

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1476/21

Reg. Reference: SD21B/0496 **Application Date:** 20-Sep-2021

Submission Type: New Application **Registration Date:** 20-Sep-2021

Correspondence Name and Address: Sadhbh O' Connor 1, Kilmacud Road Upper,
Dundrum, Dublin 14

Proposed Development: Excavation of a basement level (54sq.m) and construction of an extension (151sq.m) to the eastern side of the existing house. The development will accommodate a home theatre at basement level, domestic swimming pool, sauna and gym at ground floor level increasing the area of the dwelling from 373sq.m to 578sq.m; 2 dormer windows at first floor level in lieu of 2 existing 'Velux' windows; internal reconfiguration of ground floor rooms to facilitate the internal connection to the side extension; elevational treatments; modification and replacement of first floor window on the south-west side elevation; upgrading the existing wastewater treatment system including provision of an Ecoflo polishing filter; hard and soft landscaping; changes in levels and all other works above and below ground.

Location: 'An Uímh', Slade, Saggart, Co. Dublin

Applicant Name: David Thompson

Application Type: Permission

(EW)

Site Area: 0.4064 Hectares

Site visit: 09/10/2021

Site Description:

The site is located in a rural area off the Slade Road (L2005), approximately 800m southwest of Saggart village. The site lies on the eastern side of the Slade Road. The site comprises a rectangular site with an existing dormer style residential property. The property is substantially set back from the public road. The site slopes downwards from road level and provides views over the Slade Valley. The ground level of the site ranges from 153.6mOD at road level to 146.0mOD at the eastern site boundary.

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The character of the surrounding area is rural. The River Camac traverses approximately 70 metres to the east of the site. A 220kV transmission line traverses along the northern site boundary. There are detached dwellings to the north, south and west of the subject site, all accessed by the Slade Road.

Proposal:

Excavation of a basement level (54sq.m) and construction of an extension (151sq.m) to the eastern side of the existing house, increasing the area of the dwelling from 373sq.m to 578sq.m. The development will comprise:

- a home theatre at basement level,
- domestic swimming pool, sauna and gym at ground floor level
- 2 dormer windows at first floor level in lieu of 2 existing 'Velux' windows;
- internal reconfiguration of ground floor rooms to facilitate the internal connection to the side extension;
- elevational treatments; modification and replacement of first floor window on the south-west side elevation.
- upgrading the existing wastewater treatment system including provision of an Ecoflo polishing filter;
- hard and soft landscaping; changes in levels and all other works above and below ground.

Zoning:

The subject site is subject to zoning objective 'RU' which seeks 'To protect and improve rural amenity and to provide for the development of agriculture.'

Consultations:

Surface Water Drainage –	Additional Information required
Irish Water –	No report received at time of writing (Refer to EHO)
EHO –	No objections subject to conditions.
Heritage Officer –	No report received at time of writing
Pollution Control -	No report received at time of writing

SEA Sensitivity Screening

The subject site is identified in the SEA monitoring system as overlapping with the following layers:

- Rural area 2016

Submissions/Observations /Representations

None recorded.

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Relevant Planning History

SD19A/0163 – **Refuse Permission** for construction of a private indoor swimming pool and ancillary accommodation in a separate single storey 223sq.m building adjacent to house; all associated and ancillary ground and site works. Permission was refused for five reasons (discussed within the assessment of this report).

SD16B/0201 **Grant Permission and Grant Retention** permission for first floor accommodation of circa 141sq.m in attic space as granted permission and constructed under Reg. Ref. S95A/0186, associated alterations to all elevations, vehicular entrance location and all associated site works. Permission is sought for 2 front extensions to dormer dwelling, alterations to all elevations, foul water to existing on site treatment system and surface water to soakaways and all associated site works.

S95A/0186 **Grant Permission** for an already approved house and septic tank (S92A/1120) – this permission related primarily to the change of site boundaries.

Condition 5

Prior to commencement of development, a legally binding agreement under Section 38 of the Local Government (Planning and Development) Act, 1963, restricting the land outlined in blue and red on the map submitted on 10th April, 1995, from further development, be submitted to and approved by the Planning Authority, when approved the agreement to be registered as a burden on the property.

REASON: In the interest of the proper planning and development of the area.

