

Comhairle Chontae Atha Cliath Theas

PR/0308/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0589 **Application Date:** 19-Nov-2021
Submission Type: Additional Information **Registration Date:** 14-Feb-2022

Correspondence Name and Address: Joe Fallon Architectural Ryland House, Ryland Street, Bunclody, Co. Wexford

Proposed Development: Single storey 76.7sq.m extension to the rear and sides of existing dwelling with new roof lights; new 74.3sq.m single storey domestic shed to replace existing derelict structure to the front of the site; widening of existing vehicular entrance to 3.5 metres; removal of 2 existing pedestrian entrances and all associated site works.

Location: Tig Mhuire Old Bridge Road, Templeogue Dublin 16

Applicant Name: Brian and Lauren Monaghan

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.1145 hectares

Site Description:

The application site contains a two storey, detached house with a large derelict outhouse, located on Tig Mhuire off Old Bridge Road, Templeogue. The site is accessed by an access road shared with 4 other properties and immediately bounds the Dodder River along its northern boundary. The surrounding area is residential in nature.

Site visited:

20 December 2021

Proposal:

Permission is sought for the following:

- Demolition of existing detached garage structure and entrance porch (22.3sq.m) and construction of single storey side and rear extensions (95.9sq.m)
- Replacement of derelict outhouse with single storey domestic shed (74.3sq.m)
- Widening of existing entrance from 2.77m to 3.5m

Comhairle Chontae Atha Cliath Theas

PR/0308/22

Record of Executive Business and Chief Executive's Order

Zoning:

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

Consultations:

Surface Water Drainage – Further information recommended

Irish Water – Further information recommended

Roads – No objection, conditions recommended

Parks – No objection

Strategic Environmental Assessment Sensitivity

- High Amenity Dodder Valley 2016
- SFRA A 2016
- SFRA B 2016
- Proximate to RPS. Ref. 239 mill, weir – Old Bridge Road

Submissions/Observations /Representations

Submission expiry date – 23/12/2021

No submissions or observations received.

Relevant Planning History

None recorded for subject site.

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 2.4.1 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.

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).*

Comhairle Chontae Atha Cliath Theas

PR/0308/22

Record of Executive Business and Chief Executive's Order

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
- Residential and visual amenity
- Roads
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'HA-DV' - *'To protect and enhance the outstanding character and amenity of the Dodder Valley*. A residential extension is 'Open for Consideration' under this zoning objective.

Residential and Visual Amenity

The proposal is for demolition of existing porch, garage and outbuildings (22.3sq.m). Construction of single storey pitched and flat roof ground floor extensions to the rear and side of the main dwelling (73.58sq.m), removal and relocation of existing windows, replacement and upgrade of windows and doors, rendering of the main dwelling and construction of 74.3 sqm shed, replacing an existing derelict structure. No other alterations are noted from the drawings.

Works to main dwelling

The ground floor extensions would provide an additional 73.58sq.m and would incorporate a master bedroom suite to the rear and a large kitchen/dining/living area to the front and side. The extensions would be a mix of pitched and flat roofs and constructed in materials to match and complement upgrades to the existing dwelling. A rear garden in excess of 65sq.m would be retained. No extensions are proposed at first floor level. It is noted that an existing garage and outhouse will have to be demolished to facilitate the side extension to the kitchen/dining/living area and the existing enclosed porch will also be demolished and replaced with a canopied entrance area. These areas have not been stated on the application form for demolition and removal elements are not clearly and consistently detailed across all drawings, however, their removal is referenced on some plans and elevations. Despite this, the demolition element has been assessed under general 'associated works' stated on the site notice. Other changes noted from drawings include rendering of the existing dwelling and new doors and windows.

It is considered that the extensions and external works will upgrade the existing dwelling both visually and also in terms of sustainability, through upgraded windows and doors providing better insulation and improved internal accommodation. While the site is located in the HA-DV zoning, the house is not visually prominent from the road or surrounding area. It is considered that the

Record of Executive Business and Chief Executive's Order

works would have a limited impact on the amenity of the area and are therefore considered acceptable.

Based on the above, works to the existing dwelling are considered acceptable.

Shed

The shed would replace an existing derelict structure, located along the site's northern boundary. The shed would be 74.3sq.m and would comprise a home office, home gym and storage. While the size of the shed is considered large, it is noted that it is replacing an existing structure that is currently derelict on site. The replacement and making good of the site is therefore considered desirable. There would be one entrance to the shed (from within the site), with the three rooms connected internally. It does not appear that any water services would be connected to the shed. Each room would be served by a window looking into the site. There are two existing pedestrian entrances to the site along the northern boundary and it is proposed to remove these entrances. This is considered acceptable.

