

Comhairle Chontae Atha Cliath Theas

PR/0415/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0030 **Application Date:** 08-Feb-2022
Submission Type: New Application **Registration Date:** 08-Feb-2022

Correspondence Name and Address: Syed Arqam Ali Sabzwari 43, Elmwood, Hartstown, Dublin 15, D15DHC8

Proposed Development: (1) Rear extension consisting of a store on the ground floor, a surgery and autoclave room on the first floor;
(2) replacement of existing (old) roof slate tiles with matching new slate tiles of a semi-detached 'Protected Structure'.

Location: 5, Main Street, Tallaght, Dublin 24

Applicant Name: M. Sharif Nayyar & Khansa Nayyar

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 0.019 Hectares as stated per application.

Site Description:

This site contains a two storey end of terrace as part of a row of 5 units. Although units are in the form of traditional house types the majority of these units are currently in commercial use and are set back slightly from the public footpath with a traditional metal railing providing for boundary treatment. The subject site contains a unit which projects outwards from the main front building line and has a pitched roof element with a timber finish at the apex. The other end of the terrace row is bookended with a similar unit also with a two storey front projection with apex pitched roof element.

The subject site is located directly opposite Saint Marys Priory and is located within Tallaght Architectural Conservation Area (ACA) and is located within the Tallaght Town Centre Local Area Plan 2020 area. The unit is currently in use as a dental surgery on both floors and has a single storey rear extension on the ground floor with a flat roof. The streetscape in the immediate vicinity of the dwelling is characterised by units of similar form and appearance.

Proposal:

The proposed development comprises of the following:

- Two storey rear extension.
- Store on ground floor.
- Surgery and autoclave room on first floor.

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- Replacement of existing roof slate tiles with matching new slate tiles.
- Proposed works measure c.32.55sq.m as stated.

It is noted that the applicant has identified the structure on the subject site as a **Protected Structure which is incorrect.** The properties known as the TJ Byrne houses located along Main Street are located within the **Architectural Conservation Area (ACA)** Tallaght Village, they are not protected structures but contribute significantly to the ACA and provide streetscape character along Main Street.

Zoning:

The subject site is subject to zoning objective VC - 'To protect, improve and provide for the future development of Village Centres'.

Consultations:

Conservation – **Additional Information** recommended.

Surface Water Drainage – No objection subject to **conditions.**

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

Environmental Health – Acceptable subject to **conditions.**

Roads Section – No objection subject to **conditions.**

An Taisce – Ensure ambience of protected structure is not affected by works.

Arts Council – No response received to date.

Dept. Housing, Local Government & Heritage – No response received to date.

Heritage Council – No response received to date.

Fáilte Ireland – No response received to date.

SEA Sensitivity Screening

Overlap identified with the following SEA screening tool layers.

- Architectural Conservation Area (ACA) 2016 (Tallaght Village)
- Areas of Archaeological Potential 2016
- Record of Monuments and Places 2016 (DU021-037, Tallaght Town)

Submissions/Observations /Representations

None.

Relevant Planning History

88A/1609: Change of use to dental surgery.

Decision: **GRANT PERMISSION.** (December 1988)

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Adjacent sites

SD14A/0230: 4, Main Street, Tallaght, Dublin 24.

Change of use of existing two storey terrace office block into residential dwelling.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

S7954. Live case remains open.

Pre-Planning Consultation

PP099/21.

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

Policy ET2: Overarching

Policy ET3: Enterprise and Employment

Policy ET 5 Tourism Infrastructure

'ET5 Objective 2: To direct tourist facilities into established centres, in particular town and village centres, where they can contribute to the wider economic vitality of urban centres.'

