

Comhairle Chontae Atha Cliath Theas

PR/0228/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0349 **Application Date:** 21-Dec-2021
Submission Type: New Application **Registration Date:** 21-Dec-2021
Correspondence Name and Address: Ger Kelly Architectural Services Ballyknockan,
Valleymount, Co. Wicklow
Proposed Development: Retention for a single storey dwelling with a
vehicular access; Permission for the installation of an
Oakstown Treatment Plant with sand polishing filter
and all associated site works.
Location: McDonagh's Lane, Glenaraneen, Brittas, Co. Dublin
Applicant Name: Paddy Eustace
Application Type: Permission and Retention

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.17 hectares

Site Description:

The application site contains a detached single storey log cabin with a pitched roof and flat roof attached garage. The site boundaries are formed by mature vegetation, including hedgerow and trees. The surrounding area is largely rural in character, with the former Blue Gardenia pub located to the east.

Site visited:

31 January 2022

Proposal:

Retention permission is sought for the following:

- Single storey, two-bedroom log cabin with attached garage approximately 71 sqm (when measured from drawings the building is approximately 67 sqm)
- Vehicular access onto McDonagh's Lane

Permission is sought for the following:

- Installation of an Oakstown Treatment Plant with sand polishing filter and all associated site works.

Comhairle Chontae Atha Cliath Theas

PR/0228/22

Record of Executive Business and Chief Executive's Order

Zoning:

The site is subject to zoning objective 'HA-DM' - *'To protect and enhance the outstanding natural character of the Dublin Mountains Area'*.

Screening for Strategic Environmental Assessment:

Indicates overlap with the Dublin Mountains sensitive landscape type, within the Athgoe and Saggart Hills landscape area. Also indicates proximity to:

- Brittas Gravel Complex Site of Geological Protection, and
- Slade of Saggart and Crooksling Glen proposed Natural Heritage Area (pNHA) and Natura 2000 site.
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Consultations:

Public Realm – No objection, conditions recommended

Roads – Further information recommended

Surface Water Drainage – No objection

Irish Water – No objection, conditions recommended

Environmental Health Officer – Further information recommended

Submissions/Observations /Representations

Submission expiry date – 02/02/2022

No submissions or observations received

Relevant Planning History

There is no planning history for the subject site. A cover letter from the applicant states that a cabin was originally constructed on the site in 1969, and was replaced by the existing structure approximately 30 years ago.

The neighbouring site to the southeast, containing the Gardenia Pub has recently been subject to several planning applications, with the most recent application summarised as follows:

SD21A/0061: Permission refused for change of use of partial ground floor area of public house for use as 2 apartments, 1 two bed apartment and 1 one bed apartment.

Relevant reasons for refusal include:

- The applicant has failed to provide justification which would warrant the setting aside of the objective of Policy H20 of the South Dublin County Development Plan 2016-2022, which seeks to restrict the spread of dwellings in the rural 'RU', Dublin Mountains 'HA-DM'; Liffey Valley 'HA-LV' and Dodder Valley 'HA-DV' zones and to focus such housing into existing Pg. 2 settlements.' Therefore, the proposed development would materially contravene the objectives of the Development Plan and would lead to demands for the uneconomic provision of further public services and

Comhairle Chontae Atha Cliath Theas

PR/0228/22

Record of Executive Business and Chief Executive's Order

facilities in this rural area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