Condition 7

The house shall be located at a minimum clearance of 16 metres from the centre line of the E.S.B.'s Carrickmines - Dunstown 220 KV line. Applicant to consult directly with E.S.B. in this regard and to submit and agree details with Planning Authority prior to commencement of development. REASON: In the interest of the proper planning and development of the area.

The following references relate to the subject site however the files nor the planning reports can be traced: S92A/1120, S91A/0528, 90A/1553, 86A/577, and 90A/537

Adjacent Sites

SD16B/0215 - Slade Road, Saggart, Co. Dublin – Granted Permission for a single storey domestic extension to rear of existing bungalow and internal alterations. The extension works comprise of 70sq.m to include new kitchen/dining area and extended bedroom & ensuite.

Relevant Enforcement History

None found

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Pre-Planning Consultation

None recorded for subject site

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

Section 2.5.0 Rural Housing

Policy H16 Steep or Varying Topography Sites

Policy H20 Management of Single Dwellings in Rural Areas

Policy H21 Rural Housing Policies and Local Need Criteria

Policy H22 Rural Housing in RU Zone

Policy H23 Rural Housing in HA – Dublin Mountains Zone

Policy H27 Rural House and Extension Design

Section 2.5.5 Rural Housing In HA – Liffey Valley and HA – Dodder Valley

Policy H24 Rural Housing in HA – Liffey Valley and Dodder Valley

Section 2.5.6 Replacement Rural Dwellings

Policy H25 Replacement Dwellings in Rural and High Amenity Areas

Section 2.5.7 Rural Dwelling Occupancy

Policy H26 Occupancy Condition

Section 2.5.8 Rural House & Extension Design

Policy H27 Rural House & Extension Design

Section 11.3.4 Rural Housing

Section 11.3.4 (i) Housing Need

Section 11.3.4 (ii) Rural Housing Design

Section 11.3.4 (iii) Wastewater Treatment

Policy HCL1 Heritage, Conservation and Landscapes

Policy HCL2 Archaeological Heritage

Section 9.2.0 Landscapes

Policy HCL7 Landscapes

Section 8.1.0 Green Infrastructure Network

Policy G2 Green Infrastructure Network

Section 8.2.0 Watercourses Network

Policy G3 Watercourses Network

Section 9.2.1 Views and Prospects

Table 9.2: Prospects to be Preserved and Protected

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Policy HCL8 Views and Prospects

Section 9.2.3 Dublin Mountains

Policy HCL9 Dublin Mountains

Section 9.2.4 Liffey Valley and Dodder Valley

Policy HCL10 Liffey Valley and Dodder Valley

Section 9.3.0 Natural Heritage Sites

Section 9.3.1 Natura 2000 Sites

Table 9.3 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 9.3.2 Natural Heritage Areas

Table 9.4 Proposed Natural Heritage Areas

Policy HCL13 Natural Heritage Areas

Section 9.3.5 Non-Designated Areas

Policy HCL15 Non-Designated Areas

Section 9.4.0 Public Rights of Way and Permissive Access Routes

Policy HCL16 Public Rights of Way and Permissive Access Routes

Section 7.8.1 Casement Aerodrome

Policy IE8 Casement Aerodrome

Section 7.8.2 Weston Aerodrome

Policy IE9 Weston Aerodrome

Section 9.7.0 Sites of Geological Interest

Table 9.6 County Geological Sites for Protection

Policy HCL19 Geological Sites

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

Schedule 1: Record of Monuments and Places

Schedule 4: Restricted Areas for Development Glenasmole Bohernabreena

Relevant Government Guidelines

Sustainable Rural Housing Guidelines for Planning Authorities DoEHLG (2005)

Wastewater Treatment and Disposal Systems Serving Single Houses Environmental Protection Agency (November 2009)

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

Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG (2009)

Circular SP 5/08 – Conformity with Articles 43 and 56 of European Community Treaty (Freedom of Establishment and Free Movement of Capital) DEHLG September 2008

Assessment

The main issues for assessment are

- Zoning and Council Policy
- Overcoming Previous Reasons for Refusal
- Rural and Visual Amenity
- Landscape Character Assessment
- Access and Parking
- Environmental Public Health
- Protection of Water
- Services and Drainage
- Screening for Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The application site is zoned objective *RU*, which seeks 'To protect and improve rural amenity and to provide for the development of agriculture'. The applicant states that the proposal is a private swimming pool and as such, would be assessed as an extension to the existing dwelling.