Given that the proposal is to replace an existing structure that is in a poor state of repair, it is considered acceptable in principle. A **condition** should be attached to any grant of permission stating that the structure is not to be used for commercial purposes and its use must remain ancillary to the main dwelling, specifically stating that it cannot be used as a separate residence.

Roads

The Roads Department has reviewed the application. Their report states no objection to the development and recommends **conditions** as follows:

1. *The vehicular access points shall be limited to a width of 3.5 meters.*
2. *Any gates shall open inwards and not out over the public domain.*
3. *All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*

The above **conditions** are considered necessary to ensure safety and amenity for other road users.

Services, Drainage and the Environment

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

- 1.1 *The applicant is required to submit a drawing showing the distance between proposed development and the existing watercourse to the north. G3 Objective 2 of the South Dublin County Development plan does not permit development within 10m of existing watercourses. This is also a requirement under the Greater Dublin Regional Code of Practice for Drainage Works.*
- 1.2 *The applicant must submit a drawing showing that the proposed soakaway is located such that:*
 - (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.*

Record of Executive Business and Chief Executive's Order

(v) Soakaway must include an overflow connection to the surface water drainage network/nearby watercourse.

Given the sites proximity to the Dodder River, it is considered appropriate to request the recommended **further information**. It should be noted that the report also recommends a **condition** is attached requiring the inclusion of water butts as part of Sustainable Urban Drainage Systems (SUDS) measures.

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

- 1. It is unclear where the proposed foul water discharges from the proposed development site. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul 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 public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.*
- 2. The applicant is required to submit a report showing design calculations for the proposed wastewater pumping station. The report shall also outline how access to the pumping station will be achieved, how maintenance will be carried out and how the pump will operate in the event of power and / or pump failure. The applicant shall also submit drawings showing the layout and specification of proposed pumping station. Gravity drainage systems are preferred and pumping of wastewater shall only be considered as a last resort. All design and layout details of proposed pumping station shall comply with the requirements of the Building regulations Part H-Drainage and Wastewater disposal and Irish Water's Code of Practice for Wastewater Infrastructure.*

Given the proximity of the site to the Dodder River, it is considered appropriate to request the **further information** to ensure the protection of the water course.

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 connection to public services, 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.

PR/0308/22

Record of Executive Business and Chief Executive's Order

Conclusion

It is considered necessary to request further information in relation to the following:

- A drawing showing the distance between proposed development and the existing watercourse to the north
- A drawing showing further details and the exact location of the soakaway
- A drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer
- A report showing design calculations for the proposed wastewater pumping station. The report shall also outline how access to the pumping station will be achieved, how maintenance will be carried out and how the pump will operate in the event of power and / or pump failure. The applicant shall also submit drawings showing the layout and specification of proposed pumping station

Recommendation

Request Further Information.

Further Information

Further Information was requested on 20/01/2022

Further Information was received on 14/02/2022

Consultations

Surface Water Drainage – No objection, **conditions** recommended

Irish Water – **Clarification of further information** recommended

Submissions/Observations

No further submissions/observations received.

Assessment of Further Information

The Further Information requested was as follows:

1. The applicant is requested to submit a drawing showing the distance between proposed development and the Dodder River to the north. G3 Objective 2 of the South Dublin County Development plan does not permit development within 10m of existing watercourses (from the top of the bank of the watercourse). This is also a requirement under the Greater Dublin Regional Code of Practice for Drainage Works.
2. The applicant is requested to submit a drawing showing that the proposed soakaway is located such that:
 - a. At least 5m from any building, public sewer, road boundary or structure.
 - b. Generally, not within 3m of the boundary of the adjoining property.
 - c. Not in such a position that the ground below foundations is likely to be adversely affected.
 - d. 10m from any sewage treatment percolation area and from any watercourse/floodplain.

Record of Executive Business and Chief Executive's Order

- e. Soakaway must include an overflow connection to the surface water drainage network/nearby watercourse.
3. It is unclear where the proposed foul water discharges from the proposed development site. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul 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 public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.
4. The applicant is requested to submit a report showing design calculations for the proposed wastewater pumping station. The report shall also outline how access to the pumping station will be achieved, how maintenance will be carried out and how the pump will operate in the event of power and/or pump failure. The applicant is also requested to submit drawings showing the layout and specification of proposed pumping station. Gravity drainage systems are preferred and pumping of wastewater shall only be considered as a last resort. All design and layout details of proposed pumping station shall comply with the requirements of the Building regulations Part H-Drainage and Wastewater disposal and Irish Water's Code of Practice for Wastewater Infrastructure.

