

Comhairle Chontae Atha Cliath Theas

PR/1611/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0287 **Application Date:** 20-Oct-2021
Submission Type: New Application **Registration Date:** 20-Oct-2021

Correspondence Name and Address: GI Martin Architects 50, Tullyard Road, Lisburn, Antrim, BT27 5JN

Proposed Development: Extension and alterations consisting of a 2 storey extension at the front main entrance of existing building (371.5sq.m ground floor addition & 367.5sq.m first floor addition); the extension will match the existing mansard roof profile; reorganisation of the first floor over an area of 272.2sq.m with the addition of 9 dormer windows; all associated services connections and ancillary site works.

Location: Kiltipper Woods Care Centre, Kiltipper Road, Bohernabreena, Dublin 24, D24A248

Applicant Name: Stanford Woods Care Centre Ltd.

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 1.2785 Hectares

Site Description:

The application site is located adjacent to the Ellensborough housing estate along in Kiltipper and is accessed off the Kiltipper Road via a long narrow driveway. The site is irregular in shape and bound by the Ellensborough housing estates to the west, an area of green open space associated with the Ellensborough housing estate to the north and a stretch of the Dodder Valley to the south and east. Dense planting, which consists of mature trees are located along the south and east boundary of the site. Housing along Ellensborough Drive backs along the western boundary of the site.

The site contains a care centre/nursing home. The structure is 1.5 storeys in height with floorspace at dormer level. An area of surface car parking is located along the eastern boundary of the site and acts as a buffer between the nursing home structure and the Dodder Valley to the east. The Dodder Greenway (Kiltipper Park Phase 1, completed late 2019) passes along a section just outside of the site boundary to the south and south-east of the subject site. The Dodder Greenway route pathway is located to the east of the subject site but is outside of the red line site boundary. Kiltipper Park to the south-west is zoned under objective OS which seeks 'to preserve and provide for open space

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and recreational amenities'. A narrow linear area of open space is located between the nursing house and the Ellensborough boundary to the west.

Proposal:

The proposal development consists of the following:

- Extension and alterations consisting of a 1.5 storey extension and two storey extension at the front main entrance of existing building (371.5sq.m ground floor addition and 367.5sq.m first floor addition).
- The extension will match the existing mansard roof profile.
- Addition of 9 dormer windows at first floor level over an area of 272.2sq.m.
- Associated landscaping.
- Proposed works measure c.1012sq.m.

Zoning:

The site is subject to zoning objective HA DV- To protect and enhance the outstanding natural character and amenity of the Dodder Valley.

A section of the Dodder Greenway passes along a section just outside of the site boundary to the south and south-east of the subject site. The Dodder Greenway travels through Kiltipper Park from the Bohernabreena Reservoir to the Kiltipper Park Care Home and these works were completed in late 2019. When complete the Dodder Greenway is envisaged to be over 17km long, linking Sir John Rogerson's Quay in the City Center to the entrance to the Bohernabreena reservoirs at Glenasmole, South Dublin.

Consultations:

Roads Department- **Refusal** recommended or **Additional Information** recommended were proposal to proceed.

Surface Water Drainage – **Additional Information** Recommended.

Irish Water – No objection subject to **conditions**.

Parks Department – No objection subject to **conditions**.

Environmental Health Office- Acceptable subject to **conditions**.

Heritage Officer – No report received to date.

Health Information & Quality Authority – No report received to date.

SEA Sensitivity Screening

Indicates overlap with the following layers;

- High Amenity Dodder Valley 2016
- Sites of Geological Interest 2016 (Dodder Terraces)

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Submissions/Observations /Representations

None recorded.

Relevant Planning History

SD18A/0018: Extension to the existing facility by the addition of: Area 1 - construct a 27.65sq.m extension to the existing building by moving a wall out by 3.5m and forming a new wall, door and glazed panels; Area 2 - extend bedrooms 96, 97, 99, 100A & 100B out by 2.55m to make each of these bedrooms doubles, 45.63sq.m; Area 3 - construct a new room in the courtyard with an area of 24.4sq.m; Area 4 - construct a new room in the courtyard with an area of 35.9sq.m. All new areas are to have flat roofs and rainwater drainage connected to the existing.

