

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

### PR/1427/21

**Reg. Reference:** SD21A/0249      **Application Date:** 07-Sep-2021  
**Submission Type:** New Application      **Registration Date:** 07-Sep-2021  
**Correspondence Name and Address:** Richard Quinn 8, Firhouse Road, Tallaght, Dublin 24  
**Proposed Development:** Construction of dormer bungalow and associated landscaping, services and parking resulting in no extra vehicular traffic to Killakee Green.  
**Location:** 8, Firhouse Road, Tallaght, Dublin 24  
**Applicant Name:** Richard Quinn  
**Application Type:** Permission

(AOCM)

### Description of Site and Surroundings:

Site Area: Stated as 0.073 hectares.

#### Site Description:

The site is located in the rear garden of 8 Firhouse Road. The surrounding area is predominantly residential in nature.

#### Site visited

13 October 2021

### Proposal:

Permission is sought for the following:

- Construction of a 4 bedroom dormer bungalow (153.6sq.m)
- Associated landscaping
- Parking for 2 vehicles.
- Access from Killakee Green

### Zoning:

The site is zoned objective RES – *'To protect and/or improve Residential Amenity.'*

### Consultations:

Surface Water Drainage – Further information recommended

Irish Water – No objection subject to standard conditions

Roads Department – Further information recommended

Parks – No objection subject to conditions

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

### **Submissions/Observations /Representations:**

Submission expiry date – 11/10/2021

No submissions or objections received.

### **Relevant Planning History**

None recorded for subject site.

#### Adjacent site to south east

**SD21B/0487:** New vehicular entrance, dishing and alterations to gated entrance. **No decision yet.**

**Decision due no later than 8<sup>th</sup> Nov 2021**

**SD03A/0033:** Two semi-detached 2-storey dwellings with off street parking located to the rear of 8 Firhouse Road and accessed from Killakee Green. **Permission granted**

#### Adjacent site to south west

**SD21A/0255:** Construction of two, three storey 3-bedroom detached houses and associated ancillary site works. **No decision yet. Decision due no later than 8<sup>th</sup> Nov 2021**

### **Relevant Enforcement History:**

None recorded.

### **Pre-Planning Consultation:**

1 May 2018, Ref. PP016/18

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

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

*Policy H17 Residential Consolidation*

*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 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*

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

Table 11.20: Minimum Space Standards for Houses

<i>Type of Unit</i>	<i>Houses</i>	<i>Private Open Space</i>
<i>One Bedroom</i>	<i>50sq.m</i>	<i>48sq.m</i>
<i>Two Bedroom</i>	<i>80sq.m</i>	<i>55sq.m</i>
<i>Three Bedroom</i>	<i>92sq.m</i>	<i>60sq.m</i>
<i>Four Bedroom or more</i>	<i>110sq.m</i>	<i>70sq.m</i>

*Section 11.3.1 (v) Privacy*

*Section 11.3.2 Residential Consolidation*

*Section 11.3.2 (i) Infill Sites*

*Development on Infill sites should meet the following criteria:*

- *Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual.*
- *A site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.*
- *Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street.*
- *Where the proposed height is greater than that of the surrounding area a transition should be provided (see Section 11.2.7 Building Height).*

*Section 11.3.2 (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 the 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.*

# **Comhairle Chontae Atha Cliath Theas**

## **Record of Executive Business and Chief Executive's Order**

### *Policy H13 Private and Semi-Private Open Space*

*It is the policy of the Council to ensure that all dwellings have access to high quality private open space (incl. semi-private open space for duplex and apartment units) and that private open space is carefully integrated into the design of new residential developments.*

### *Policy H14 Internal Residential Accommodation*

*It is the policy of the Council to ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long-term needs of a variety of household types and sizes.*

### *Policy H15 Privacy and Security*

*It is the policy of the Council to promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.*