- The site is located on lands subject to zoning objective HA - DM in the South Dublin County Council Development Plan 2016 – 2022. 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 Mountain Area) that new or replacement dwellings will only be considered in exceptional circumstances and subject to the criteria set out in Objective 1 of policy H23. Based on the lack of information submitted, the proposed development does not comply with the criteria for housing in this area and no details of exceptional circumstances have been provided. The proposed development would therefore materially contravene the zoning objective of the area and would be contrary to the proper planning and sustainable development of the area.
- The proposed site is located in an area zoned Objective DM-HA in the South Dublin County Council Development Plan 2016 -2022 which seeks 'To protect and enhance the outstanding natural character of the Dublin Mountains Area.'. It is considered that the site of the proposed development is situated in an area under strong urban influence and therefore, pursuant to the National Policies contained within Project Ireland 2040 National Planning Framework, the Core Strategy and Rural Settlement Strategy outlined in the South Dublin County Council Development Plan, the proposed development would by itself and cumulatively, constitute the proliferation of urban generated housing in a rural area and hinder the achievement of the policies and objective of the National Planning Framework to consolidate existing urban settlements and contribute to compact growth within the Dublin Region. It is therefore considered that the proposed development would be contrary to the provisions of the South Dublin County Council Development Plan 2016 -2022 and would contravene the zoning objective for the area and, as such would be contrary to the proper planning and sustainable development of the area.
- Having regard to the absence of an Ecological Assessment, and mitigating proposals, submitted with the planning application, and having regard to the location of the site in proximity to the Brittas pNHA, for which the Local Authority has an obligation to protect, it cannot be determined that there will be no likelihood of significant effects on the environment arising from the proposed development and if granted could result in a detrimental impact on the receiving environment and would therefore be contrary to the proper planning and sustainable development of the area.
- Having regard to the drinking water supply to the proposed units/Blue Gardenia building sourced from an on-site well which is situated immediately adjacent to the wastewater percolation system for the site which would service the proposed change of use and the lack of site suitability assessment submitted with the wastewater treatment system and percolation area the proposed development could be prejudicial to public

Comhairle Chontae Atha Cliath Theas

PR/0228/22

Record of Executive Business and Chief Executive's Order

health and if granted would be contrary to the proper planning and sustainable development of the area

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

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

Section 2.5.0 RURAL HOUSING

HOUSING (H) Policy 20 Management of Single Dwellings in Rural Areas

It is the policy of the Council to restrict the spread of dwellings in the rural "RU", Dublin Mountain 'HA-DM', Liffey Valley 'HA-LV' and Dodder Valley 'HA-DV' zones and to focus such housing into existing settlements.

Section 2.5.2 RURAL HOUSING POLICIES AND LOCAL NEED CRITERIA

HOUSING (H) Policy 21 Rural Housing Policies and Local Need Criteria

It is the policy of the Council that in accordance with the Sustainable Rural Housing Guidelines DEHLG (2005) and Circular SP 5/08 Rural Housing Policies and Local Need Criteria in Development Plans: Conformity with Articles 43 and 56 (Freedom of Establishment and Free Movement of Capital) of the European Community Treaty, "persons who are an intrinsic part of the rural community" or "persons working full-time or part-time in rural areas" as described under Section 3.2.3 (Rural generated housing) of the Sustainable Rural Housing Guidelines (2005) shall be favourably considered in relation to rural housing.

Section 2.5.4 RURAL HOUSING IN HA – DUBLIN MOUNTAINS ZONE

HOUSING (H) Policy 23 Rural Housing in HA – Dublin Mountains Zone

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 only be considered in exceptional circumstances.

H23 Objective 1

To consider new or replacement dwellings within areas designated with Zoning Objective 'HA-Dublin Mountains' (to protect and enhance the outstanding natural character of the Dublin Mountains Area) where all of the following criteria are met:

- The applicant is a native of the area; and*
- The applicant can demonstrate a genuine need for housing in that particular area; and*
- The development is related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming; and*

Comhairle Chontae Atha Cliath Theas

PR/0228/22

Record of Executive Business and Chief Executive's Order

- *The development would not prejudice the environmental capacity of the area, and that it would be in keeping with the character of the mountain area.*

These criteria are in accordance with the Sustainable Rural Housing Guidelines (2005), having regard to the outstanding character of the area and the need to preserve the environmental and landscape quality of this area.