Residential development that accords with Council policy for development in rural areas is listed as open for consideration under the 'RU' zoning objective of the application site. Therefore, such proposals may be permitted only if they do not conflict with the policies and objectives of the Development Plan and if they are consistent with the principles of proper planning and sustainable development and relevant Ministerial guidelines. Of specific relevance are Policy H16, Policy H16 Objective 2, Policy H27 and H27 Objective 1. For clarity, these are outlined below:

Policy H16 - It is the policy of the Council to ensure that development on lands with a steep and/or varying topography is designed and sited to minimise impacts on the natural slope of the site.

Policy H16 Objective 2

To avoid the use of intrusive engineered solutions, such as cut and filled platforms, embankments or retaining walls on sites with steep or varying topography.

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Policy H27 - It is policy of the Council to ensure that any new residential development in rural and high amenity areas, including houses and extensions are designed and sited to minimise visual impact on the character and visual setting of the surrounding landscape

Policy H27 Objective 1:

Ensure that all new rural housing and extensions within areas designated with Zoning Objective 'RU' (to protect and improve Rural Amenity and to provide for the development of Agriculture), Zoning Objective 'HA-DM' (to protect and enhance the outstanding natural character of the Dublin Mountains Area), Zoning Objective 'HA-LV' (to protect and enhance the outstanding character and amenity of the Liffey Valley) and Zoning Objective 'HA-DV' (to protect and enhance the outstanding character and amenity of the Dodder Valley):

- *Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features; **and***
- *Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; **and***
- *Is designed and sited to minimise impact on the site's natural contours and natural drainage features; **and***
- *Retains and reinstates traditional roadside and field boundaries; **and***
- *Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; **and***
- *Would comply with Code of Practice Wastewater Treatment Systems Serving Single Houses, EPA (2009) or other superseding standards; **and***
- *Would not create or exacerbate ribbon or haphazard forms of development.*

Overcoming Previous Reasons for Refusal

A similar type development was refused planning permission in 2019 for five separate reasons. The following is an assessment of these refusal reasons against the current proposal:

Refusal Reason 1

Insufficient information has been submitted in relation to the backwash water that would be discharged after dichlorination via an attenuation tank to the domestic wastewater treatment system including failure to provide rates of discharge, control measures and location of the referenced attenuation tank onsite. In addition to the swimming pool, the proposal would incorporate additional

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new toilets (3 no. cubicles, 2 no. urinals and 4 no. wash hand basins). The applicant has not provided any supporting documentation on the existing wastewater treatment system or demonstrated that the proposal which would result in additional loading on the wastewater treatment system would comply with Code of Practice Wastewater Treatment Systems Serving Single Houses, EPA (2009) or other superseding standards. This is significant having regard to the rural location of the site, and the proximity of the site to the River Camac. Having regard to the deficiency in information provided, it is considered that the proposed development would contravene Council policy H27 Objective 1 of the South Dublin County Development Plan 2016-2022 and would be prejudicial to public health and constitute an unacceptable risk of water pollution.

Assessment

The applicant has submitted an Engineering Services Report from *Brunner Consulting Engineers* dated 13th September 2021.

The proposed development is different in that it has been slightly reduced in scale and will be located to the east (rear of the property) and not to the west as was previously proposed. The proposed floor area will total approximately 200sqm, which remains significant and substantial.

The Engineering report, received with the application, states that the backwashing of the pool is carried out every 2 weeks by an automated process. The back wash discharge volume for the proposed pool is 585 litres. The contaminated backwashed water is dechlorinated and stored in an attenuation tank of 1000L capacity and a 1-30 year storm event with 20% allowance for climate change.

The Water Drainage Department has raised concerns that the information received with this application is unclear and does not provide enough information to support the management of backwashing discharge. The Water Drainage Department has requested additional information. In this regard the first reason for refusal does not appear to have been fully addressed. The applicant should be offered an opportunity to address the above concerns.

