

# Comhairle Chontae Atha Cliath Theas

**PR/0135/22**

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

**Reg. Reference:** SD21B/0602      **Application Date:** 30-Nov-2021

**Submission Type:** New Application      **Registration Date:** 30-Nov-2021

**Correspondence Name and Address:** G. Davenport Architecture Design 'Coranna',  
Mooretown, Ratoath, Co. Meath

**Proposed Development:** Single storey ground floor extension to existing dwelling house at front rear and side comprising new roofs; new roof lights; decorative stone treatment; new window and front door locations; new wastewater treatment system and percolation area; part removal of existing front boundary stonewall to allow for better visibility and site access to shared driveway; part conversion of existing attic for non-habitable use.

**Location:** Mount Carmel, Old Lucan Road, Dublin 20

**Applicant Name:** Liam & Joanne Munnely

**Application Type:** Permission

(AOCM)

### **Description of Site and Surroundings:**

Site Area: stated as 0.147 hectares

#### Site Description:

The application site contains a single storey, detached, pitched roof bungalow dwelling, setback from the road on a large plot along Old Lucan Road. Old Lucan Road is characterised by one off dwellings on the north side, with the N4 national road located to the south.

#### Site visited:

10 January 2022

### **Proposal:**

Permission is sought for the following:

- 2 single storey front extensions
- Single storey rear extension
- Single storey side extension
- Conversion of attic to non-habitable use
- Roof lights
- Decorative stone treatment

# Comhairle Chontae Atha Cliath Theas

PR/0135/22

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

- Revisions to window and door locations
- New wastewater treatment system and percolation
- Part removal of front boundary stonewall and widening of existing communal entrance to 9.55m

### Zoning:

The site is subject to zoning objective 'HA-LV' - *'To protect and enhance the outstanding character and amenity of the Liffey Valley.'*

### Consultations:

Surface Water Drainage – Further Information recommended  
Irish Water – No objection, conditions recommended  
Roads – Refusal recommended  
Environmental Health – No objection, conditions recommended

### Submissions/Observations /Representations

Submission expiry date – 12/01/2022  
No submissions or observations received

### Relevant Planning History

None recorded for subject site.

### Mews Cottage to West

**SD17B/0291: Permission refused** for construction of a new timber post and panel fence on a new western boundary and to demolish part of the existing stone boundary wall facing the Old Lucan Road for the construction of 4 new rendered masonry piers with new timber gates, forming a new vehicular entrance to existing cottages. **Refused** for 6 reasons, relevant reasons summarised as follows

- Removal of existing trees and hedgerow and the demolition of the old stone boundary along the Old Lucan Road would materially contravene the zoning objective of the site.
- Removal of the existing old stone boundary wall would negatively impact the streetscape and be contrary to Policy HCL5 of the Development Plan
- To ensure maximum visibility from the site entrance, an increased amount of the old stone wall would need to be removed injuring the character and amenity of the area.
- Proposed development would set an undesirable precedent for other similar developments.

**SD10B/0147: Permission granted** for a new vehicular entrance onto the Old Lucan Road West.

### Relevant Enforcement History

None recorded for subject site.

# Comhairle Chontae Atha Cliath Theas

**PR/0135/22**

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

### **Pre-Planning Consultation**

None recorded for subject site.

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

*Section 2.4.1 Residential Extensions*

*Policy H18 Residential Extensions*

*Section 2.5.8 Rural House & Extension Design*

*Policy H27 Rural House & Extension Design*

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

*Section 11.3.3 Additional Accommodation*

*(i) Extensions*

*The design of residential extensions should accord with the **South Dublin County Council House Extension Design Guide (2010)** or any superseding standards*

### **Relevant Government Guidelines**

***Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities**, 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).*

### **Assessment**

The main issues for assessment concern the following:

- Zoning and Council Policy
- Layout plans
- Residential and Visual Amenity
- Roads
- Services, Drainage and the Environment
- Environmental Health
- Appropriate Assessment
- Environmental Impact Assessment

### **Zoning and Council Policy**

The site is subject to zoning objective 'HA-LV' - *'To protect and enhance the outstanding character and amenity of the Liffey Valley.* A residential extension is 'Open for Consideration' under this zoning objective in existing premises and in accordance with Council policy for residential development in rural areas.

# Comhairle Chontae Atha Cliath Theas

PR/0135/22

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

### Layout plan

At the east end of the site the red line boundary runs north south and is approx. 0.5m from the side wall of the 'mews dwelling' to the east. The existing north south driveway that appears to serve the application site and the 'mews dwelling' is not clearly shown on the site layout drawings. Revised drawings are required accordingly under **further information**. The revised drawing should also show the site of the 'mews dwelling' outlined in blue (if it is within the control of the applicant).

### Residential and Visual Amenity

The proposal includes 2 front extensions, a side extension and a rear extension, part conversion of the attic to non-habitable space, rooflights, alterations to window and door locations and design and widening of communal entrance to 9.55 m.

