

Comhairle Chontae Atha Cliath Theas

PR/0011/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0565 **Application Date:** 04-Nov-2021
Submission Type: New Application **Registration Date:** 04-Nov-2021

Correspondence Name and Address: Desmond J. Halpin 15 Carriglea Drive, Firhouse,
Dublin 24

Proposed Development: Single storey extension to the rear of existing detached
cottage with slate roof with rooflights; 2 rooflights to
existing front slate roof; internal alterations and
associated site works.

Location: Piperstown, Bohernabreena, Tallaght, Dublin 24,
D24X275

Applicant Name: Michael Collins & Claire Phibbs

Application Type: Permission

(EW)

Description of Site and Surroundings

Site Visited 08/12/2021

Site Area 0.5589 hectares

Site Description

The site is located within the Dublin Mountains, with an address at Piperstown, Bohernabreena, at an isolated and well screened location with boundary tree planting across the landholding. The entrance to the site is located off a bend on a steep narrow road. The entrance access is off a steep decline from the main road. The front of the cottage is visible at a distance from the main entrance gates.

Proposal

The development consists of the following:

- Single storey extension to the rear of existing detached cottage with slate roof with rooflights;
- 2 rooflights to existing front slate roof; internal alterations and associated site works.

Zoning

The site is zoned Objective HA-DM in the South Dublin County Council Development Plan 2016-2022 which seeks *'To protect and enhance the outstanding natural character and amenity of the Dublin Mountain area'*.

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SEA Environmental Sensitivity Screening

The subject site is identified in the SEA monitoring system as overlapping with the layers 'High Amenity - Dublin Mountains' and in close proximity to the following:

Close proximity to:

- PFRA A 2016
- PFRA B 2016
- Protected Structure 2016

The County Development Plan Map also indicates that the site is within an area identified to 'Protect and Preserve Significant Views'

Glenasmole/Bohernabreena Study Area

It is noted that the site is located within the Glenasmole/Bohernabreena Study Area, as identified in the Development Plan 2016-2022, Schedule 4 indicates Slope Greater than 20% and part of the site located within 100m Zone from streams.

Consultations:

<i>Water Services Section:</i>	Further Information requested.
<i>Irish Water:</i>	No objection subject to conditions.
<i>Roads Department:</i>	No objection subject to conditions.
<i>Heritage Officer:</i>	No comments received at time of writing report
<i>Parks Department:</i>	No comments received at time of writing report.
<i>E.H.O:</i>	No comments received at time of writing report.
<i>Waste Management:</i>	No comments received at time of writing report
<i>Environmental Protection Agency:</i>	No comments received at time of writing report
<i>Inland Fisheries Ireland:</i>	Comments provided.

Submissions/Observations /Representations

None for subject proposal.

Planning History

None for subject site.

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Adjacent sites

S01A/0761

Piperstown, Bohernabreena, Tallaght, Dublin 24. Refuse Permission Demolition of 2 existing buildings, the construction of a dormer bungalow with adjoining garage, effluent treatment system, new site entrance and all associated site works.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded.

Section 2.5.0 Rural Housing

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

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 2.4.1 Residential Extensions

Policy H18 Residential Extensions

It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.

Policy H18 Objective 2:

To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

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Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

Policy H27 Rural House and Extension Design

- 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.

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

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- Would not create or exacerbate ribbon or haphazard forms of development.

Section 7.1.0 Water Supply & Wastewater
Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater
Policy IE2 Surface Water & Groundwater

Section 8.1.0 Green Infrastructure Network
Policy G2 Green Infrastructure Network

Section 9.1.0 Built Heritage and Architectural Conservation
Policy HCL 1- Overarching

Section 9.1.1 Archaeological Heritage
Policy HCL 2 Archaeological Heritage

Section 9.1.3 Architectural Conservation Areas
Policy HCL 4 Architectural Conservation Areas

Section 9.2.0 Landscapes
Policy HCL7 Landscapes

Section 9.2.1 Views and Prospects
Table 9.2: Prospects to be Preserved and Protected
Policy HCL8 Views and Prospects

Section 9.7.0 Sites of Geological Interest
Table 9.6 County Geological Sites for Protection
Policy HCL19 Geological Sites

Section 11.3.4 Rural Housing
Section 11.3.4 (i) Housing Need

Section 11.3.4 (iii) Wastewater Treatment

Domestic effluent treatment plants and percolation areas serving rural houses or extensions shall comply with the requirements of the Code of Practice Wastewater Treatment Systems Serving Single Houses, EPA (2009) or other superseding standards. Such details should be included with

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applications for new or replacement houses and extensions to existing dwellings where there would be an increase in demand on the treatment capacity of any existing wastewater treatment system.