It is noted that the EHO Department states no objections subject to the following on Wastewater Treatment:

In summary, having regard to the overall concerns of the Water Drainage Department it is considered that the applicant should be requested to address items of concern raised by **Additional Information** in order to overcome previous reasons for refusal under Reason 1

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Refusal Reason 2

The proposal, involving significant and intrusive cutting of the sloping terrain to accommodate the proposed development (as demonstrated in Drawing No.051) would introduce an incongruous and visually intrusive form of development which would interfere with the rural setting and character of the landscape. Housing Policy H16 Steep or Varying Topography Sites states 'It is the policy of the Council to ensure that development on lands with a steep and/or varying topography is designed and sited to minimise impacts on the natural slope of the site.' and Policy H16 Objective 1 is 'To avoid the use of intrusive engineered solutions, such as cut and filled platforms, embankments or retaining walls on sites with steep or varying topography'. The proposed development would interfere with the rural landscape and character of the area and would materially contravene Policy H16 and Policy H16 Objective 1 and would therefore be contrary to the proper planning and development of the area.

Assessment

The Planning Authority notes that the site layout plan, submitted with this application does not clearly notate the levels/contours of the site. From investigation of the drawings submitted with the previous application's drawings it is clear that the site falls away from the public road to the eastern boundary by approximately 8m and continues to fall into the Camac river valley; this is significant. Aerial mapping indicates that there may be a water body/pond abutting the eastern boundary of the site. Notwithstanding the assertions in the cover report by *Thornton O'Connor Town Planning* dated 20th September 2021 that the new proposal is now located to the eastern side of the existing house thus mitigating the need to utilise substantial cut and fill mechanisms to construct the extension, the Planning Authority notes that cut and fill will have to take place to provide not just for the gym/pool structure but also for the basement cinema, the percolation area, Wastewater treatment plant, the backwash attenuation tank and the infiltration trench. Each of these items are located on the eastern slope and in close proximity to the River Camac. The Planning Authority also notes that no mitigation measures have been proposed to the eastern end of the site to lessen the impact of the development at this very sensitive location. It is considered that refusal reason 2 has not yet been overcome. Additional information to be sought.

Refusal Reason 3

The proposed development would contravene South Dublin County Council Development Plan 2016-2022 Policy H27 (Dwellings in Rural Areas) and Policy H27 Objective 1 as the proposal does not accord with the policy and policy objective in that:

- The development is excessive in scale and would adversely impact on the character of the landscape;
- The development requires intrusive engineered solutions and significant cutting into the sloping terrain;
- It is not demonstrated that the proposed development would comply with the Code of Practice Wastewater Treatment Systems Serving Single Houses, EPA (2009)

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In addition, the proposal would also interfere with the rural setting and character of the landscape. Within this context, the proposed development would further contravene the 'RU' zoning objective of the application site, which sets out to 'To protect and improve rural amenity and to provide for the development of agriculture' and would therefore be contrary to the proper planning and development of the area

Assessment

The modifications to the proposed development, previously refused, comprises the relocation of the structure to the east of the site, which gives rise to new considerations and concerns. The applicant has stated in the cover report by *Thornton O'Connor Town Planning* that extensive cut and fill engineering measures have been reduced and the new proposal aims to work with the natural topography of the site. This would be welcomed if it can be demonstrated that the required cut and fill is significantly reduced and mitigated. No mitigation measures appear to have formed part of the proposed development. ADDITIONAL INFORMATION.

Refusal Reason 4

The proposed development is located in the Athgoe and Saggart Hills landscape area, which has been designated under the South Dublin County Council Development Plan 2016 - 2022 following a Landscape Character Assessment of South Dublin County undertaken in 2015 as an area with a high landscape value and sensitivity and a Landscape Capacity which is negligible to low; meaning that the key characteristics of the landscape are highly vulnerable to development and that development would result in a significant change in landscape character and should be avoided if possible. Any increase in development in this area will have a negative impact on both the landscape value and sensitivity of this area, and would therefore materially contravene the South Dublin County Council Development Plan 2016 - 2022 Policy (HCL7) 'to preserve and enhance the character of the County's landscapes particularly areas that have been deemed to have a medium to high Landscape Value or medium to high Landscape Sensitivity' and would be contrary to the proper planning and sustainable development of the area.