2.5.8 RURAL HOUSE & EXTENSION DESIGN

Policy H27 Rural House & 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*
- *Would not create or exacerbate ribbon or haphazard forms of development.*

Relevant Government Guidelines

Sustainable Rural Housing - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2005).

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Comhairle Chontae Atha Cliath Theas

PR/0228/22

Record of Executive Business and Chief Executive's Order

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and Visual Amenity
- Public Realm
- 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-DM' - *'To protect and enhance the outstanding natural character of the Dublin Mountains Area'*. Residential development is 'Open for Consideration' under this zoning objective in accordance with Council policy for residential development in rural areas, with development not permitted above the 350m contour. The subject site is not located above the 350m contour.

HOUSING (H) Policy 21 Rural Housing Policies and Local Need Criteria states, *'it is the policy of the Council that in accordance with the Sustainable Rural Housing Guidelines DEHLG (2005) and Circular SP 5/08 Rural Housing Policies and Local Need Criteria in Development Plans: Conformity with Articles 43 and 56 (Freedom of Establishment and Free Movement of Capital) of the European Community Treaty, "persons who are an intrinsic part of the rural community" or "persons working full-time or part-time in rural areas" as described under Section 3.2.3 (Rural generated housing) of the Sustainable Rural Housing Guidelines (2005) shall be favourably considered in relation to rural housing.'* No information has been provided by the applicant to demonstrate that they meet the requirements of Policy H21.

In relation to development specifically within the HA-DM zone, HOUSING (H) 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 only be considered in exceptional circumstances.* H23 Objective 1 states *'to consider new or replacement dwellings within areas designated with Zoning Objective 'HA-Dublin Mountains' (to protect and enhance the outstanding natural character of the Dublin Mountains Area) where all of the following criteria are met:*

- *The applicant is a native of the area; and*
- *The applicant can demonstrate a genuine need for housing in that particular area; and*

Comhairle Chontae Atha Cliath Theas

PR/0228/22

Record of Executive Business and Chief Executive's Order

- *The development is related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming; and*
- *The development would not prejudice the environmental capacity of the area, and that it would be in keeping with the character of the mountain area.*

These criteria are in accordance with the Sustainable Rural Housing Guidelines (2005), having regard to the outstanding character of the area and the need to preserve the environmental and landscape quality of this area.'

The applicant has not provided sufficient information to allow for a full assessment against H23 Objective 1. Although it is stated that the property was constructed over 30 years ago, in assessing the retention of it at this point, the criteria of H23 Objective 1 need to be met. While information has not been provided, an assessment against the criteria of H23 Objective 1 has been undertaken where possible. Based on the red line boundary indicated on the site location map, and the lack of blue line boundary in the wider area, it is not considered that the development can be directly attributed to the area's amenity potential or to its use for agriculture, mountain or hill farming. Given the style of the dwelling, noted from drawings and a site visit, it is not considered that the development is in keeping with the character of the mountain area. The dwelling is a timber clad log cabin style structure and would not represent a typical dwelling expected within the HA-DM zone. On this basis, the development should be **refused**.

Residential and Visual Amenity

The proposed works comprise retention of a single storey two-bedroom timber clad cabin with attached garage and a vehicular entrance onto McDonagh's Lane. Permission is sought for a new treatment plant and sand polishing filter.

The existing dwelling is timber clad comprising residential accommodation with a pitched roof, maximum height approximately 4.9m (measured from drawings) and an attached flat roof garage, maximum height approximately 2.8m (measured from drawings). The dwelling is setback within the site and is well shielded from the public road by mature vegetation and trees along the site boundary. Clear views to the property are possible from the site entrance.