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 11.3.3 (iii) Backland Development

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

Table 11.20: Minimum Space Standards for Houses

Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

11.5.1 – Archaeological Heritage

11.5.3 – Architectural Conservation Areas

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 11.8.2 Appropriate Assessment

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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
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 7.8.2 Weston Aerodrome
Policy IE9 Weston Aerodrome

Section 9.7.0 Sites of Geological Interest
Table 9.6 County Geological Sites for Protection

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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

South Dublin County Council House Extension Design Guide (2010)

Respect of the appearance and character of the house and the local area:

- Many extensions are designed to match the style and materials of the original house; however, the Council does not wish to prevent innovation and is willing to consider creative and modern architectural approaches to design where they are of a high standard and is complementary to the house and its context.

Relevant Government Policy & Guidelines

Sustainable Rural Housing Guidelines for Planning Authorities DoEHLG (2005).

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

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).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy
- Rural Extension
- Visual Amenity
- Residential Amenity
- Site Topography
- Heritage, Conservation and Landscapes
- Services and drainage
- Environmental Health;
- Roads
- Screening for appropriate assessment
- Screening for Environmental Impact Assessment

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Zoning/Land Use

The site is zoned Objective HA-DM in the South Dublin County Council Development Plan 2016-2022 which seeks *'To protect and enhance the outstanding natural character and amenity of the Dublin Mountain area'*. The use class 'Residential' is 'open for consideration' under this zoning objective subject to accordance with Council policy for residential development in rural areas and in existing premises.

Residential development that accords with Council policy for development in rural areas is listed as open for consideration under the 'HA-DM' 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.

Policy H23 Policy 23 Rural Housing in HA – Dublin Mountains Zone states: *"It is the policy of the Council that within areas designated with Zoning Objective 'HA-DM' (to protect and enhance the outstanding natural character of the Dublin Mountains Area) new or replacement dwellings will be only be considered in exceptional circumstances"*. The proposal is for an extension and, as such, is not contrary to this policy.

The site is located within the Bohernabreena Restricted Area Policy H23 Objective 2 is *"To generally prohibit development within restricted areas identified on the Bohernabreena/Glenasmole Reservoir Restricted Areas Map contained in Schedule 4"*. Whilst the site is within these restricted areas, the proposal is to extend an existing property and, is therefore considered acceptable in principle, subject to the impacts of the proposal being acceptable.

Rural Extension

Policy H27 seeks to 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

*It is noted that the ridge height of the new extension will be behind the existing cottage roof and will not be viewed from road level at the eastern point of the site. Further details of landscape impact required via **additional information**.*

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- Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; and

From the submitted drawings the applicant appears to retain existing trees and plants on the site and therefore will not have a negative impact on the environment including flora, fauna, soil on the existing site.

- Is designed and sited to minimise impact on the site's natural contours and natural drainage features; and

*From the submitted drawings it noted that the Surface Water Drainage department require **Additional Information** regarding plan & cross-sectional views, dimensions, and location of proposed soakaway drainage systems for the proposed extension and how it will impact on the site's natural contours and natural drainage features.*

*The Planning Authority also request **Additional Information** on Levels/contours.*

- Retains and reinstates traditional roadside and field boundaries; and

From the submitted drawings the applicant appears to retain traditional roadside and field boundaries. The existing site entrances are to be retained from the original house that exists on this site as well as the field site south of the main entrance.

- Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; and

*It is not apparent that these have been clearly outlined on the submitted drawings. The Planning Authority also request **Additional Information** on site Levels/contours and clarification on intrusive engineered solutions.*

- Would comply with Code of Practice Wastewater Treatment Systems Serving Single Houses, EPA (2009) or other superseding standards; and

An existing septic tank is due to be retained located south east of the existing bungalow dwelling. The EHO Department considered the proposal acceptable and require a maintenance contract for the lifetime of the septic tank.

- Would not create or exacerbate ribbon or haphazard forms of development.

The proposed rear extension of a 58 sq.m to the existing cottage, shall not negatively impact on the landscape and or create or exacerbate ribbon or haphazard forms of development.

Having regard to the above, **additional information** is required to ensure the proposed development would be in keeping with the above objectives.

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Visual Amenity

Rear Extension

Having regard to the proposed works as described as an extension to the existing 112sq.m cottage-type dwelling, it is noted that the proposed structure as an extension is subservient in nature of the original structure with the proposed rear extension reaching 58.60sq.m. The rear extension projects 10m westerly and 4.3m in width for an additional bedroom, ensuite dress room and studio. The proposed height of the rear extension reaches 4.3m, that is notably higher than the front east facing cottage porch entrance at 3.5m however, the roof imbalance is deemed cohesive with the gable bay front side elements of the existing cottage.

There is scope on this site to accommodate a bungalow extension and it is considered the size and scale are appropriate at this location. In this context it is considered the proposal would have an acceptable impact on visual amenity.

Two rooflight windows

The proposed two front rooflights are considered to be consistent to the recommendations of the Council's House Extension Design Guide in relation to design of extensions and as such, would be in accordance with the proper planning and sustainable development of the area.

Residential Amenity

In terms of residential amenity, the proposed dwelling would be single storey only and would not result in any adverse impacts on the amenity of the adjacent occupiers. The dwelling is situated on a large plot that is highly screen with large trees and hedging and a significant level of private amenity space would remain following the proposed development. It is considered the provision would be consistent of the Council's minimum standards. It is considered the impact on residential amenity would be acceptable.

Site Topography

Having regard to the sloping topography elements of the subject site, it is council policy 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 rear extension.

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 noted that this application cannot be fully assessed as it is lacking in basic detail, regarding levels and contours. No levels are shown on the Site Layout plan – this is very

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serious as the extended 'structure' is highly likely to have a severe impact on the sloping land in proximity on lands zoned High Amenity.

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, The applicant should note that severe cut and fill at this location to provide infrastructural elements will not be acceptable, it is considered that for a full assessment of the proposed development and how it would accord with Council Policy H16 Objective 1 the following shall be requested by way of **Additional Information:**

- (i) Levels/contours across the entire lands, seek spot levels taken across the site and using an ordnance datum level from the adjoining road
- (i) seek multiple cross sections for the extension/house (existing and proposed)

Heritage, Conservation and Landscapes

Impact on Landscape Character

Policy HCL8 states "*It is the policy of the Council to preserve Views and Prospects and the amenities of places and features of natural beauty or interest including those located within and outside the County*".

HCL8 Objective 1 is "*To protect, preserve and improve Views and Prospects of special amenity, historic or cultural value or interest including rural, river valley, mountain, hill, coastal, upland and urban views and prospects that are visible from prominent public places*".

A Landscape Character Assessment for South Dublin County, was updated as part of the preparation of the South Dublin County Council Development Plan 2016-2022 and informs the policies and objectives therein. Section 2.5.1 of the Development Plan states that the Landscape Character Assessment should be '**read in parallel with this Plan**' and **Objective HCL7-2** reaffirms this as it seeks 'to ensure that development is assessed against Landscape Character, Landscape Values and Landscape Sensitivity as identified in the Landscape Character Assessment for South Dublin County (2015)...'

The **Dodder and Glenasmole Character Area**, within which the development is proposed, is one of the five Character Areas which comprises the Character Assessment.

