northernmost point of site, House Type B2 (House No. 2) is located to the south of this house followed southwards by the House Types A1 (House Nos. 3 to 8). House Types B1 and B2 are detached, whereas House Types A1 are semi-detached. All houses are 4 bedroom (7 people) apart from House Type B1 which is 3 bedroom (6 people). In terms of internal areas the house types would meet the minimum floorspace requirements for the total area, bedrooms and storage under the County Development Plan and Quality Housing for Sustainable Communities Guidelines.

Separation distances between the proposed houses, which would face side by side, would range from approx. 1.0m to 2.8m. Obscured glass would be provided on the windows on the elevations facing one another to mitigate overlooking. The proposed rear amenity spaces would meet the minimum standards required under the County Development Plan in terms of quantity. However, it is noted that the site is sloping, and it is not clear from the application material whether the rear gardens would slope. Further detail is required in regard to this and to the usability of these spaces. **The applicant should submit proposed site sections and a proposed site plan with contours demonstrating the usability of the rear gardens.**

The proposed development does not include the provision of public open space. Under the County Development Plan all new residential development in 'RES' zoning shall be required to incorporate a minimum of 10% of the total site area as public open space. It is noted that the provisions relating to infill residential development allow for reduced open space standards to be considered subject to appropriate safeguards to protect residential amenity. However, the Planning Authority has concerns in regard to the lack of provision of public open space. Public open space provision is examined in the context of the quality and quantum of private open space and the proximity of a public park. **The applicant should be requested to address this as part of additional information.**

The proposed boundary treatments would be a 0.9m high brick pier with concrete capping and 0.85m high black metal railing along the front of the houses and to separate front gardens. The rear gardens would be separated by 1.8m high concrete post and plinth with treated timber infill panels.

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The rear boundary shared with Palmyra would be a 2.0m high blockwork wall with concrete capping and a fairfaced finish to the houses. The proposed boundary treatments are acceptable in this instance (apart from where it adjoins the 19th century burial site). The use of low walls to the front would provide for passive surveillance.

Visual Amenity

Under the County Development Plan infill development should be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual. 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.

The proposed materials for the dwellings are country manor brick (cygnet blend) and render. The materials of the existing dwellings in the estate are brick (of a different colour) and render. House Type A1 would have hipped roofs and the House Types B1 and B2 would have pitched with the gable ends facing to the sides. The majority of the existing houses in the estate have hipped roofs. However, it is noted that there are instances of pitched roofs. The form of the proposed houses is considered to be in keeping with the surrounding built form. The materials are noted as being of a different colour (brick) and could be designed to reflect the materials on existing dwellings. **This can be addressed by way of additional information.**

The applicant has submitted CGI images of the proposed development; however, these focus on the proposed houses rather than how they sit in the wider context of the area. The applicant should be requested to submit CGIs/photomontages of the proposed development from further back along Grangebrook Avenue and showing more of the context of the existing estate. **This can be requested via additional information.**

Landscape

The applicant has submitted a landscape design drawing, arboricultural documentation, an Ecological Impact Assessment, and a Natura Impact Statement. The Public Realm Department have reviewed the proposed development and request further information:

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.

Existing Trees and Green Infrastructure

The subject site contains a large number of trees. The southern boundary of the site abuts the rear gardens of residential properties located with Grangebrook Avenue. The tree line immediately adjacent to the rear gardens and consists of early mature Leyland Cypress. Located in front of

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these trees within the site is a row of early-mature and mature beech trees. These trees, along with the mature beech trees along the western boundary once formed a hedgerow. The northern boundary of the site contains a mixture of ash and sycamore trees.

Arboricultural Impact

The proposed development will require the removal of 58 no. trees, three groups of trees and the part removal of two groups of trees. With the exception of one B Category pine tree, the proposed development will require the removal of all trees and vegetation from within the application site boundary. The loss of these trees will have a significant negative impact on the visual appearance, canopy cover, biodiversity and local GI; this is not acceptable to the Public Realm Section. The applicant shall provide a revised layout which significantly reduces the impact of the proposed development on the existing mature trees, especially those trees located along the western boundary which are proposed to be removed

The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2016-2022 and with best practice guidelines and recommends the following:

1. Landscape Plan

There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. No Sections/Elevations through the landscape proposals have been provided.