The dwelling provides approximately 49sqm habitable accommodation (measured from drawings), excluding the garage. Section 11.3.1 of the Development Plan requires 2-bedroom houses to be a minimum of 80 sqm. The Quality Housing for Sustainable Communities Guidelines state a double bedroom should be a minimum of 11.4 sqm, single bedrooms should be a minimum of 7.1sqm and main bedrooms should be a minimum of 13sqm. The bedrooms in the dwelling measure approximately 6.21 sqm and 7.8 sqm. The Guidelines do not specify targets for 2-bedroom two person dwellings. The guidelines recommend a target aggregate living area of 28sqm should be achieved for a 2-bedroom 3 person house, and 23 sqm for a 1-

Comhairle Chontae Atha Cliath Theas

PR/0228/22

Record of Executive Business and Chief Executive's Order

bedroom 2 person house. The existing dwelling provides 20.5 sqm aggregate living area (9.13 sqm kitchen and 11.39 sqm living room). It is clear that the accommodation provided is significantly below the Development Plan standards, and those specified in the Guidelines and should be **refused** on these grounds.

The property has a large garage (18.5 sqm) which is attached to the dwelling. It is noted that this is the largest single space provided as part of the existing accommodation.

Based on the above, retention of the existing dwelling should be **refused** as it provides a below standard quality of accommodation and would be contrary to the policies and objectives of the Development Plan. In addition, information in respect to the need for retention of the dwelling has not been provided and therefore a full assessment against the criteria of H27 Objective 1 cannot be undertaken.

Public Realm

The Public Realm department have reviewed the application and have stated no objection to the development. In the event of a grant their report recommends the following **conditions**:

1. *Tree Survey*

No work shall be commenced until a detailed tree survey of the site comprising a plan and schedule indicating the precise location, species, spread, height and condition of each tree accurately plotted and showing those trees to be retained and those to be felled with a reason for felling has been submitted to the Planning Authority. The Tree Survey shall be carried out in accordance with BS 5837: 2012 and shall be undertaken by a qualified arboriculturist.

REASON: To provide for the retention and protection of existing trees in the interests of visual amenity and biodiversity, in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.

2. **ARBORICULTURAL IMPACT ASSESSMENT**

No development shall commence on site, including works of demolition or site clearance, until a full Arboricultural Implication Study (AIS) has been submitted to the Planning Authority. Such study shall consider the exact relationship between the proposed development and any existing trees on the site, in line with the recommendations of BS 5837: 2012. The AIS should include collection of all data on all trees on the site, with reference to the British Standard and assess all interfaces between the development and trees, their root zones and their crowns and branches, i.e.:-

- Protection of trees within total exclusion zones;*

Comhairle Chontae Atha Cliath Theas

PR/0228/22

Record of Executive Business and Chief Executive's Order

- *The location and type of protected fencing;*
- *The location of the main sewerage and water services in relation to trees;*
- *The location of all other underground services, i.e. gas, electricity and telecommunications;*
- *The replacement planting necessary to compensate for any necessary losses.*

Reason: To safeguard the health and safety of trees during building operations and the visual amenities of the area generally in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.

Given the sites location and the mature trees at the site, it is considered appropriate to attach the recommended **conditions** in the event of a grant to ensure the protection of these green assets.

Roads

The Roads department have reviewed the application and recommended **additional information** as follows:

- 1) *The applicant/developer is requested to submit, as additional information, revised plans showing the following:*
 - a) *Sightlines of 2.0 metres by 90 metres from the proposed entrance to the site. The sightlines must be set back 2.0 metres from the road edge and must be unobstructed over the full sightline distance. Sightlines are to be shown on an accurate background survey which shows the current road edge, verges, site boundary, proposed entrance layout, services, etc.*

While it is acknowledged that the entrance has been in existence for c.30 years, it is considered appropriate to request the recommended **additional information** to ensure that, in determining this application, all matters in relation to traffic safety are considered at an early opportunity and if there are any deficiencies they can be addressed through the regularisation of the development.

