

Comhairle Chontae Atha Cliath Theas

PR/1539/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0274 **Application Date:** 06-Oct-2021
Submission Type: New Application **Registration Date:** 06-Oct-2021

Correspondence Name and Address: Peter Brennan Hayfield House, Knocklyon Road,
Dublin 16

Proposed Development: Demolition of garage and study room to side of
existing house; construction of a two storey, detached
4-bedroom house with single storey rear extension
and roof lights, in side garden of the existing house;
all ancillary site works to facilitate the development.

Location: 1, Grosvenor Court, Templeville Road, Templeogue,
Dublin 16, D6WFH10

Applicant Name: Carl Furlong & Deirdre Manninger

Application Type: Permission

(DF)

Description of Site and Surroundings

Site Visit: 04/11/2021

Site Area: 0.278 Hectares.

Site Description:

The existing corner dwelling within Grosvenor Court at the junction of Templeville Road comprises a semi-detached house with a side garden. Adjacent properties in the area are semi-detached with rear gardens. The River Poddle is located to the rear of the site - approximately 20m to the west of the site. The site generally slopes from the front to rear from 5.2 to 5.1, with a minimal site fall towards the southern boundary.

Proposal:

The proposed development comprises:

- Demolition of garage and study room to side of existing house;
- construction of a two-storey, detached 4-bedroom house with single storey rear extension and roof lights,
- in side garden of the existing house;
- all ancillary site works to facilitate the development.

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Zoning:

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

Consultations:

Water Services- No objection subject to conditions
Irish Water – No response
Roads Section – No objection subject to conditions
Parks – No objection subject to conditions

SEA Sensitivity Screening

No overlap with layers.

Submissions/Observations/Representations

None received. Final date for submissions 9/11/21.

Relevant Planning History

Subject Site

SD07A/0976. (1) Demolition of the existing side garage and study room to the existing house and alterations to the existing dwelling to facilitate the proposed development; (2) construction of two storey detached dwelling house to side of the existing dwelling consisting of four bedrooms, single storey rear kitchen/dining extension element and rooflights.

Grant Permission

Adjacent Site

SD17A/0308. The decommissioning and removal of the existing below ground District Regulating Installation enclosure and install a new above ground 5.5m x 1.1m x 2.3m (LxWxH) enclosure to house a natural gas District Regulating Installation with all ancillary services and associated site works.

Grant Permission

Relevant Enforcement History

None recorded for subject site

Pre-Planning Consultation

None.

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 3:

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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.

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Table 11.20: Minimum Space Standards for Houses

Section 11.3.1 (v) Privacy

Section 11.3.2 Residential Consolidation

Section 11.3.2 (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 (ii) Corner/Side Garden Sites

Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following criteria:

- The site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings,
- The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings,
- The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,
- Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings and

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- Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.

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

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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

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)

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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).

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

Assessment

The main issues for assessment are:

- Zoning
- Residential Amenity, Visual Impact and Layout
- Residential Amenity, Overlooking, Overshadowing
- Boundary Treatments
- Roads and Transport
- Parks
- Water Services
- Screening for Appropriate Assessment
- Environmental Impact Assessment

Zoning

The site is subject to the land-use zoning objective, 'RES' – 'To protect and improve residential amenity'. Residential development is permitted in principle under this zoning objective.

Residential Amenity, Visual Impact and Layout

Existing Dwelling

The existing garage is proposed to be demolished (approximately 40sq.m) to enable a larger site to accommodate the proposed semi-detached unit. This will enable two cars to be parked in the curtilage of both the existing and proposed house, with the rear amenity area to meet the requirements of the CDP as outlined below. This is acceptable.

Private Amenity Space

- The existing dwelling will have 90.2sq.m of rear amenity space as a result of the proposed development.
- The proposed house will have 70.3sq.m and is stated to be a four bedroom unit.

The proposed development satisfies the requirements of existing policy and meets the minimum standards required for rear amenity space.

Proposed Houses

The proposed ridge height is 7.3m, which matches the ridge height of the existing house. The proposed housing unit satisfies the minimum sizes and internal room areas as per the CPD and the Quality Housing for Sustainable Communities 2007. The master bedroom (11.5sq.m) when

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combined with the 2.7sq.m ensuite is 14.2sq.m. A number of windows are proposed. The south elevation of the proposed unit incorporates ground and first floor habitable room windows deemed to be acceptable and complies with council policy on the provision of dual frontage dwellings at corner/side development sites. The CGIs submitted outline the position of these windows. Furthermore, boundary treatments proposed for the south-eastern boundary of the entire site should be submitted and should be a maximum height of 1.2m for the length of the proposed side elevation of the dwelling (to the rear building line). A suitable planning condition will address this.

Residential Amenity, Overlooking, Overshadowing

The housing unit is set back a minimum of 3.03m from the southern boundary line. This is deemed acceptable and welcomed as it will strengthen the dual frontage aspect of the development and provide a significant privacy strip.

The separation distance of the existing unit to the rear boundary is approximately 8.2m, and 7.9m from the proposed unit to the rear boundary. The separation distance from the adjacent properties and rear boundary is acceptable. The development will not have an adverse impact on the residential amenity of the adjacent properties or the area by way of significant overlooking or overshadowing. It will not detract from the appearance of the existing dwelling and in this regard is considered to be acceptable.