### *Section 6.4.4 Car Parking*

#### *Policy TM7 Car Parking*

#### *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 7.1.0 Water Supply & Wastewater*

#### *Policy IE1 Water & Wastewater*

*It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County.*

### *Section 7.2.0 Surface Water & Groundwater*

#### *Policy IE2 Surface Water & Groundwater*

*It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.*

### *Section 7.3.0 Flood Risk Management*

#### *Policy IE3 Flood Risk*

*It is the policy of the Council to continue to incorporate Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive.*

### *Section 8.0 Green Infrastructure*

#### *Policy G1 Overarching*

#### *Policy G1 Green Infrastructure Network*

#### *Policy G3 Watercourses Network*

#### *Policy G4 Public Open Space and Landscape Setting*

#### *Policy G5 Sustainable Urban Drainage Systems*

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

*Policy G6 New Development in Urban Areas*

*Section 9.3.1 Natura 2000 Sites*

*Policy HCL12 Natura 2000 Sites*

*Section 11.6.1 (i) Flood Risk Assessment*

*Section 11.6.1 (ii) Surface Water*

*Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)*

*Section 11.6.1 (iv) Groundwater*

*Section 11.6.1 (v) Rainwater Harvesting*

*Section 11.6.1 (vi) Water Services*

*Section 11.7.2 Energy Performance in New Buildings*

*Section 11.8.1 Environmental Impact Assessment*

*Section 11.8.2 Appropriate Assessment*

### **Relevant Government Guidelines**

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

***Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.***

***Sustainable Residential Development in Urban Areas - Guidelines for Planning***

***Authorities, Department of the Environment, Heritage and Local Government (2008).***

***Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).***

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

***Design Manual for Urban Roads and Streets, Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport, (2013).***

***Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009)***

***The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).***

***Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, Building Research Establishment, (1991).***

### **Assessment**

The main issues for assessment relate to the following items:

- Zoning and Council policy,
- Residential and Visual Amenity,
- Roads,
- Public Realm,
- Services and Drainage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIA).

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

### Zoning and Council Policy

The site is zoned objective RES – *'To protect and/or improve Residential Amenity.'* Residential development, including the construction of a house, is 'Permitted in Principle' under this zoning objective.

### Residential and Visual Amenity

The proposed house would be L-shaped and located towards the centre of the site in excess of 2m from all site boundaries. There is a house located 6m to the north east of the proposed house, and 2 houses located approximately 12m to the south east. There is an existing bungalow, of which the site was formerly part of the rear garden, located to the north west of the proposed house, separated by a distance of approximately 21m. It is noted that the two applications must therefore be considered concurrently as they are intrinsically linked. It is considered appropriate that the applicant should submit **additional information** comprising drawings detailing the current proposals for access to both sites, and alternative proposals for a joint access in the event SD21B/0487 is refused. In addition, a land transfer has obviously occurred to facilitate the access arrangements to the proposed dwelling. Details of this transfer, and the clear indication of each site's boundary, should be submitted as **additional information**. Furthermore, to ensure the safety of the access(es), a **condition** should be attached to any grant of permission restricting the heights of walls and vegetation at the entrance.

The proposed dwelling would have a pitched roof with dormer windows located on the south and west facing elevations to serve the master bedroom and first floor landing. Eye level horizontal windows are proposed at ground floor level on all elevations of the dwelling.

Roof lights would be located on the north and east facing elevations, serving all rooms on the first floor as well as the ground floor kitchen through the introduction of a double height ceiling at this end of the dwelling. On the south elevation there is one horizontal window proposed to serve Bedroom 3. It is noted that this window is located within approximately 15m of the opposing first floor windows of the dwellings to the south of the site. To protect residential amenity, the applicant should be invited to provide a design solution to reduce the impact of overlooking from this window, either by angled projection or otherwise, through the submission of **additional information**.

A brick finish is proposed for each gable end of the proposed house, with all other elevations to be finished in render. The roof will be in slate. These materials are considered acceptable. A roof plan has not been submitted with the application and should be requested as **further information**.

Based on the scale and siting of the proposed dwelling it would not appear overbearing in terms of the existing residences in the area.

It is considered that concerns of overlooking need to be resolved by requesting **further information**.