Assessment

The applicant has stated in the cover report by *Thornton O'Connor Town Planning* that the new views of the extension will not be as visible from the public domain from Slade Road. A palette of high quality materials will also ensure that the domestic extension will assimilate into the receiving context. The applicant has not addressed the increase in development in this area and its likely negative impact on both the landscape value and sensitivity of this area, and its potential to materially contravene the South Dublin County Council Development Plan 2016 - 2022 Policy (HCL7) 'to preserve and enhance the character of the County's landscapes particularly areas that

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have been deemed to have a medium to high Landscape Value or medium to high Landscape Sensitivity'. Again, the proposed development does not appear to have been mitigated by way of increased planting and landscaping particularly close to the River Camac.

Refusal Reason 5

The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the rural amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Assessment

The applicant has not yet demonstrated that the proposed development would not set an undesirable precedent. ADDITIONAL INFORMATION.

Basement Home Theatre

Housing policy H16 Steep or Varying Topography Sites states '*It is the policy of the Council to ensure that development on lands with a steep and/or varying topography is designed and sited to minimise impacts on the natural slope of the site.*' While the proposed structure is set into the slope to minimise the impact visually from the east, significant cutting into the existing slope would be required to facilitate the basement home theatre room. Drawing no.200 demonstrates that a depth of 3.1 meters cut would be required in a 39.97sq.m space.

This would not accord with Policy H16 Objective 1 which is '*To avoid the use of intrusive engineered solutions, such as cut and filled platforms, embankments or retaining walls on sites with steep or varying topography*'. The Planning Authority has concerns regarding this element of the design proposal and it is not considered that the excavation of a basement level (54sq.m) would accord with the zoning objective 'RU' 'to protect and improve Rural Amenity and to provide for the development of Agriculture' by virtue of the intrusive engineering requirement to cut into the slope to facilitate the basement theatre and associated works. The proposal has not been designed to circumvent the need for intrusive engineered solutions, as evidenced by the 3.1 metre deep excavation required.

The applicant has failed to demonstrate that the proposed development would accord with Policy H27 Objective 1 in that -

- It requires intrusive engineered solutions and significant cutting into the sloping terrain;

Having regard to the above, it is considered that the proposed development would not accord with the policy zoning RU, would contravene Council Policy H16 Objective 1 and therefore be omitted from the proposal by way of **Additional Information**.

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Two dormer windows at first floor level in lieu of 2 existing 'Velux' windows

The proposed two dormer rear windows are positioned below the ridgeline of the existing dwelling and three tile courses above the eaves of the existing dwelling. The scale/design and window used is considered to be consistent to the recommendations of the Council's House Extension Design Guide in relation to design of dormer extensions and as such, would be in accordance with the proper planning and sustainable development of the area.

Biodiversity

Having regard to the rural location of the site, and the proximity of the River Camac approximately 70 metres east of the site. The River Camac is an important biodiversity corridor and presents as a significantly important habitat for White Clawed Crayfish, a species listed under the EU Habitats Directive. Consequently, protection of the watercourse from pollutants is crucial.

The subject proposal has submitted an Engineering Services Report from *Brunner Consulting Engineers* dated 13th September 2021. The report notes that *'the applicant's house is not connected to any public drainage or water supplies, the swimming pool water will be filled, treated and disposed of on site in a controlled fashion'*. The Planning Authority notes that the proposed works are located above an existing water course and having regard to the concerns raised by the Water Services engineers it is considered that Additional Information is required.

Having regard to the previous refusal report SD19A/0163, it was considered that the proposed development would contravene Council policy H27 Objective 1 of the South Dublin County Development Plan 2016-2022 and could be prejudicial to public health and constitute an unacceptable risk of water pollution.

In light of the deficiency in information provided with regards to Biodiversity and the Protection of water, it is considered that the applicant shall be requested by way **Additional Information** to submit the requirements outlined in the *conclusion* to this report.