The applicant is requested to provide a fully detailed landscaping scheme for the proposed development. The applicant shall provide a landscape rationale and a fully detailed landscape plan including Sections and Elevations and a full works specification that accords with the specifications and requirements of the Council's Public Realm Section. ADDITIONAL INFORMATION.

REASON: To assimilate the development into its surroundings, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting and policies HCL7 Objective 1 and HCL7 Objective 2 of the CDP 2016-2022.

2. Arboricultural Impact of the Proposed Development

The impact of the proposed development on the existing trees contained within the development site is not acceptable to the Public Realm Section; and would contravene policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 and other GI policies and objectives in the CDP. The current proposal will have a negative impact on existing trees within the development site area. The proposed development will require the removal of 58 no. trees, three groups of trees and the part removal of two groups of trees. Response should include a revised layout to significantly reduce the impact of the proposed development on the existing mature trees, especially those trees located along the western boundary which are proposed to be removed.

ADDITIONAL INFORMATION

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REASON: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.

3. Impact of Development on Green Infrastructure

The Public Realm Section consider that the proposed development is contrary to Policy G5 - Sustainable Urban Drainage Systems and Objective G5 1 and G5 2 in the County Development Plan. The applicant should be requested to:

- 1. revisit the design and layout of the proposed development and demonstrate how the development will comply with these policies and objectives in a separate report*
- 2. submit revised plans and particulars addressing item a) and to include the following:*
 - i. Significantly reduce the impacts of the development on existing green infrastructure especially the mature boundary trees within the proposed development site*
 - ii. Demonstrate how natural SUDS features can be incorporated into the design of the proposed development*
- 3. Submit green infrastructure proposals that will mitigate and compensate for the impact of the proposed development on this existing tree canopy. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds, construction/bioretenion tree pits etc.) and planting for carbon sequestration and pollination to support the local Bat population. Response should include revised layout and drawings. ADDITIONAL INFORMATION*

5. SUDS

A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation.

Additional natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits. In addition, the applicant should provide the following:

- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.*
- Street Trees shall be planted in public open space with suitable tree pits that incorporates SuDS features in accordance with SDCC Adamstown Street Design Guide, Section 6.3 Side Street Design.*
- Tree pit incorporating SUDS features should include a deep cellular water storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground*

ADDITIONAL INFORMATION

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REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective 2.

In the event that it is proposed to Grant permission then the following conditions shall apply:

1. Landscape Design Proposals

The applicant shall submit a detailed landscape design rationale and comprehensive and detailed landscape proposals prepared by a qualified Landscape Architect, for the written agreement of the Public Realm Section. Such proposals shall include a scaled landscape plan(s) with cross-sections, showing the layout and hard and soft treatment of all boundaries, features, external areas and green spaces. The proposals shall be accompanied by specifications for materials, workmanship and maintenance, together with proposed design details. Hard landscape details are to include, where applicable, those for any proposed lighting, seating, kerbing, boundaries, edging, surfacing and water features. Soft landscape details are to include detailed planting plans and planting schedules, stating species/varieties, quantities, sizes, rootball presentation and spacings.

The landscape plan shall be accompanied by a timescale for its implementation, including a minimum 18-month landscape maintenance period and defects liability clause. CONDITON

REASON: To assimilate the development into its surroundings, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting and policies HCL7 Objective 1 and HCL7 Objective 2 of the CDP 2016-2022.

2. Ecological Impact Assessment

The proposed recommendations and mitigation measures contained within the submitted Ecological Impact Assessment prepared by Forest, Environmental Research and Services Ltd shall be implemented in full by the applicant.

REASON: To ensure the protection of the natural Heritage of the site in accordance with policies IE7 Objective 5, G2 Objective, G3 Objective 2, G4 Objective 2, HCL15 Objective 3, and other policies relating to Biodiversity within the CDP 2016-2022.