Policy UC1 Urban Centres Overarching

Policy UC3 Village Centres

Policy R3 Tallaght Town Centre

Policy R7 Village Centres

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

Section 7.5.1 Waste and Resource Policy and Legislation

Policy IE5 Waste Management

Section 9.1.0 Built Heritage and Architectural Conservation

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Policy HCL 4 Architectural Conservation Areas

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 11.3.6 Retail Development

Section 11.4.2 Car Parking Standards

Section 11.5.3 Architectural Conservation Areas

Section 11.6.1 (ii) Surface Water

Section 11.6.3 Environmental Hazard Management

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

The Tallaght Town Centre LAP 2020

4.8.3 Future Land Use

4.8.5 Future Access and Movement

4.8.7 Future Built Form and Landscape

4.8.8 Masterplan Outcome

5.0 Policies and Standards

5.2 Buildings and their Settings

5.2.2 Building Language

5.2.3 Plot Ration and Building Height

5.2.4 Landmark Opportunities and Gateways

5.2.5 Street Interface

5.2.7 Landscaping

5.2.8 Parks and Open Spaces

5.2.9 Communal or Semi-Private Open Space

5.2.10 Private Open Space

5.3 Quality of Life

5.3.4 Dwelling Size and Layout

5.3.6 Energy Efficiency, Passive Solar Design and Recycling

5.3.7 Safety and Security

5.4 Ease of Movement

5.4.3 Surface Treatments

5.4.4 Car parking Provision

5.4.7 Cycle Parking Provision

6.0 Phasing and Implementation

6.2.2 Architectural Conservation Areas

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Objective CF5
Objective ED1
Objective HC 3
Objective HC2

Assessment

The main issues for the assessment are:

- Zoning and Council Policy
- Tallaght Town Centre LAP 2020
- Visual Impact
- Conservation
- Archaeology
- Access & Parking
- Services and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning and Council Policy

The site is subject to zoning objective 'VC' – *'To protect, improve and provide for the future development of Village Centres'*. The proposed uses are considered consistent with the land-use zoning matrix associated with *the 'VC'* zoning objective.

There are a number of policies and objectives of relevance – such as HCL Policy 4 - contained within the County Development Plan with regard to the protection and enhancement of Architectural Conservation Areas. The proposed development is required to comply with the policies and objectives contained within the County Development Plan (CDP) with respect to the protection and enhancement of Architectural Conservation Areas. An assessment of the proposed development with respect to compliance with the aforementioned policies will be framed by the observations of the SDCC Conservation Officer (see below).

Tallaght Town Centre LAP 2020

The Tallaght Town Centre LAP encourages the further establishment of integrated mixed use development and the proposal complies with the relevant policies and objectives set out in the LAP for Healthcare (Objective CF5), Tallaght Village (VL6) and Architectural Conservation & Archaeological Heritage (Objectives HC3 & HC2). In this context the proposed development is acceptable.

Visual Impact

The rear extension will have a pitched roof with a ridge height and an eaves height to match the existing unit. The extension will be built to the boundary with the immediate neighbour to the east

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and will be offset from the boundary to the west. At first floor level the extension will project outwards from the main rear building line by c.5m. It is noted that there are a number of two storey rear extension along this row of terraces. New windows and doors are proposed on the southern and western elevations. The proposal includes for the replacement of existing roof slate tiles with matching new slate tiles. However, the applicant does not provide a rationale for the justification for this work and does not provide details for the type of slate tiles that are proposed. This is covered further in the Conservation section of the report. As the extension would be to the rear and would not be visible from the main public street at the front, in principle the proposal would not cause any significant negative adverse visual impact on neighbouring properties in the vicinity or on the ACA.

Conservation

A report was received from the Conservation Officer recommending **Additional Information** be requested. An extract taken from the Conservation Officers report states the following:

Please see below comments re above planning application. It should be noted that the site notice refers to No. 5 Main Street as a 'Protected Structure' which is incorrect. The properties known as the TJ Byrne houses located along Main Street and are located within the Architectural Conservation Area (ACA) Tallaght Village, they are not protected structures but contribute significantly to the ACA and provide streetscape character along Main Street.

Please note that the undersigned was contacted by the Agent who was seeking pre-planning advice. The following comments were issued to the agent on the 3/12/2021. With regard to the pre-planning request relating to the location of the Property (No. 5 Main Street, Tallaght), please see the following comments below;

The property is located within Tallaght Village Architectural Conservation Area (ACA), therefore any proposals to extend the property will need to address the specific policies relating to ACAs in our County Development Plan (2016-2022) and Draft CDP 2022-2028.