Protection of Water

The River Camac is located within 70 metres of the eastern site boundary. It is council policy under Infrastructure and Environmental Quality Policy IE2 *Surface Water and Groundwater* to *'manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.'*

Furthermore, it is the objective under Policy IE2 Objective 9 *'To protect water bodies and watercourses, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains, within the County from inappropriate development. This will include protection buffers in riverine and wetland areas as appropriate (see also Objective G3 Objective 2 – Biodiversity Protection Zone).'*

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In the previous refusal report SD19A/0163A submission was received from Inland Fisheries Ireland (IFI). For clarity, the submission states the following:

IFI have reviewed the above application and comment as follows

The specification for the swimming pool states that the backwash water will discharge after dichlorination via an attenuation tank to the domestic wastewater treatment system (WwTp). From the drawings supplied there was no indication on the location of the attenuation tank, this information is required.

It was also stated that the discharge from the attenuation tank would be a slow discharge to the WwTp, what is the rate of the discharge and how is it controlled?

What is likely to be the impact of the discharge both hydraulically and originally from the backwash on the efficiency of the WwTp, these items should be addressed by the application.

The previous submission from the IFI in 2019 raised serious concerns as to the operation and management of the proposed swimming pool and in light of the deficiency in information provided with regards to Biodiversity and the Protection of water, it is considered that the applicant shall be requested by way **Additional Information** to submit the requirements outlined in the **conclusion** to **this report**.

Environmental Public Health

The proposal was assessed by the HSE Environmental Health Officer, and the stated no objections subject to conditions relating to construction noise, air quality, wastewater treatment:

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not likely require a Stage 2 Appropriate Assessment. However, information pertaining to water services and wastewater, will be sought by way of additional information. The need for environmental impact assessment will be fully assessed once this information has been received.

Environmental Impact Assessment

Having regard to the nature of the proposed development, and the distance of the site from the River Camac, it is considered that there may be a potential for the development to have an effect on the environment arising from the proposed development. However, information pertaining to water services and wastewater, will be sought by way of additional information. The need for environmental impact assessment will be fully assessed once this information has been received.

Notwithstanding the above, the proposed development of a significantly large extension, with sizeable interventions into the existing landscape to provide ancillary mechanisms for water

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management, and substantial roof coverage, resurfacing and hard engineering solutions to manage surface water drainage, all in close proximity to the River Camac, which is an established ecological setting and at a location downstream of a pNHA [Slade Valley] with minimal green infrastructure or additional landscaping proposed, will have a significant impact on the short-medium and long term of the immediate environment, the applicant should be requested to submit:

- (1) An ecological report for the site. This should include mitigating measures that will support the ecological setting of the River Camac and proposals for significant augmentation of planting and landscaping throughout the site, but specifically to the eastern end of the site.
- (2) A landscaping plan.
- (3) A Green Infrastructure plan for the proposed development and the site. The proposed development should demonstrate that Green Infrastructural elements such as green walls, green roofs, planted swales amongst other Green Infrastructure items have been considered within the design and layout of the site, specifically to the eastern end of the site.
- (4) Proposals to augment linkages between the site and the Camac River and new ecological areas proposed within the site, as well as augmenting links through the site to connect to other ecological corridors should form part of the overall design. These items would help to strengthen the viability of green pathways through the county and create wider ecological corridors and linkages; as well as deliver climate actions leading to Climate Adaptation and thereby meeting national guidance and targets. (Refer to Chapters 7, 8 and 9 of the current County Development Plan).

To lessen the impact of this disturbance the applicant should submit mitigating proposals within an ecological report and landscaping plan. Proposals and mitigating solutions should include the greening of all infrastructural elements of the design. This is in the interests of protecting/supporting the River Camac, which extends into the Slade Valley pNHA and supporting climate change adaptation, which the Council must address.

Planning Note:

Having regard to the overall impact of the development the applicant shall be requested to submit the following drawings:

- revised site plan showing the finished floor level of existing dwelling and of the proposed extension reflecting the omission of the basement theatre.
- Include spot and contour levels to the east of the site.
- Include any infrastructure east of the site.
- Include tree lined boundaries within the site.
- Include wells and proximity to site.
- Include any other land in ownership of the applicant in blue.

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The above drawings are required by **Additional Information** to enable the planning authority to adequately assess the impact of the proposed development on this sensitive rural site.

Development Contributions

Residential side Extension/Indoor swimming pool at 223.0sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Private indoor swimming pool and ancillary rooms	205.sq.m
Land Type	Site Area (Ha.)
Rural	0.4064

Conclusion

Additional Information to be sought.