Decision: **Grant permission subject to conditions**

SD17A/0162: 138sq.m single storey extension to previously approved southern extension providing four ensuite bedrooms, a sitting room, nurse's station and 1 surface car park space.

Decision: **Grant permission subject to conditions**

SD09A/0457: Construct proposed alterations and additions to recently approved proposals, Ref. SD08A/0557 for Kiltipper Woods Care Home, to comply with new guideline standards as contained in the Health Information Quality Authority (HIQA) latest national care standards document for care homes for the elderly.

Decision: **Grant permission subject to conditions**

Completed

SD08A/0557: Extension to existing nursing care home to provide additional 22 single ensuite bedrooms and associated living accommodation; with physiotherapy and hydrotherapy wing all at ground floor; and staff training, staff change and laundry accommodation at first floor level.

Decision: **Grant permission subject to conditions**

Completed

SD07A/0477& PL06S.225382: Extension of existing care centre comprising the provision of 44 bedrooms and supporting facilities in one and two storey format

Decision: **Refuse Permission** by SDCC and **Refuse Permission** by An Bord Pleanala

Reason for refusal were as follows;

1. The site of the proposed development is located within an area zoned 'G' in the South Dublin County Development Plan 2004-2010 where it is a stated objective of the planning authority 'To protect and improve High Amenity areas', which zoning objective is considered to be reasonable. It is considered that the proposed development, by reason of its excessive bulk and scale resulting in a significant reduction in the existing open space area within the site, would constitute overdevelopment of the site and thereby contravene the zoning objective for the site and be contrary to the proper planning and sustainable development of the area.

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2. *The proposed development would be located immediately adjacent to a section of the Dodder River Valley and would result in the loss of an important open space and visual buffer between the river valley and existing development. The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.*

3. *The proposed development would adversely impact on the visual setting of the River Dodder and would contravene policies and objectives as set out in the South Dublin County Development Plan 2004-2010 which seek to protect and enhance the scenic character and setting of the Dodder River Valley, maintain the high scenic character of the area adjacent to the river and protect associated hedgerows and undergrowth, which policies and objectives are considered to be reasonable. The proposed development would, therefore, be contrary to the proper planning and development of the area.*

4. *The proposed development would result in a significant loss of existing open space within the site and would provide inadequate open space to cater for the needs of residents in the expanded Care Centre facility. The proposed development would, therefore, constitute a sub-standard form of development and would be contrary to the proper planning and sustainable development of the area.*

SD05A/0779: Retention of first floor extension of residential nursing care accommodation over existing nursing home within the roofspace of the existing structure

Decision: **Grant permission subject to conditions**

Completed

SD02A/0084: New residential care unit and renovation and conversion of existing Kiltipper House, to provide residential staff accommodation. The proposals include for partial demolition, site works, open amenity space and vehicular entrance of existing access road on Kiltipper Road.

Decision: **Grant permission subject to conditions**

Completed

Relevant Enforcement History

S3402- File closed

S6365 – File closed.

S6247- File closed.

Pre-Planning Consultation

PP070/21. No planning report recorded.

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

Section 9.2.3 Liffey Valley & Dodder Valley

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HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 10 Liffey Valley and Dodder Valley

It is the policy of the Council to protect and enhance the visual, recreational, environmental, ecological, geological and amenity value of the Liffey Valley and Dodder Valley, as key elements of the County's Green Infrastructure network.

HCL10 Objective 1:

To restrict development within areas designated with Zoning Objective 'HA – LV' (To protect and enhance the outstanding character and amenity of the Liffey Valley) and 'HA – DV' (To protect and enhance the outstanding character and amenity of the Dodder Valley) and ensure that new development is related to the area's amenity potential and is designed and sited to minimise environmental and visual impacts.