3. Tree Protection Measures

No development shall take place until a scheme for the protection during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction -

Recommendations, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these. The protective measures contained with the scheme shall be implemented prior to the commencement of any development, site works or clearance in accordance with the approved details and shall be maintained and retained until the development is completed. Within the root protection areas, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings,

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plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered. CONDITION

REASON - To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.

4. Alien Invasive Plant Species Management and Control Plan

The applicant shall prepare and implement an Alien Invasive Plant Species Management and Control Plan prior to the commencement of any construction related activity.

REASON – To ensure that no propagules of any species listed in Part (1) of the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations of 2011 (as amended) are not introduced to the subject site during construction or activity.

Summary

The Public Realm Section would have some concerns regarding the impact of this proposed development on the existing tree cover contained within subject site. The proposed development in its current configuration will have a detrimental effect on the existing trees and associated biodiversity and ecology contained within the development site area. This is proposed development would materially contravene policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 and other GI policies and objectives in the County Development Plan. The Public Realm Section is requesting that the applicant alter the layout of the proposed development in order to ensure that a much higher percentage of existing mature trees are retained and considered as part of the overall development layout.

The report from the Public Realm Section is noted. **The above items should be requested by way of additional information.**

Ecological Impact Assessment

It is noted that the Public Realm Section has recommended that the proposed recommendations and mitigation measures contained within the submitted Ecological Impact Assessment prepared by Forest, Environmental Research and Services Ltd be implemented in full by the applicant. This can be addressed by way of condition. One of the submissions raised the adequacy of the submitted bat survey. Having reviewed the EIA, it is considered that the bat survey was demonstrated as being comprehensive, carried out in both winter and summer, addressing the whole site and associated bat activity. Notwithstanding, should bats be found on the site an application for a derogation licence will be required to be made to the National Parks and Wildlife Service.

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Traffic, Access and Parking

Under Table 11.24 the maximum car parking rate for houses of this size in this location is 2 car parking spaces. Each proposed house would have 2 car parking spaces. The Roads Department has reviewed the proposed development and requests further information:

Items of concern:

- 1. The proposed new footpath widths are not shown, and vary considerably on drawing; dimensions required.*
- 2. The grass verge widths are also unclear; dimensions required.*
- 3. Explain whether new boundary wall is set back, or remains.*
- 4. Detail how footpath will continue past the electricity unit, and the steps leading to it.*
- 5. A speed ramp exists within the works scope – Clearer detail required showing if any proposed entrances front onto ramp.*
- 6. Detail how existing southern footpath links fully with new northern section of path.*

Taking in Charge:

All items to be offered to SDCC to be taken in charge must be to the council's TIC Standards.

Roads recommend that additional information be requested from the applicant

Additional Information required

- 1. Dimensioned drawing showing widths for proposed new footpath, and grass verge.*
- 2. Detail whether new boundary wall is set back.*
- 3. Detail how footpath will continue past the electricity unit, and the steps leading to it.*
- 4. Detail required showing if any proposed entrances front onto traffic calming ramp.*
- 5. Detail how existing southern footpath links fully with new northern section of path.*

The report from the Roads Department is noted and should be requested by way of **additional information**.

Services and Drainage

Water Services has reviewed the proposed development and requests further information in regard to surface water and flood risk:

Surface Water

1.1 There are no soil percolation test results submitted for the proposed soakaways to the front of the individual dwellings. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaways in accordance with BRE Digest 365 – Soakaway Design.

1.2 The applicant is required to submit a revised surface water drainage layout drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaways. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- i) At least 5m from any building, public sewer, road boundary or structure.*

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- ii) *Generally, not within 3m of the boundary of the adjoining property.*
- iii) *Not in such a position that the ground below foundations is likely to be adversely affected.*
- iv) *10m from any sewage treatment percolation area and from any watercourse / floodplain.*
- v) *Soakaways must include an overflow connection to the surface water drainage network.*

Flood Risk

2.1 There is no flood risk assessment submitted for the proposed development. The applicant is required to submit a site-specific flood risk assessment report for the development in compliance with OPW Flood Risk Management Guidelines for Planning Authorities. The report shall outline the location of the proposed development in relation to any adjacent known flood plains and shall outline details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands. Finished floor levels shall be above the closest known 1 in 100 year river flood level data point with appropriate freeboard.