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

### Residential accommodation

The dwelling would exceed the minimum internal size for a four-bedroom dwelling, providing approximately 153sq.m of floor space. Two large storage rooms are provided, one on the ground floor and one on the first floor, for storing larger household items. The Development Plan recommends designers have regard to the standards contained within The Quality Housing for Sustainable Communities (2007) guidelines. These standards require all double bedrooms be a minimum of 11.4sq.m. It is noted that 2 of the bedrooms are 10.75sq.m however, given the overall quality of the accommodation provided throughout the house, this is not of concern and is considered acceptable. One bedroom will be located on the ground floor adjacent to an accessible bathroom and this is considered to be beneficial in terms of the useability of the house by people of all abilities and at different stages of life.

The residents of the existing house adjacent to the site would be left with sufficient private rear amenity space that exceeds minimum standards and the future residents would also have access to private amenity space that exceeds minimum standards. Overall, the proposal would provide a good standard of accommodation for residents. It is considered appropriate that, in the event of a grant of permission, a **condition** should be attached removing exempted development rights for rear extensions or large garden structures, to protect the private amenity space serving the dwelling.

### **Roads**

The Roads Department has reviewed the application and recommended **additional information** be sought. The additional information would provide detail to allow for the impact of this development and SD21B/0474 on neighbouring lands to be assessed concurrently as the two proposals are closely linked. An extract from the Roads Report states:

*The applicant has not submitted enough details in elevation view drawing showing existing vehicular access gate and vehicular access gate for House no. 24-26 Killakee Green including boundary walls and piers.*

*The applicant is required to submit a revised layout in plan and elevation view on a detail topographical map showing the vehicular access gate for House no. 24-26 Killakee Green and existing vehicular accesses for the proposed development.*

### **Roads recommends that the applicant submits on the following additional information:**

1. *The applicant is requested to submit as additional information in plan and elevation view drawings showing:*
  - a. *The proposed vehicular access gate width shall not exceed 3.4 meter wide.*
  - b. *The applicant is required to submit a revised layout in plan and elevation view on a detail topographical map showing the vehicular access gate for House no. 24-26 Killakee Green and existing vehicular access for the proposed development.*
  - c. *These plans must be shown on a detailed topographical background survey which shows the location of any existing street furniture, street trees and services*

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

*that are in the vicinity of the site. The extent of any footpath dishing required should also be noted.*

- d. The applicant is requested to submit a swept path analysis to demonstrate that 2-no. large family car can access, park, and egress the site in a forward direction.*

It is considered that the above **further information** should be requested.

### Public Realm

The Public Realm Section has reviewed the application and recommended **additional information**.

An extract from the report states:

#### Protection of Existing Street Tree

*In order to ensure the protection of the existing street tree in the adjacent grass margin, suitable tree protection fencing must be erected prior to all construction operations occurring on site. This tree protection fencing must be in accordance with BS 5837: 2012.*

#### Landscape Plan

*A landscape scheme shall be provided which helps to integrate the development into the local landscape and through suitable boundary planting provides visual screening, mitigation of negative visual effects and which improves local biodiversity and green infrastructure links.*

A tree bond of €1,500 has also been recommended in the event of a grant, and this can be attached by **condition**.

This report has been considered in the assessment of this application and it is considered appropriate to follow the recommendations of the Parks Department.

### Services and Drainage

Surface Water Drainage has reviewed the application and recommended **further information**. An extract from the Water Services Planning Report states:

- (1) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*
- (2) The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
  - (a) At least 5m from any building, public sewer, road boundary or structure.*
  - (b) Generally, not within 3m of the boundary of the adjoining property.*
  - (c) Not in such a position that the ground below foundations is likely to be adversely affected.*
  - (d) 10m from any sewage treatment percolation area and from any watercourse / floodplain.*
  - (e) Soakaways must include an overflow connection to the surface water drainage network.**



# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

In the event of a grant, standard **conditions** have been recommended.