HCL10 Objective 2:

To ensure that development within the Liffey Valley and Dodder Valley will not prejudice the future creation and development of uninterrupted and coherent parklands including local and regional networks of walking and cycling routes.

HCL10 Objective 3:

To ensure that development proposals within the Liffey Valley and Dodder Valley, including local and regional networks of walking and cycling routes, maximise the opportunities for enhancement of existing ecological features and protects and incorporates high value natural heritage features including watercourses, wetlands, grasslands, woodlands, mature trees, hedgerows and ditches, as part of the County's Green Infrastructure network.

HCL10 Objective 6:

To recognise the key role the Dodder River plays in the County's Green Infrastructure network by facilitating and supporting the continued development of the Dodder Valley (Zoning Objective 'HA – DV') as a linear park, greenway and an area of special amenity, recreational, heritage, geology, biodiversity and conservation value to include for the completion of the Dodder Green Route along the full length of the Dodder River.

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HCL10 Objective 7:

Within areas designated 'High Amenity – Liffey Valley' and 'High Amenity – Dodder Valley' non-residential development will only be permitted where it:

Relates to the area's amenity potential or to its use for agriculture or recreational purposes, including recreational buildings; or

Comprises the redevelopment of or extensions to existing commercial or civic uses or development of new commercial or civic uses within an existing established area of commercial or civic activity; and Preserves the amenity value of the river valley including its landscape value, views or vistas of the river valley and its biodiversity value.

HCL16 Objective 2:

To promote and facilitate the creation of Permissive Access Routes and heritage trails that will provide access to high amenity, scenic and recreational lands including rural areas, forests, woodlands, waterways, upland/mountain areas, the Grand Canal, the Dodder Valley, the Liffey Valley and between historic villages (utilising modern technology), in partnership with adjoining local authorities, private landowners, semi-state and other public bodies such as Coillte and the Forest Service. Permissive Access Routes should not compromise environmentally sensitive sites.

Section 9.7.0 Sites of Geological Interest

HCL19 Objective 1:

To protect designated County Geological Sites from inappropriate development and to promote the importance of such sites through the County's Heritage Plan.

Section 11.4.2 Car Parking Standards

Assessment

The main issues for assessment are as follows:

- Zoning & Council Policy,
- Visual Impact, Scale & Design,
- Access & Parking,
- Parks & Landscaping,
- Environmental Health,
- Heritage,
- Health Information & Quality Authority,

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- Services & Drainage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR),

Zoning & Council Policy

The application site is zoned ‘Objective HA-DV’, which sets out:

‘To protect and enhance the outstanding natural character and amenity of the Dodder Valley’

Under this zoning objective, Nursing Home is listed as Not Permitted.

Table 11.14: Zoning Objective ‘HA - DV’: ‘To protect and enhance the outstanding character and amenity of the Dodder Valley’*

USE CLASSES RELATED TO ZONING OBJECTIVE	
Permitted in Principle	Open Space.
Open for Consideration	Agriculture, Allotments, Bed & Breakfast ^a , Car Park ^{b, f} , Cemetery ^g , Childcare Facilities ^a , Community Centre ^a , Cultural Use ^g , Doctor/Dentist ^a , Education, Guest House ^a , Home Based Economic Activities ^a , Hotel/ Hostel ^g , Place of Worship ^g , Public House ^a , Public Services ^f , Recreational Facility ^{a, f, h} , Residential ^{a, c} , Restaurant/Café ^a , Rural Industry-Food ^a , Shop-Local ^a , Sports Club/Facility ^{f, h} , Traveller Accommodation ^g .
Not Permitted	Abattoir, Advertisements and Advertising Structures, Aerodrome/Airfield, Betting Office, Boarding Kennels, Camp Site, Caravan Park-Residential, Concrete/ Asphalt Plant in or adjacent to a quarry, Conference Centre, Crematorium, Embassy, Enterprise Centre, Fuel Depot, Funeral Home, Garden Centre, Health Centre, Heavy Vehicle Park, Hospital, Housing for Older People, Industry-Extractive, Industry-General, Industry-Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, Nursing Home , Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m-1,000 sq.m, Offices over 1,000 sq.m, Off-Licence, Outdoor Entertainment Park, Petrol Station, Primary Health Care Centre, Recycling Facility, Refuse Landfill/ Tip, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Shop-Neighbourhood, Social Club, Stadium, Transport Depot, Veterinary Surgery, Warehousing, Wholesale Outlet, Wind Farm.