Recommendation

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

1. The Planning Authority has significant concerns regarding the backwashing discharge, especially at this very sensitive location in close proximity to the River Camac. It is unclear how the proposed soakaway has sufficient capacity to manage backwashing discharge from the proposed swimming pool.
The applicant is requested to submit:
 - (i) a report showing calculations which demonstrates how the soakaway will manage backwash water discharge from the proposed swimming pool and stormwater run off from the proposed roof areas. The report shall also ensure separate calculations are provided for each proposed soakaway. Submitted calculations must be clearly legible in the report.
 - (ii) a drawing clarifying what areas each proposed soakaway serves on the site.
 - (iii) a drawing showing additional sustainable Drainage System (SuDS) features for the proposed development such as but not limited to:
 - Green sedum roof on proposed extension. (Refer also to other items in this AI request).
 - Permeable Paving in all new hardstanding areas including driveway areas
 - Water butts with overflow to proposed soakaways.
2. Notwithstanding the comments made in the cover report by Thornton O'Connor Town Planning dated 20th September 2021 that the new proposal is now located to the eastern side of the existing house thus mitigating the need to utilise substantial cut and fill

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mechanisms to construct the extension, the Planning Authority notes that cut and fill will have to take place to provide not just for the gym/pool structure but also for the basement cinema, the percolation area, Wastewater treatment plant, the backwash attenuation tank and the infiltration trench. Each of these items are located on the eastern slope and in close proximity to the River Camac and are considered to be significant in nature. The River Camac, is an established ecological setting and is located a short distance downstream of a pNHA [Slade Valley]. The Planning Authority notes that minimal green infrastructure or additional landscaping has been proposed, that would help mitigate the proposed development in its environmental setting. The development will have a significant impact on the short-medium and long term of the immediate environment, the applicant is therefore requested to submit:

- (1) An ecological report for the site. This should include mitigating measures that will support the ecological setting of the River Camac and proposals for significant augmentation of planting and landscaping throughout the site, but specifically to the eastern end of the site.
 - (2) A landscaping plan.
 - (3) A Green Infrastructure plan for the proposed development and the site. The proposed development should demonstrate that Green Infrastructural elements such as green walls, green roofs, planted swales amongst other Green Infrastructure items have been considered within the design and layout of the site, specifically to the eastern end of the site.
 - (4) Proposals to augment linkages between the site and the Camac River and new ecological areas proposed within the site, as well as augmenting links through the site to connect to other ecological corridors. These items would help to strengthen the viability of green pathways through the county and creating wider ecological corridors and linkages; as well as deliver climate actions leading to Climate Adaptation and thereby meeting national guidance and targets. (Refer to Chapters 7, 8 and 9 of the current County Development Plan).
3. The Planning Authority requires further clarification drawings to adequately assess the impact of the proposed development on this sensitive rural site. The applicant is requested to submit the following drawings:
- (a) revised site plan showing the finished floor level of existing dwelling and of the proposed extension reflecting the omission of the basement theatre.
 - (b) Include spot and contour levels to the east of the site.
 - (c) Include any infrastructure east of the site in cross-sectional form.
 - (d) Include tree lined boundaries within the site.
 - (e) Include wells and proximity to the site.
 - (f) Include any other land in ownership of the applicant in blue.
 - (g) A full east-west cross-section from the existing house to the River Camac.
 - (h) Proposals for the electricity wire/post on the site, which is aligned north/south.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

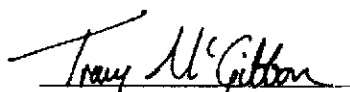
4. The applicant has failed to demonstrate that the proposed development would accord with Policy H27 Objective 1 as it requires intrusive engineered solutions and significant cutting into the sloping terrain. Having specific regard to the proposed basement theatre, it is considered that the proposed development would not accord with the policy zoning RU, would contrive Council Policy H16 Objective 1 and therefore should be omitted from the proposal. The applicant is requested to submit a full suite of revised plans/elevation/sectional drawings to reflect the omission.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

REG. REF. SD21B/0496

LOCATION: 'An Uimh', Slade, Saggart, Co. Dublin


Tracy McGibbon,
A/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: 15/4/21


Eoin Burke, Senior Planner