Services, Drainage and the Environment

Water Services has reviewed the application and have stated no objection. An extract from the report states that:

- *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.*

Comhairle Chontae Atha Cliath Theas

PR/0228/22

Record of Executive Business and Chief Executive's Order

Irish Water have reviewed the application and have stated no objection subject to standard **conditions** that all development be in compliance with Irish Water standards codes and practices. In relation to foul water, they refer to the EHO.

Environmental Health

The Environmental Health Officer has reviewed the application and recommends **additional information** is sought as follows:

- (1) Specific detail regarding the provision of water supply at site is required. If it is mains water or via a well. If it is from a well then, the well's location must be indicated on a map in relation to the proposed sewage treatment system.*
- (2) Detail of the existing system for dealing with wastewater on the site must be provided and what is planned for the existing waste water system.*

It is considered appropriate to request the recommended **additional information** to ensure that all services to the property are sufficient. Without this information an assessment of the full impact of the proposal cannot be undertaken.

Screening for Appropriate Assessment

The applicant has failed to provide sufficient information of the potential impacts of the proposed development on the conservation objectives of the adjacent Natura 2000 site (Slade of Saggart and Crooksling Glen proposed Natural Heritage Area (pNHA) and Natura 2000 site). The Local Authority is therefore not in a position to screen out appropriate assessment. A screening report from the applicant should be requested as **additional information**.

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.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 it is considered that the proposed development would provide a substandard level of accommodation that does not comply with Section 11.3.1 of the Plan. In addition, no information has been provided to allow for a full assessment against Policy H23 Objective 1 and it is considered that the development would not comply with the zoning objective of the HA-DM zone. The development would therefore not be in accordance with the proper planning and sustainable development of the area.

Comhairle Chontae Atha Cliath Theas

PR/0228/22

Record of Executive Business and Chief Executive's Order

Recommendation

I recommend that a decision to Refuse Permission & Refuse Retention be made under the Planning & Development Act, 2000 (as amended) for the reasons set out in the Schedule hereto:-

SCHEDULE

REASON(S)

1. Policy H23.

The site is located on lands subject to zoning objective HA - DM in the South Dublin County Council Development Plan 2016 – 2022. 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 Mountain Area) that new or replacement dwellings will only be considered in exceptional circumstances and subject to the criteria set out in Objective 1 of policy H23. The applicant has not submitted sufficient information to assist in undertaking a full assessment of the development against the criteria of H23 Objective 1 of the County Development Plan 2016 - 2022. Based on the information provided, it is not considered that the development would meet all the criteria of H23 Objective 1, due to:

- (a) It is not considered clear that the development is related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming.
- (b) The development is not in keeping with the character of the mountain area.
- (c) No details of exceptional circumstances have been provided.
- (d) No details have been provided to show that the applicant meets the criteria set out in Policy H23 Objective 1.

The development therefore materially contravenes the zoning objective of HA-DM 'to protect and enhance the outstanding natural character of the Dublin Mountains Area', and H23 Objective 1 of the Development Plan.

2. Policy H20.

Housing Policy H20 'Management of Single Dwellings in Rural Areas', as set out in the South Dublin County Development Plan 2016-2022 states 'It is the policy of the Council to restrict the spread of dwellings in the rural 'RU', Dublin Mountains 'HA-DM'; Liffey Valley 'HA-LV' and Dodder Valley 'HA-DV' zones and to focus such housing into existing settlements.' Insufficient justification has been provided which would warrant the setting aside of the objectives of Policy H20 in this instance. The proposed development and development for retention would constitute urban generated housing, would contravene the objective of the planning authority and would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed. Taken in conjunction with existing development in the area, the proposed development would give rise to an excessive density of development in a rural

Comhairle Chontae Atha Cliath Theas

PR/0228/22

Record of Executive Business and Chief Executive's Order

area lacking certain public services and community facilities and served by a poor road network. It is an objective of the planning authority, as expressed in Policy H20 of the South Dublin County Council Development Plan 2016-2022, to channel housing into 'existing settlements'. As such, the proposed development would materially contravene this objective of the Development Plan and would therefore be contrary to the proper planning and sustainable development of the area.