a In existing premises

c In accordance with Council policy for residential development in rural areas

f Subject to acceptable landscape impact assessment

g All development classes shall not be permitted within 30m of the river bank, in order to protect recreational amenity

h For small-scale amenity or recreational purposes only

*Note: The Division between the ‘HA-DM’ and ‘HA-DV’ zones occurs at Fort Bridge, Bohernabreena.

Table 11.15: Zoning Objective ‘OS’: ‘To preserve and provide for open space and recreational amenities’

However, it is noted that under *Section 9.2.3 Liffey Valley and Dodder Valley* of the County Development Plan 2016-2022 HCL10 Objective 7 states:

Within areas designated ‘High Amenity – Liffey Valley’ and ‘High Amenity – Dodder Valley’ non-residential development will only be permitted where it:

- Relates to the area’s amenity potential or to its use for agriculture or recreational purposes, including recreational buildings; or

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- **Comprises the redevelopment of or extensions to existing commercial or civic uses or development of new commercial or civic uses within an existing established area of commercial or civic activity; and**
- Preserves the amenity value of the river valley including its landscape value, views or vistas of the river valley and its biodiversity value.

Having regard to the planning history of the site, the established use on the site and the scale and nature of the proposed development, it is considered that the proposal may be acceptable in principle subject to compliance with the policies and objectives of the SDCC Development Plan 2016-2022.

Visual Impact, Scale and Design

The 1.5 and two storey extension at the front of the main entrance will be located to the north-east of the subject site at the front of the main entrance of the existing building. It will project outwards from the main building by approximately 6.0 metres and at c.6.3m will have a height to match that of the existing building. Having regard to the overall scale and design of the proposed development and in the context of the existing 1.5 storey nursing home it is considered that the proposed additional extensions is appropriately sited and will not adversely impact on the character of the existing structure and on the amenity of the site zoned 'HA DV' which seeks to '*To protect and enhance the outstanding natural character and amenity of the Dodder Valley*'.

It is noted that the proposal creates a small area of open space in the form of a courtyard to be enjoyed by residents on site. This is welcomed. In overall terms, the site is located in close proximity to Kiltipper Park and the residents, staff and visitors will benefit from that amenity.

Access & Parking

The Roads Department has recommended refusal. However, should the proposal be granted, the Roads Department recommends items to be requested by way of **Additional Information**. An extract taken from the Roads report states the following:

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

All associated services connections and ancillary site works.

Access & Roads Layout:

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Set down Area

The existing set-down area provides what seems a safe and unconstrained area for residents and visitors to alight from cars. It also allows cars/mini-buses to safely navigate the small roundabout without the need to reverse or carry out a 3-point turn.

The proposed extension removes the roundabout arrangement and would significantly affect this arrangement. It introduces a reversing OR 3-point turning manoeuvre, and this is a cause of concern to the SDCC Roads Department.



Existing



Proposed

Emergency Vehicle Access

Access to the site for Emergency service vehicles is currently quite constrained. Reducing the square meterage and the functionality of the set down area would serve to reduce the space that emergency service vehicles have to operate in, and in turn would make the site less accessible in the event of an emergency. This is a nursing home and by its nature will at times witness a high frequency of ambulance trips. An ambulance driver's ability to navigate the site quickly and safely in an emergency situation would diminish considerably with the proposed reduced set-down area. The same would apply to other emergency service vehicles.

Car Parking

Existing carpark: 51 spaces numbered; 11 spaces with no numbers. The proposed extension would see a reduction of 8 of the no-number spaces.