The Character Assessment recommends that the Dublin Mountains, '*which form an important backdrop to the urban...should be protected by exclusion of inappropriate developments...that would diminish their landscape and visual value*' (Chapter 6). In addition to this it is the policy of the Council (Policy HCL7 Landscapes) 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 to ensure that landscape considerations are an important

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factor in the management of development. Dodder and Glenasmole Valley is deemed to be within an area with a high landscape value and sensitivity and a Landscape Capacity which is negligible. This means 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. Therefore, any increase in development in this area will have a negative impact on both the landscape value and sensitivity of this area. In addition to this, Paragraph 11.3.4 of the South Dublin County Development Plan 2016-2022 states:

'A comprehensive site analysis and character appraisal should be submitted with all applications for houses and extensions in rural and high amenity zones (see also Section 11.5.5 (i) Ecological Protection and (ii) High Amenity and Sensitive Landscapes). The analysis and appraisal should provide a rationale for the design and siting of the proposed development including form, building finishes, height, and massing based on the local and natural context. Such development should generally be low rise. The shape and form of residential development in rural and high amenity areas, including roof structures, should be compact and simple with external building finishes that reflect the local character of the area including vernacular buildings and traditional building materials. Dormer extensions should be minimised and should not obscure the main features of a roof.'

It is not apparent that any such assessment has been undertaken.

It has not been demonstrated that the proposal would be in keeping with Objective HCL7-1 'To protect and enhance the landscape character of the County by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the landscape, taking full cognisance of the Landscape Character Assessment of South Dublin County (2015)'. The character assessment states:

'This is a rich and distinctive landscape of national importance. Its values embrace history, archaeology, ecology, culture, landscape form, and scenery. It is highly visible with extensive views and landmarks. It forms a significant backdrop to the greater Dublin area, and is a remarkable landscape in its wildness and remoteness so close to heavily urbanised areas. Its character and integrity is of importance to local residents, and it is a very significant resource for recreation users and for tourism. The objectives of managing this LCA is to preserve its overall character and the features and values that contribute to its uniqueness. 'Continued agricultural activities should be encouraged' and 'inappropriate developments including commercial scale wind energy, and other developments that would be highly visible and intrusive should not be permitted. Their impact on the unique character of the landscape would be significant and give rise to negative impacts on landscape character and visual amenity.'

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Given the lack of landscape character and visual impact assessment and the sensitivity of the landscape, it is considered that the **applicant has not adequately demonstrated that the proposed development would not adversely impact on the landscape character of the area.** Further information should be sought on this issue.

9.1.4 OLDER BUILDINGS, ESTATES AND STREETS CAPES

'Modest rural, urban and suburban houses and groups of houses that date from the late 19th century and early to mid-20th century can contribute to the historic character and visual setting of a place. Such structures can also have a distinctive planned layout, architectural detailing or collective interest that contributes to architectural interest, historic character and visual amenity throughout the County.'

HCL5 Objective 1:

To retain existing houses that, while not listed as Protected Structures, are considered to contribute to historic character, local character, visual setting, rural amenity or streetscape value within the County.

HCL5 Objective 2:

To ensure that the redevelopment of older buildings, including extensions and renovation works do not compromise or erode the architectural interest, character or visual setting of such buildings including surrounding housing estates or streetscapes.

HCL5 Objective 3:

To encourage the retention, rehabilitation, renovation and re-use of older buildings and their original features where such buildings and features contribute to the visual setting, collective interest or character of the surrounding area.

The applicant shall be requested to submit a Photographic Survey of the existing cottage dwelling and submit a supporting Engineering Report and survey of the house that deems it suitable for extension by way of **Additional Information**. This is considered appropriate to ensure that the applicant is consistent with the above objectives under the South Dublin County Council Development Plan 2016-2022.

Services & Drainage

Water Services Section: **additional information** recommended. The report from Water Services recommends the following;

- 1.1** There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

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

- At least 5m from any building, public sewer, road boundary or structure.
- Generally, not within 3m of the boundary of the adjoining property.
- Not in such a position that the ground below foundations is likely to be adversely affected.
- 10m from any sewage treatment percolation area and from any watercourse / floodplain.

1.3 The applicant shall include additional SuDS (Sustainable Drainage Systems) features for the proposed development such as but not limited to the following:

- Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
- Permeable Paving
- Grasscrete

Flood Risk Report:

- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

The above conditions shall be applied in the event of grant of permission.