3. National and Regional Policy

(a) It is considered that the applicants have not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. The development, in the absence of any identified locally based genuine need for the house, would contravene local and national housing policy and objectives, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

(b) The site is located in the Dublin Metropolitan Area as designated under the Regional Spatial and Economic Strategy 2019 - 2025 (RSES) and the Dublin Metropolitan Area Spatial Plan, which forms part of the RSES. The Settlement Strategy policy for the Eastern & Midlands Region supports provision of policy at local level that seeks to support and protect existing rural economies such as valuable agricultural lands to ensure sustainable food supply, to protect the value and character of open countryside and to support the diversification of rural economies to create additional jobs and maximise opportunities in emerging sectors, such as agribusiness, renewable energy, tourism and forestry enterprise. The policy further requires Local Authorities to manage urban generated growth in Rural Areas Under Strong Urban Influence by ensuring that in these areas the provision of single houses in the open countryside is based on the core consideration of demonstrable economic or social need to live in a rural area, and compliance with statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements. Finally, the settlement strategy policy supports consolidation of the town and village network to ensure that development proceeds sustainably and at an appropriate scale, level and pace in line with the core strategies of the County Development Plans.

The proposed development would represent the proliferation of further one-off housing in the Dublin Metropolitan Area and would, by itself and by the precedent it would create, prejudice the achievement of regional settlement strategy policy for the Eastern & Midlands Region.

4. The accommodation provided does not comply with the standards of Section 11.3.1. of the South Dublin County Development Plan 2016 - 2022 and the standards recommended in Quality Housing for Sustainable Communities-Best Practice Guidelines. The development

Comhairle Chontae Atha Cliath Theas

PR/0228/22

Record of Executive Business and Chief Executive's Order

does not meet the minimum space standards for houses contained in Table 11.20 of the County Development Plan in relation to target gross floor area. In addition, the room sizes provided do not meet the recommendations of Section 5.3.2 of the 2007 Guidelines. It is therefore considered that the accommodation to be retained would be substandard in terms of residential amenity, would contravene the Development Plan and would be contrary to the proper planning and sustainable development of the area.

5. Section 11.3.4 (Rural Housing) (ii) (Rural Housing Design) of the South Dublin County Council Development Plan 2016-2022 states that a minimum road frontage of 60 metres should be provided for all new dwelling sites in rural areas and a proliferation of housing along stretches of roads in a manner that creates ribbon development should be avoided. It is the policy of the planning authority as set out in the development plan to control urban sprawl and ribbon development. The proposed development would be in conflict with this policy because, when taken in conjunction with existing development in the vicinity of the site, it would consolidate and contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment and lead to the demands for the provision of further public services and community facilities. The development would, therefore, be contrary to the proper planning and sustainable development of the area.
6. The applicant has not provided sightline diagrams as necessary to show that unobstructed sightlines of 2 metres by 90 metres are available at the site entrance. The proposed development therefore represents a risk of traffic hazard and may, on its own and in combination with other such developments, render the road network unsuitable to carry the increased road traffic likely to result from development.
7. The HSE Environmental Health Officer is not satisfied, due to lack of appropriate information provided, that the proposed development would not represent a risk to public health. The applicant has not provided the relevant information in relation to the existing waste water treatment or the water supply layout/details for the site. The proposed development also represents a risk of water pollution.
8. Appropriate Assessment.
The applicant has not provided information to support the screening out of Appropriate Assessment.


Comhairle Chontae Atha Cliath Theas

PR/0228/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD21A/0349

LOCATION: McDonagh's Lane, Glenaraneen, Brittas, Co. Dublin



**Colm Maguire,
Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000 (as amended) to Refuse Permission & Refuse Retention for the above proposal for the reasons set out above is hereby made.

Date:

23/2/22



Eoin Burke, Senior Planner