The parking allocation would therefore reduce from 62 to 54 spaces; users of the facility would not benefit from this reduction.

The maximum number of car parking spaces would be based on the number of residents and staff also; these figures would be required under AI were the proposed development to proceed.

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Bicycle Parking

There is no existing allocation for bicycle parking spaces, nor has any been proposed.

The minimum number of bicycle parking spaces would be based on the number of staff and residents; these figures would be required under AI were the proposed development to proceed.

Additionally

If the proposal were to proceed, the applicant would be required to submit the following as AI:

- Mobility Management Plan A mobility management plan is to be prepared within six months of grant of permission and is to be agreed with the Planning Authority*
- Construction Traffic Management Plan for the written agreement of the Planning Authority*
- Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority*
- Staff & Resident numbers*
- Revised drawings showing:*
 - 5% mobility car parking provision*
 - 10% electric car charging point provision*
 - Swept-path analysis drawings (AutoTRAK) for emergency service vehicles and refuse collection*

ROADS RECOMMENDS REFUSAL

The proposed reduction in the car parking provision along with the proposed increase in floor area. Is not in line with the SDCC county development plan and sustainable travel for this type of development.

There will be a reduction in on curtilage area for emergency vehicles to turn and exit safely due to the removing the existing turning area and parking spaces. Generating an increase in traffic hazard at the development

The Planning Department note the concerns of the Roads report. The proposal represents an extension of the existing proposal and it is considered that a site wide approach to the car parking is required. The County Development Plan indicates a maximum quantum of car parking spaces for nursing homes in Zone 1 as 1 per 4 residents. The applicant shall be requested to demonstrate compliance with same and address the emergency vehicle movements by further information.

Parks & Landscaping

The Dodder Greenway (Kiltipper Park Phase 1, completed late 2019) passes along a section just outside of the site boundary to the south and south-east of the subject site. The Dodder Greenway route pathway is located to the east of the subject site but is outside of the red line site boundary. It is considered that the proposed development would not impact on the Dodder Valley pedestrian route.

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A report was received from the Parks Department recommending **conditions** to be attached in the event of a grant of permission. An extract taken from the Parks report states the following:

Public Realm Comments:

In relation to the above proposed development, this section has reviewed the application and has the following comments.

The Public Realm Section has reviewed the above application and has no objections in principle to the proposed development.

The only comment the Public Realm Section wishes to make relates to the proposed artificial grass surfacing for the internal courtyard. It is the opinion of the Public Realm Section that consideration should be given to a natural grass lawn in this situation. See below justification for a natural lawn as opposed to artificial grass:

- i. A natural lawn acts as part of the natural landscape, nurturing and sustaining life, absorbing organic material, producing oxygen and helping maintain ground temperature equilibrium.*
- ii. Lawns actually sustain living organisms which help the soil to breathe. As such they are part of the eco-system.*
- iii. Artificial lawns are made from petroleum-based plastic which creates artificial waste in its manufacture.*
- iv. At the end of its 20 year life, artificial lawns cannot be recycled and end up in landfill, this is not sustainable.*
- v. In hot weather, a natural lawn has a cooling effect, the opposite of what happens with artificial grass.*
- vi. Aesthetics is not just about how things look. It is also about how things feel, and harmonising human and natural environments. A natural lawn connects people with the natural environment – something a plastic outdoor carpet cannot do.*

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

1. Landscape Plan (Implementation of Submitted Details)

The landscaping plan shown on drawing No. L0-01 Landscape Proposals shall be carried out in the first planting and seeding seasons following completion of the development. Any trees or plants which within a period of 3 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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REASON: To secure the provision and retention of the landscaping in the interests of the visual amenity of the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022.

2. Sustainable Drainage System (SuDS)

No development shall take place until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

REASON: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective 2.

Following further consultation with the Parks Department the following recommendations are noted:

It would be in order, given the proximity of the Dodder Valley to seek a bat survey if one has not been provided.