The report from Water Services is noted and should be requested by way of **additional information**.

Irish Water has reviewed the proposed development and has no objections subject to conditions relating to connection agreements. This report is noted and should be conditioned as such in the event of a grant of permission.

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

With the application the applicant has submitted AA Screening and a Natura Impact Statement prepared by Forest, Environmental Research and Services Ltd. As part of their screening they found that the development may have significant impacts on the North Dublin Bay SAC, South Dublin Bay SAC, North Bull Island SPA, and South Dublin Bay and River Tolka Estuary SPA in regard to impact of the proposed development on Whitechurch Stream.

The Planning Authority considers that further information is required, especially in regard to surface water runoff, to ascertain if a Stage 2 Appropriate Assessment is required. **If necessary, the AA Screening and Natura Impact Statement should be reviewed in light of any revisions to the proposed development as part of additional information.**

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Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022,
- the established character of the area, and
- the scale, design and standard of the proposed development,

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

Recommendation

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

1. The applicant has submitted a site layout plan showing the area taken in charge by South Dublin County Council. This appears to overlap with the subject site along the western boundary. However, no letter of consent has been submitted with the application from South Dublin County Council for these works. The applicant is requested to submit a letter of consent from South Dublin County Council for works on land in control of the Council.
2. The development would provide for the demolition of 2 existing structures onsite, a small greenhouse and a single storey structure. The single storey structure is located in the southern part of the site. The applicant is requested to clarify what this single storey structure is used for. Elevations and floor plans of the structure for demolition should be submitted.
3. The Planning Authority has concerns in regard to the proposed development's impact on existing residential and visual amenity. While the proposal is largely acceptable in principle, design changes are advised to help it better integrate with the surrounding built form. This includes a reduction in the scale of House Nos. 7 and 8 given its proximity and scale compared to existing residential development. The proposed materials are also noted as being of a different colour (brick) and could be designed to reflect the materials on existing dwellings. The applicant has submitted CGI images of the proposed development; however, these focus on the proposed houses rather than how they sit in the wider context of the area. The applicant is requested to submit CGIs/photomontages of the proposed development from further back along Grangebrook Avenue and showing more of the context of the existing estate. The applicant is also requested to submit a Design Rationale to take account of the collection of historic structures/protected structure sites within the vicinity and the streetscape setting and character of the area.
4. There is a current application for an extension to the existing house at Palmyra which is currently at further information stage (Reg. Ref. SD21B/0372). House No. 2 would be located approx. 17.4m to 18.9m from the proposed extension at Palmyra. The proposed

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houses would be located at a higher ground level than the house at Palmyra. A site section has been submitted showing separation distances between the proposed House No. 2 and Palmyra, however, this does not include the proposed extension to Palmyra. A revised Typical Site Section C-C drawing should be submitted showing the extent of the proposed extension for Palmyra currently under consideration.