Irish Water: No objections by Irish Water; standard conditions shall apply.

Environmental Health

The EHO Department has no objections and a standard condition shall apply that the proposal shall require a maintenance contract for the lifetime of the septic tank.

Inland Fisheries has stated "*Wastewater Treatment must be in compliance with the EPA Wastewater Treatment and Disposal Systems for Domestic Wastewater Treatment Systems 2021. Therefore the applicant should submit evidence to show the adequacy of the existing system to treat the wastewater generated from the development. Any discharge to groundwater must comply with the*

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European Communities Environmental Objectives (Groundwater) Regulations 2010". As stated, the EHO has no objections to the proposal in this regard.

Roads

Roads Department has no objections and has no recommendations. This is noted.

Appropriate Assessment

No screening report for appropriate assessment has been submitted by the applicant. This application site is within the zone of influence of the Wicklow pNHA, the Wicklow SPA (Special Protection Area) and the Wicklow SAC. In addition to this, the site is within 100m of a stream, which is connected to the Bohernabreena Reservoir drinking water and the Glenasmole Valley SAC. No information has been submitted on the possible ecological impacts on the Natura 2000 sites. Further information should be sought on this issue.

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 real 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.

Development Contributions

Residential Extension: 58.60sq.m.

Assessable area: 18.60sq.m

SEA Monitoring

Building Use Type Proposed: Residential extension.

Floor Area: 58.60sq.m

Land Type: Brownfield/Urban Consolidation

Site Area: 0.5589 hectares

Conclusion

Having regard to the Development Plan policies and the subject proposal compliance with the Rural Housing Policy for the HA-DM, it is considered that additional information is necessary to ensure compliance with Council policies and that the proposal is in keeping with the sustainable planning and development of the area.

Recommendation

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

1. The Planning Authority requires further clarification drawings to adequately assess the

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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 levels/contours across the entire lands .
- (b) Include spot and contour levels from the north to south of the site.
- (c) Include an ordnance datum level from the adjoining road.
- (d) Include multiple cross sections for the extension/house (existing and proposed)
- (e) Include multiple cross sections for the water treatment infrastructure.

2. The Surface Water Drainage Department requires the following:
 - (a) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 - Soakaway Design.
 - (b) a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
 - (i) At least 5m from any building, public sewer, road boundary or structure.
 - (ii) Generally, not within 3m of the boundary of the adjoining property.
 - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
 - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - (c) The applicant shall include additional SuDS (Sustainable Drainage Systems) features for the proposed development such as but not limited to the following:
 - (i) Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
 - (ii) Permeable Paving
 - (iii) Grasscrete.
3. The Planning Authority requests a Photographic Survey of the existing cottage dwelling and a supporting Engineering Report and survey of the house that deems it habitable and suitable for the proposed extension, having regard to Section 9.1.4 Older Buildings, Estates and Streetscapes objectives under the South Dublin County Council Development Plan 2016-2022.
4. It is an Objective of the South Dublin County Council Development Plan 2016-2022 (HCL7-2) 'to ensure that development is assessed against Landscape Character, Landscape Values and Landscape Sensitivity as identified in the Landscape Character Assessment for South Dublin County (2015)...'. The proposed development is located in the Dodder and Glenasmole Valley, which has been designated as an area with a high landscape value and sensitivity and a Landscape Capacity which is negligible. The applicant is requested to submit a landscape character and visual impact assessment which sets out the impact of the proposed development on the landscape. This assessment shall include appropriate visuals/photomontages.

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5. The applicant is requested to submit an Appropriate Assessment Screening undertaken by a suitably qualified ecologist. If necessary, a Stage 2 Assessment should also be undertaken.

Comhairle Chontae Atha Cliath Theas

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REG. REF. SD21B/0565


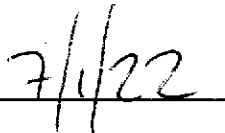
LOCATION: Piperstown, Bohernabrenna, Tallaght, Dublin 24, D24X275



**Sarah Watson,
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:



Eoin Burke, Senior Planner