*If it is intended to grant the permission we would recommend requiring the following as **conditions**.*

We would seek the transfer of a small strip of land in the west of the site at the boundary into Kiltipper Park to ensure the long term viability of the existing walking route through the site.

In addition it would be recommended that the existing walking route through the site be upgraded to a walking and cycling route (i.e. a shared route) to facilitate use by cyclists.

It is considered appropriate to include as part of a further information request.

Environmental Health

A report was received from the Environmental Health Officer (EHO) recommending the proposal to be acceptable subject to **conditions**. An extract taken from the EHO report states the following:

Development Summary: The development proposes a first floor extension at the front of the existing premises and internal alterations. The nursing home is on mains supply for water and main drains. As such noise and dust as potential impacts are all that are noted as the home is adjacent to a large amount of domestic residences.

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Decision:

The above development is acceptable to this office subject to the following conditions:

Noise

1. To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that : The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

Before 07.00 hours on weekdays, Monday to Friday

Before 09.00 hours on Saturdays.

After 19.00 hours on weekdays, Monday to Friday.

After 13.00 hours on Saturdays.

Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

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.

Air Quality

2. During the construction 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.

Reason: To contain dust arising from construction in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

It is considered appropriate to attach the above **conditions** in the event of a grant.

Heritage,

No report received.

Health Information & Quality Authority,

No report received.

Services & Drainage

A report was received by Surface Water Drainage recommending **Additional Information** be requested regarding requirements for Surface Water Drainage. A report was received by Irish Water recommending no objection subject to **conditions**. An extract taken from the Surface Water Drainage report states the following:

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*Surface Water Report: **Further Information Required:***

1.1 There is no report showing surface water attenuation calculations for proposed development. It is unclear what available attenuation capacity exists if any in proposed/existing surface water attenuation system. It is also unclear if proposed soakaway is new or existing.

Submit a report showing surface water attenuation calculations for the entire site and proposed new extension. The report shall show the site area in hectares or m², and each surface type. Include the areas of each surface type such as buildings, roads, permeable paving, green areas in m² and their respective run off coefficients. Show what the Q_{bar} in litres/second, SAAR (Standard Annual Average Rainfall) value is for proposed site and Met Eireann site specific rainfall data.

If a soakaway is proposed to discharge water then submit a report showing percolation tests results as per BRE Digest 365 Standards.

Also submit a drawing in plan and cross sectional view showing design details of proposed soakaway as per BRE Digest 365 Standards. Such a soakaway shall have an over flow connect to the public surface water sewer.

1.2 The surface water drawing is incomplete. Submit a revised drawing showing the surface water layout of proposed development and include SuDS (Sustainable Drainage Systems) as a means of attenuation.

SuDS should first be used as a means of attenuating surface water and where this is not sufficient additional arched type attenuation can be used or existing surface water attenuation if there is available capacity in same. Examples of SuDS include,

- Green roof*
- Blue roofs*
- Permeable paving*
- Grasscrete*
- Filter Drains*
- Channell rills*
- Swales*
- Tree pits*
- And other such SuDS.*

Flood Risk: No Objection

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

Any new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

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All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

An extract taken from the Irish Water report states the following:

1 Water

Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul

Prior to the commencement of development the applicant or developer shall enter into waste water connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate waste water facilities.

It is considered appropriate to attach the above **conditions** in the event of a grant.

Screening for Appropriate Assessment (AA)

Having regard to the distance of the proposed development from any Natura 2000 sites, the nature and scale of the proposed development in the context of the surrounding developments, it is not considered that the proposed development is likely to have a negative effect on a Natura 2000 site and therefore a Stage 2 Appropriate Assessment is not required.

Environmental Impact Assessment (EIAR)

Having regard to the nature and scale of the proposed development and pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposal is not a class of development for which a mandatory Environmental Impact Assessment Report is required. Additionally, having regard to the distance of the site from nearby sensitive receptors, the need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Conclusion

Further information required in relation to the integration with the Dodder Greenway, the car parking, emergency vehicles and surface water.