Front extensions are proposed at both ends of the front elevation, creating a u-shape, with the front entrance relocated to the centre. The western front extension would extend 1.85m from the front building line, with the eastern extension projecting 2.3m. While the House Extension Design Guide recommends front extensions not exceeding 1.5m projections, given that the property is a one-off detached dwelling and there is no prevailing building line along the road, the front projections are considered acceptable. Both projections would have pitched roofs, complementary in style to the neighbouring bungalow to the east. The rear and side extensions are similar in form and scale, with ample driveway and garden retained to serve the dwelling. Based on the aforementioned, all the ground floor extensions are considered acceptable in principle.

Window alterations would create a more uniform elevation than the property currently has, and it is considered that these changes will assist in creating a more attractive property in the HA-LV area.

Residential extensions in the HA-LV area must be assessed against criteria stated under H27 Objective 1. H27 Objective 1 states development in HA-LV areas must comply with the following:

- *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;* It is considered that the proposed development would create a more attractive dwelling, sympathetic in style to neighbouring properties. It is not considered that there would be any impacts on the amenity of natural beauty and/or built heritage features.
- *Will not have a negative impact on the environment including flora, fauna, soil, water (including groundwater) and human beings;* given the scale of the development, the existing use of the site for residential development and its location, it is not considered that there will be any negative effects on flora, fauna or human beings. As stated under Services, Water and Drainage, **further information** should be requested to ensure the protection of groundwater at the site.

# Comhairle Chontae Atha Cliath Theas

PR/0135/22

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

- *Is designed and sited to minimise impact on the site's natural contours and natural drainage features;* The design of the extensions appears to take into consideration existing site circumstances and given their scale it is not considered that there will be significant impact on the natural contours of the site.
- *Retains and reinstates traditional roadside and field boundaries;* As stated under Roads, the applicant should be requested to submit **further information** addressing concerns in relation to the site access and traditional roadside boundary.
- *Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls;* given the scale of the development, it does not appear that any intrusive engineered solutions are required, and none have been indicated in the application documentation.
- *Would comply with Code of Practice Wastewater Treatment Systems Serving Single Houses, EPA (2009) or other superseding standards;* **Conditions** have been recommended by the Environmental Health Officer to ensure compliance with codes of practice for wastewater treatment systems.
- *Would not create or exacerbate ribbon or haphazard forms of development* It is not considered that the proposed development would exacerbate ribbon or haphazard forms of development. The extensions are modest in nature, upgrading the living accommodation and appearance of an existing dwelling.

There are some discrepancies noted between the proposed elevations, floor plans and site layout plan, particularly the west side elevation does not appear to be accurate. In addition, rooflights are not accurately shown across all drawings and the proposed first floor plan is not clear as it shows roofing as well at this level and no roof plan has been submitted. The applicant should be requested to submit clearer, more consistent and accurate drawings as **further information** to ensure the proposal can be assessed fully.

### Roads

The Roads Department has reviewed the application and has recommended **refusal** on the following grounds:

1. *The proposed communal vehicular access has a width of 9550mm. This width is considered excessive, particularly with regards to zoning objectives within the SDCC CDP 2016-2022, and represents an unsuitable precedent.*

An extract from the Roads report states:

**Zoning Objective:** *The site is subject to zoning objective HA-LV, "To protect and enhance the outstanding natural character and amenity of Liffey Valley Area" under the SDCC CDP 2016-2022. In this case, particular attention should be given to the objective that any planning application "Retains and reinstates traditional roadside and field boundaries" (H27 Objective 1).*

# Comhairle Chontae Atha Cliath Theas

PR/0135/22

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

*Cycle Network: The NTA Greater Dublin Cycle Network plan runs east west along the southern site boundary fronting this section of the Old Lucan Road*

*It is the opinion of the Roads Department that separate driveway arrangements to each dwelling could be accommodated and facilitated within the existing sites with a limited right of way area via the existing shared vehicular entrance.*

It is considered that, rather than refusing the proposal, the applicant should be requested to submit **further information** addressing the concerns of the Roads Department and taking into account the points raised in relation to the retention of traditional roadside boundaries and the potential for revised driveway arrangements.

Having regard to the Roads comments above it is considered that a reduced width communal access would be more appropriate rather than creating any new access along this road.

### Services, Drainage and the Environment

Water Services has reviewed the application and has recommended **further information**. An extract from the report states:

1. *The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdublincoco.ie](mailto:servicemaps@sdublincoco.ie).*

*Note:*

*If a soakaway is proposed the applicant shall submit 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 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.*
  - (v) *Soakaways must include an overflow connection to a public surface water sewer where possible.*

# Comhairle Chontae Atha Cliath Theas

**PR/0135/22**

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

1. *Include water butts as part of additional SuDS (Sustainable Drainage Systems) for the proposed development.*

It is considered appropriate to request the recommended **further information** in relation to surface water drainage plans to ensure early consideration of these matters.

Irish Water have reviewed the application and have stated no objection in relation to water and have stated the EHO should be referred to in relation to foul water.