Assessment

The applicant has submitted drawings as requested and a letter from the agent date stamped 14th February 2022.

Items 1 and 2 – Distance to Dodder River and SuDS

Water Services has reviewed the additional information and stated no objection to the development and has recommended the following **conditions**:

- 1.1 *Prior to commencement of development, the applicant shall submit a revised surface water drainage drawing showing an overflow connection from the proposed soakaway system to the watercourse to the north. The connection shall include a non return valve and invert shall be 500mm above the closest known watercourse flood level. The revised drawing shall also show to inclusion of Water butts as part of additional SuDS (Sustainable Drainage Systems) measures for the development.*
- 1.2 *Prior to commencement of development, the applicant or developer shall enter into Surface Water connection agreement(s) with South Dublin County Council. Application forms for Surface Water connection to the watercourse to the north are available at: <https://www.sdcc.ie/en/services/environment/environmental-health/water-services/drainage/>*
- 1.3 *All new driveway area proposed as part of the development shall be porous surfacing to comply with SuDS requirements.*

Items 3 and 4 – Foul Water and Wastewater Pumping Station

Irish Water have reviewed the additional information and recommended **clarification of additional information** is sought as follows:

Record of Executive Business and Chief Executive's Order

2 Foul

2.1 *In order to assess the feasibility of a connection to public waste water infrastructure further information is requested as follows;*

The applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public waste water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

2.2 *The proposed foul pumping layout design is not in compliance with Irish Water Code of Practices for Wastewater. The applicant is required to submit a revised foul drainage layout drawing which demonstrates the following:*

Foul drainage pumping shall be discharged to a standoff manhole in compliance with Irish Water standard details prior to discharging to the public foul drainage network. Pumped foul drainage discharge directly to the public foul drainage network is not permitted.

The proposed pumping station must be a minimum of 5m from the existing house and outside of any existing flood zone according to OPW (Office Public Works) CFRAM flood mapping.

The proposed pumping system shall include a duty standby pumping arrangement with the inclusion of 2 pumps.

2.3 *It is unclear where the foul water drainage is proposed to discharge to the public foul water drainage network. Irish Water records does not show a public foul sewer manhole in the location shown on Old Bridge Road. The applicant is required to clarify the proposed location to discharge foul drainage from the site to the public foul drainage network.*

2.4 *Prior to submission of clarification of additional information, the applicant shall contact South Dublin County Council's Water and Drainage department to discuss above items of clarification.*

2.5 *All development shall be carried out in compliance with Irish Water Standards codes and practices.*

It is considered appropriate to request the clarification of additional information to ensure that wastewater is suitably dealt with at the site.

Conclusion

Clarification of additional information should be sought in relation to the following:

- The applicant should submit a pre-connection enquiry to Irish Water to confirm feasibility of the proposal
- A revised foul drainage layout demonstrating compliance with Irish Water standard details
- Clarify location of proposed discharge to foul drainage

Record of Executive Business and Chief Executive's Order

Recommendation

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

1. In order to assess the feasibility of a connection to public waste water infrastructure further information is requested as follows:
The applicant is requested to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public waste water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.
2. The proposed foul pumping layout design is not in compliance with Irish Water Code of Practices for Wastewater. The applicant is requested to submit a revised foul drainage layout drawing which demonstrates the following:
Foul drainage pumping shall be discharged to a stand off manhole in compliance with Irish Water standard details prior to discharging to the public foul drainage network. Pumped foul drainage discharge directly to the public foul drainage network is not permitted.
The proposed pumping station must be a minimum of 5m from the existing house and outside of any existing flood zone according to OPW (Office Public Works) CFRAM flood mapping.
The proposed pumping system shall include a duty standby pumping arrangement with the inclusion of 2 pumps.
3. It is unclear where the foul water drainage is proposed to discharge to the public foul water drainage network. Irish Water records do not show a public foul sewer manhole in the location shown on Old Bridge road. The applicant is requested to clarify the proposed location to discharge foul drainage from the site to the public foul drainage network. Prior to submission of clarification of additional information, the applicant is advised to contact South Dublin County Council's Water and Drainage department to discuss items of clarification.

Comhairle Chontae Atha Cliath Theas

PR/0308/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD21B/0589


LOCATION: Tig Mhuire Old Bridge Road, Templeogue Dublin 16



Jim Johnston,
Senior Executive Planner

ORDER: I direct that **CLARIFICATION OF ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Dated: 9/3/22



Eoin Burke, Senior Planner