Recommendation

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

1. (1) There is no report showing surface water attenuation calculations for proposed development. It is unclear what available attenuation capacity exists if any in proposed/existing surface water attenuation system. It is also unclear if proposed soakaway is new or existing.

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Submit a report showing surface water attenuation calculations for the entire site and proposed new extension. The report shall show the site area in hectares or m², and each surface type. Include the areas of each surface type such as buildings, roads, permeable paving, green areas in m² and their respective run off coefficients. Show what the Qbar in litres/second, SAAR (Standard Annual Average Rainfall) value is for proposed site and Met Eireann site specific rainfall data.

If a soakaway is proposed to discharge water then submit a report showing percolation tests results as per BRE Digest 365 Standards.

Also submit a drawing in plan and cross sectional view showing design details of proposed soakaway as per BRE Digest 365 Standards. Such a soakaway shall have an over flow connect to the public surface water sewer.

(2) The surface water drawing is incomplete. Submit a revised drawing showing the surface water layout of proposed development and include SuDS (Sustainable Drainage Systems) as a means of attenuation.

SuDS should first be used as a means of attenuating surface water and where this is not sufficient additional arched type attenuation can be used or existing surface water attenuation if there is available capacity in same. Examples of SuDS include:

- Green roof
- Blue roofs
- Permeable paving
- Grasscrete
- Filter Drains
- Channell rills
- Swales
- Tree pits
- And other such SuDS.

2. The applicant is advised that the Planning Authority considers the continued access for the residents and the public from the subject site to the Kiltipper Park as a key consideration in the justification of the increased intensity of use on the site.

To ensure the future viability, the Council seeks the transfer of a small strip of land in the south west of the site at the boundary into Kiltipper Park that accommodates a section of the existing access to ensure the long term viability of the existing walking route through the site.

The applicant is invited to discuss the transfer with the Planning Authority and Public Realm Sections of the Council prior to a further information response.

3. The Planning Authority advises that the Roads Department has recommended refusal of the proposed development. The applicant is requested to provide the following:
 - (a) A robust car parking justification for the subject site, including the existing, in the

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context of the South Dublin County Development Plan 2016-2022.

(b) The applicant is advised that the upgrading of the existing walking route through the site to a walking and cycling route (i.e. a shared route) to facilitate use by cyclists would be a positive sustainable transport development and would reduce demand for car parking. The applicant is requested to include same.

(c) Swept-path analysis drawings (AutoTRAK) for emergency service vehicles and refuse collection.

(d) Staff & Resident numbers.

d). Revised drawings showing:

- 5% mobility car parking provision

-10% electric car charging point provision

4. The applicant is requested to consider a natural grass lawn in place of the artificial grass. See below justification for a natural lawn by SDCC public realm as opposed to artificial grass in the courtyard:
 - i. A natural lawn acts as part of the natural landscape, nurturing and sustaining life, absorbing organic material, producing oxygen and helping maintain ground temperature equilibrium.
 - ii. Lawns actually sustain living organisms which help the soil to breathe. As such they are part of the eco-system.
 - iii. Artificial lawns are made from petroleum-based plastic which creates artificial waste in its manufacture.
 - iv. At the end of its 20 year life, artificial lawns cannot be recycled and end up in landfill, this is not sustainable.
 - v. In hot weather, a natural lawn has a cooling effect, the opposite of what happens with artificial grass.
 - vi. Aesthetics is not just about how things look. It is also about how things feel, and harmonising human and natural environments. A natural lawn connects people with the natural environment – something a plastic outdoor carpet cannot do.

5. Given the proximity of the Dodder Valley, a bat survey carried out by a suitably qualified professional is required.

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REG. REF. SD21A/0287

**LOCATION: Kiltipper Woods Care Centre, Kiltipper Road, Bohernabreena, Dublin 24,
D24A248**

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:

14/12/21



Eoin Burke, Senior Planner