Irish Water has reviewed the application and has stated no objection subject to standard **conditions** requiring pre-commencement agreements with Irish Water.

These reports have been considered in the assessment of the application.

### Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

### 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.

### SEA Monitoring Information

SEA Monitoring Information	
<b>Building Use Type Proposed</b>	House
<b>Floor Area (sq.m)</b>	153.6 sqm
<b>Land Type</b>	Brownfield
<b>Site Area</b>	0.073

### Conclusion

The applicant should be requested to submit further information in relation to the following items:

- There are concerns about the access arrangements for the proposed dwelling and how this might impact on 24 and 26 Killakee Lawn. The applicant should be requested to submit additional information in relation to access arrangements, as well as land transfers that have occurred to date.
- There are concerns about overlooking from the window of Bedroom 3 given a separation distance of only 15 m is achieved between this window and opposing first floor windows at 24 and 26 Killakee Green. This issue needs to be addressed to protect the privacy of existing and future residents.
- No roof plan has been submitted with the application. A roof plan is required to allow a full assessment of the application and should be requested from the applicant.
- The Roads Department has requested the applicant submit additional drawings in plan and elevation to show the existing and proposed access arrangements to the property, and their interaction with the access to 24 and 26 Killakee Green.
- A landscape plan should be submitted to demonstrate how the proposed development will

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

- integrate with the local landscape.
- Soil percolation tests and more detailed drawings for the proposed soakaway have been requested by the Surface Water Drainage Department.

### **Recommendation**

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

1. The applicant is requested to address concerns regarding the proposed site access, and access to 24 and 26 Killakee Green as follows:
  - (a) A site layout plan is required showing details of the proposed site access and the access to 24 & 26 Killakee Green as per planning application SD21B/0487.
  - (b) Details of proposed access arrangements to the proposed dwelling and 24 and 26 Killakee Green are required in the event that SD21B/0487 is refused permission or not constructed. The applicant is requested to submit site layout plans and elevations of an alternative shared access for the proposed dwelling with 24 and 26 Killakee Green.
  - (c) The applicant is requested to submit drawings detailing current and past land ownership, showing any land transfer arrangements that have occurred on the lands to facilitate the proposed developments.
2. The applicant is requested to revise the proposal for the main window serving bedroom 3 on the first floor to ensure there is no overlooking of adjacent properties, given there is only 15m between this window and opposing above ground windows to the south.
3. The applicant is requested to submit a roof plan to allow for a full assessment of the proposal.
4. The applicant is requested to submit plan and elevation view drawings showing:
  - (a) a revised layout in plan and elevation view on a detail topographical map showing the proposed vehicular access gate for House no. 24-26 Killakee Green and existing vehicular access for the proposed development.
  - (b) Plans must be shown on a detailed topographical background survey which shows the location of any existing street furniture, street trees and services that are in the vicinity of the site. The extent of any footpath dishing required shall also be noted.
  - (c) The applicant is requested to submit a swept path analysis to demonstrate that 2-no. large family car can access, park, and egress the site in a forward direction.
5. The site shall be landscaped in accordance with a comprehensive scheme of landscaping which includes boundary planting; details of which shall be submitted to the Planning Authority. The landscape scheme shall be provided which helps to integrate the development into the local landscape and through suitable boundary planting provides visual screening, mitigation of negative visual effects and which improves local biodiversity and green infrastructure links.
6. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest

# **Comhairle Chontae Atha Cliath Theas**

## **Record of Executive Business and Chief Executive's Order**

365 – Soakaway Design.

7. The applicant is requested to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. 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.
  - (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.

**Comhairle Chontae Atha Cliath Theas**

**Record of Executive Business and Chief Executive's Order**

**REG. REF. SD21A/0249**

**LOCATION: 8, Firhouse Road, Tallaght, Dublin 24**

*jjohnston*

\_\_\_\_\_  
**Jim Johnston,  
Senior Executive Planner**

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

**Date:** 1/11/21

*Eoin Burke*

\_\_\_\_\_  
**Eoin Burke, Senior Planner**