Boundary Treatments

It is unclear the boundary treatments for the proposed unit. From undertaking a site visit the existing boundary wall includes a low-lying wall located forward of the front property line of the existing dwelling, which extends to approximately 2m in height along a portion of the southern boundary.

Rear boundary walls which enclose the rear amenity area shall be 2m in height, with boundary walls to the front and side of the properties to be a maximum of 1.2m in height (including any proposed piers). It is noted that the submitted drawings do not clearly show the boundary treatment for the southern/side and front boundary of the entire site. A full boundary treatment plan (including elevations) should be submitted through a suitable planning condition. A significant section of the southern boundary should be conditioned to have a maximum height of 1.2m in the interests of providing a dual frontage dwelling.

External Finishes

The proposed external finishes shall complement those of the existing dwelling and are considered to be acceptable.

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Roads and Transport

Car Parking

The applicant proposes the provision of car parking spaces located to the front of the existing dwelling, with spaces located to the front of the proposed dwelling.

The County Development requires a maximum of 1.5 car parking spaces per a 4-bed dwelling house (within Zone 1). The provision of the car parking spaces for the two dwelling houses is compliant with Development Plan policy.

The Roads Department has recommended standard conditions, and that the proposed entrance width shall not be changed. Appropriate conditions will address these.

Parks/Landscaping

Parks has advised no objection subject to conditions regarding boundary planting. This will be addressed through appropriate planning conditions. This is considered important due to the location of the site in proximity to the watercourse.

Water Services

Water Services has requested the following:

'Prior to commencement of development submit a drawing showing how surface water will be attenuated to greenfield runoff rate. Such a system shall be connected to the public surface water sewer. Submit a report to show calculation of proposed surface water attenuation system.'

A pre commencement condition will address this.

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

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 require a Stage 2 Appropriate Assessment.

Development Contributions:

Existing Dwelling House: No additional floorspace. No contributions required

Proposed dwelling house: 117.726sq.m. Contributions required

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SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – additional floor space	117sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.278ha

Conclusion

Considering the pattern of development in the vicinity and the design and layout of the proposed residential development, it is considered that, subject to compliance with appropriate conditions the proposed development would not seriously injure the amenities of the area or property in the vicinity, therefore, is in accordance with the proper planning and sustainable development of the area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Boundary
Prior to the commencement of development, a revised site layout plan and elevational drawings showing boundary treatments for the southern and eastern boundaries of the site shall be submitted to the Planning Authority incorporating the following modification:

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(i) The entire boundary treatment forward of the rear building line shall be a maximum height of 1.2m.

REASON: In the interests of providing a dual frontage at this location, to comply with County Development policy and objectives and in the interests of proper planning and sustainable development of the area.

3. Boundary Planting

(a) Prior to the commencement of development, a fully detailed planting plan with full works specification shall be submitted for the written agreement of the Planning Authority for the western boundary. These landscape proposals shall be prepared by a suitably qualified landscape architect and shall provide the following information:

(i) Planting that shall be of an appropriate scale to provide screening.

(ii) Species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate. Planting shall consist of semi-mature trees and hedge species.

(iii) Implementation timetables.

(b) Within 6 months of the commencement of development or during the first planting season after the commencement of development, the proposed boundary planting (as required under Item a.) shall be completed. Written confirmation confirming that the boundary planting has been implemented in full shall be submitted to the Planning Authority.

REASON: In order to assimilate development on this site into the surrounding area, in the interests of visual amenity and proper planning and development.

4. Water Services

Prior to the commencement of development the applicant shall submit the following for approval to the Planning Authority:

(1) A drawing showing how surface water shall be attenuated to greenfield runoff rates. Such a system shall be connected to the public surface water sewer.

(2) A report to show the calculation of proposed surface water attenuation system.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

5. Drainage - Irish Water.

(a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

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6. Irish Water Connection Agreement.
Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.
REASON: In the interest of public health and to ensure adequate water/wastewater facilities.
7. Gates.
No gate to be installed or erected shall be capable of opening across any public footpath, cycle-track, roadway or right of way, and any front entrance pillars shall be a maximum height of 1.2m.
REASON: In the interests of visual amenity and pedestrian safety.
8. Restriction on Use.
The house shall be used as a single dwelling unit and shall not be sub-divided by way of sale or letting (including short-term letting) or otherwise nor shall it be used for any commercial purposes.
REASON: To prevent unauthorised development.
9. Services to be Underground.
All public services to the proposed development, including electrical, information and communications technology (ICT) telephone and street lighting cables and equipment shall be located underground throughout the entire site. There shall also be provision for broadband throughout the site in accordance with the Planning Authority's policy and requirements.
REASON: In the interests of the visual amenities of the area, the proper planning and sustainable development of the area and compliance with the Council's Development Plan.
10. External Finishes.
All external finishes shall harmonise in colour and texture with the adjoining dwelling
REASON: In the interest of visual amenity.
11. Minimise Air Blown Dust.
During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.
REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.
12. Construction Noise and Hours.
To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery

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(to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

13. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €11,347.61 (eleven thousand three hundred and forty seven euros and sixty one cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public

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infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

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REG. REF. SD21A/0274

LOCATION: 1, Grosvenor Court, Templeville Road, Templeogue, Dublin 16, D6WFH10


Tracy McGibbon,
A/Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date:

30/11/21


Eoin Burke, Senior Planner