### **Environmental Health**

Environmental Health has reviewed the application and has stated no objection subject to the inclusion of the following conditions:

1. *The wastewater treatment systems proposed to be installed shall be located as per the site layout plan and installed in accordance with:*
  - *The Environmental Protection Agency's Code of Practice Wastewater Treatment and disposal systems serving single houses.*
2. *All setback distances shall be observed as per the EPA Agency's Code of Practice Wastewater Treatment and disposal systems serving single houses.*
3. *The effluent treatment systems must be certified to EN 12566-3 and S.R 66 standard.*
4. *The location and install of the WWTS and polishing filters must comply with the current EPA code of practice and all manufacturers' specification.*
5. *The drinking water supply must be to the public mains as detailed in the planning application form.*
6. *The applicant shall enter into an on-going maintenance contract with an appropriately qualified person for the lifetime of the waste water treatment systems to ensure the wastewater treatment systems are working effectively at all times.*
7. *The installation must be supervised by a suitably qualified person/contractor and a completion report must be prepared to include photographic evidence of the completion of works.*
8. *Site Assessor's recommendations:*

*The proposed Percolation System recommended for installation is a New P6 WWT and installation of a pressurized percolation area. The WWTS must be SR-66 certified. Given a T value of 34 and a P value of 24 with a maximum house capacity of 32 and a maximum house capacity of 6 (based on EPA revision August 2021), the pressurised percolation area is to be 90 metres squared. This means that the polishing filter will be loaded at 10 litres/metres squared/day as per EPA guidelines.*

*Location and installation of the WWTS and polishing filter must comply with the current EPA code of Practice and all manufacturers' specifications.*

*Only grey and foul water from the house and garage are to enter the WWTS. All storm water is to be diverted to separate soak pits.*

# Comhairle Chontae Atha Cliath Theas

PR/0135/22

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

*Alternative solutions which comply with current EPA Code of Practice along with the results of this percolation test may also be acceptable. A suitable qualified person must certify any recommendations to the proposed design.*

### **Noise**

9. *Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting any noise sensitive location.*
10. *No heavy construction equipment/machinery (to include excavators, dump trucks, compressors, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 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.*

### **Dust**

11. *During construction of the proposed development, all necessary steps to contain dust arising from any works shall be taken so as to prevent a nuisance being caused. This may include covering skips, slack heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.*
12. *The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.*
13. *A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.*

It is considered appropriate to include the recommended **conditions** to ensure environmental health and safety.

### **Screening for Appropriate Assessment**

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

### **Environmental Impact Assessment**

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no 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.



# Comhairle Chontae Atha Cliath Theas

PR/0135/22

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

### Conclusion

Having reviewed the application, it is considered necessary to request further information in relation to the following items:

- There are discrepancies in the drawings submitted, particularly in relation to the west elevation and the location of rooflights. It is also considered that the first-floor plan is not accurate. A roof plan has also not been submitted. The applicant should be requested to submit revised drawings, clearly and consistently showing the proposal across all plans, sections and elevations.
- The proposed communal vehicular access has a width of 9550mm. This width is considered excessive, particularly with regards to zoning objectives within the SDCC CDP 2016-2022, and represents an unsuitable precedent. The applicant should be requested to submit revised layout drawings, taking into account the concerns of the Roads department regarding the width of this vehicular access and preservation of the existing roadside boundary. Revised proposals could include individual vehicular access onto Old Lucan Road, or reduced width for the communal access.
- The applicant has not submitted surface water drainage plans for the proposed development. The applicant should be requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie).
- Revised site layout to show existing driveway

### Recommendation

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

1. The proposed communal vehicular access has a width of 9550mm. This width is considered excessive, particularly with regards to the High Amenity zoning objective within the SDCC Development Plan 2016-2022, and represents an unsuitable precedent. The applicant is requested to submit revised layout drawings, taking into account the concerns of the Roads department regarding the proposed excessive width of this vehicular access and the preservation of the existing roadside boundary. Revised proposals could include reduced width for the communal access.
2. (a) There are discrepancies in the drawings submitted, particularly in relation to the west elevation and the location of rooflights. The first-floor plan is not accurate. A roof plan has also not been submitted. The applicant is requested to submit revised drawings, clearly and consistently showing the proposal across all plans, sections and elevations. In

# Comhairle Chontae Atha Cliath Theas

PR/0135/22

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

particular, rooflights must be shown consistently across all plans and elevations. The applicant is requested to submit an accurate first-floor plan and west elevation.

(b) At the east end of the site the red line boundary runs north south and is approx. 0.5m from the side wall of the 'mews dwelling' to the east. The existing north south driveway that appears to serve the application site and the 'mews dwelling' is not clearly shown on the site layout drawings. The applicant is requested to submit a revised site layout to address this. The revised drawing should also show the site of the 'mews dwelling' outlined in blue (if it is within the control of the applicant).

3. The applicant has not submitted surface water drainage plans for the proposed development. The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie).

Note: If a soakaway is proposed the applicant shall submit 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 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.
  - (v) Soakaways must include an overflow connection to a public surface water sewer where possible.

**Comhairle Chontae Atha Cliath Theas**

**PR/0135/22**

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

**REG. REF. SD21B/0602**

**LOCATION: Mount Carmel, Old Lucan Road, Dublin 20**

*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:

2/2/22

  
**Eoin Burke, Senior Planner**