5. The submitted boundary treatment drawing shows a 2.0 m high blockwork wall along the boundary of the adjacent 19th century burial site. The Planning Authority has concerns in regard to the replacement of the existing boundary with the 19th century burial site. The applicant is requested to leave the boundary as existing along this adjoining site. A revised boundary treatment drawing should be submitted.
6. The Planning Authority has concerns in regard to the usability of the private open space, in the form of rear gardens, and the lack of public open space. The site is sloping, and it is not clear from the application material whether the rear gardens would slope. Further detail is required in regard to this and to the usability of these spaces. The applicant is requested to submit proposed site sections and a proposed site plan with contours demonstrating the usability of the rear gardens. In regard to public open space the applicant is requested to submit a revised proposal demonstrating how the proposed development complies with the public open space requirements of the South Dublin County Development Plan 2016-2022 and to provide public open space for the proposed development. Dwellings should be revised accordingly and surveillance provided of such public open space.
7. The SDCC Public Realm Section has concerns in regard to the impact on existing trees and the lack of information in regard to landscape and SUDS. The applicant is requested to submit the following information:
 - (a) A fully detailed landscaping scheme for the proposed development. The applicant should provide a landscape rationale and a fully detailed landscape plan including Sections and Elevations and a full works specification that accords with the specifications and requirements of the Council's Public Realm Section.
 - (b) The impact of the proposed development on the existing trees contained within the development site is not acceptable to the Public Realm Section, and would contravene Council policy. The current proposal will have a negative impact on existing trees within the development site area. The proposed development will require the removal of 58 no. trees, three groups of trees and the part removal of two groups of trees. A response should be submitted including a revised layout to significantly reduce the impact of the proposed development on the existing mature trees, especially those trees located along the western boundary which are proposed to be removed.
 - (c) The Public Realm Section consider that the proposed development is contrary to Policy G5 -Sustainable Urban Drainage Systems and Objective G5 1 and G5 2 in the County Development Plan. The applicant should be requested to:
 - (1) Revisit the design and layout of the proposed development and demonstrate how the development will comply with these policies and objectives in a separate report.
 - (2) Submit revised plans and particulars addressing the above item and to include the

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following:

- i. Significantly reduce the impacts of the development on existing green infrastructure especially the mature boundary trees within the proposed development site.
- ii. Demonstrate how natural SUDS features can be incorporated into the design of the proposed development.

(3) Submit green infrastructure proposals that will mitigate and compensate for the impact of the proposed development on this existing tree canopy. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds, construction/bioretention tree pits etc.) and planting for carbon sequestration and pollination to support the local Bat population. Response should include revised layout and drawings.

(d) A comprehensive SUDS Management Plan should be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits. In addition, the applicant should provide the following:

(1) Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.

(2) Street Trees shall be planted in public open space with suitable tree pits that incorporates SUDS features in accordance with SDCC Adamstown Street Design Guide, Section 6.3 Side Street Design.

(3) Tree pit incorporating SuDS features should include a deep cellular water storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground.

8. The SDCC Roads Department requests that the applicant submit the following:
 - (a) Dimensioned drawing showing widths for proposed new footpath, and grass verge.
 - (b) Detail whether new boundary wall is set back.
 - (c) Detail how footpath will continue past the electricity unit, and the steps leading to it.
 - (d) Detail required showing if any proposed entrances front onto traffic calming ramp.
 - (e) Detail how existing southern footpath links fully with new northern section of path.
9. The SDCC Water Services Department requests that the applicant submit the following:
 - (a) A report showing site specific soil percolation test results and design calculations for the proposed soakaways in accordance with BRE Digest 365 – Soakaway Design.
 - (b) A revised surface water drainage layout drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaways. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
 - i) At least 5m from any building, public sewer, road boundary or structure.
 - ii) Generally, not within 3m of the boundary of the adjoining property.
 - iii) Not in such a position that the ground below foundations is likely to be adversely affected.

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- iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - v) Soakaways must include an overflow connection to the surface water drainage network.
10. There is no flood risk assessment submitted for the proposed development. The applicant is requested to submit a site-specific flood risk assessment report for the development in compliance with OPW Flood Risk Management Guidelines for Planning Authorities. The report shall outline the location of the proposed development in relation to any adjacent known flood plains and shall outline details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands. Finished floor levels shall be above the closest known 1 in 100 year river flood level data point with appropriate freeboard.
11. If necessary, the AA Screening and Natura Impact Statement should be reviewed in light of any revisions to the proposed development as part of additional information.

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REG. REF. SD21A/0246

LOCATION: Palmyra, Whitechurch Road, Rathfarnham,
Dublin 16

jjohnston

Jim Johnston,
Senior Executive Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant asset out in the above report and that notice thereof be served on the applicant.

Date: 28/10/2021

Hazel Craigie

Senior Planner