I would advise that the extension and any other works to the property are sensitive to the existing structure and the neighbouring properties with regard to minimal impact and good overall design and quality of the extension. A new rear extension would be acceptable in principle once the extension is not visible from the front and does not cause any negative visual impacts. Any works if proposed to the façade or exterior of the property will need to be fully detailed and all original architectural features should be retained as any proposed changes to the exterior of the property that would result in a negative impact to the character of the property or ACA would not be in line with Council Policy. I would recommend that an architectural impact statement and design rationale be included as part of the planning application in addressing any concerns for a new proposed rear extension in an ACA.

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Please note that any changes to commercial signage required for the use as the property as a dental surgery should also adhere to policies in the CDP in relation to appropriate signage within an ACA. Full details should be provided for any such signage requirements to ascertain if they are deemed appropriate in terms of overall location, scale and design.

Appraisal

This is an application for a rear first floor extension consisting of ground floor storage room and a surgery and autoclave room on the first floor. It is also proposed to replace the existing slate roof with matching new slate tiles. There are a number of rear two-storey extension to Main Street and by nature of their location they are not visible from the front site/streetscape. A rear two-storey extension in principle is acceptable as it will not cause any direct visual impact to the front of the property or adjoining properties, however as part of previous pre-planning advice it was advised that any extension should be of good quality. In order to improve the overall quality of the rear extension details of more appropriate finishes for the windows and door should be submitted.

Details have not been provided as to why the existing roof tiles are to be replaced and therefore this work is not justified with regard to the removal of original materials from a building within an Architectural Conservation Area. The existing TJ Byrne Houses along Main Street are an integral part of the architectural character within the Village and original materials and architectural design should be retained and any additions should be sensitive to the existing properties.

No works are proposed to the existing building, however it is advised that the owner of the property should be encouraged to reinstate the original type windows (which can be found on neighbouring properties). The proposed windows and door type to the new extension should not be uPVC as this is not considered an appropriate material for use in an ACA.

*It is considered that the following **Additional Information** be requested in order to clarify details and address the above items:*

- *Details have not been provided as to why the existing roof tiles are to be replaced and therefore this work is not justified with regard to the removal of original materials from a building within an Architectural Conservation Area. The removal of the original slate tiles requires justification and further details. If deemed acceptable the replacement slate tiles must match the original type and details should be submitted stating the exact slate type in order to confirm it is the correct type.*
- *No changes are proposed to the front elevation of the existing property, however it is advised that the applicant of the property should be encouraged to reinstate the original type windows (timber sash windows examples of which can be found on neighbouring properties) in order to reinstate original architectural features and improve the property. It is proposed to insert uPVC windows and door type to the new extension, it should be noted that uPVC is not considered an appropriate material for use in an ACA and therefore the applicant should be requested to provide a more appropriate type as part of a RFI.*

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Due to the sensitive location of the subject site within Tallaght ACA it is considered appropriate to request the above **additional information**.

Archaeology

The subject site is located within an existing building within the Zone of Archaeological Potential, established around the village of Tallaght, Recorded Monument DU021-037 (Tallaght Town). Having regard to this a condition regarding archaeological considerations should be imposed, relating to monitoring of foundations during construction.

Access & Parking

A report was received by the Roads Section stating no objections subject to **conditions**. An extract taken from the Roads Section states the following:

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

Description:

Rear extension to surgery.

The proposal is to increase the number of consulting rooms from 3 to 4.

Car parking is accessed via a side alleyway.

The applicant does not confirm the number of staff that are currently operating from the surgery and the number of staff that will operate from the existing and proposed extended surgery at any one time in order to clarify the demand for car and bicycle parking.

The proposal is to increase the number of car parking spaces from 1 to 2. This is deemed adequate by the Roads Dept. due to the location in the centre of Tallaght Village and the access to quality public transport and public carpark. The application makes no indication of bicycle parking.

No Roads objections subject to the following conditions:

- 1. Applicant is required to provide adequate bicycle parking for staff and visitors. Please refer to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022.*

Notwithstanding the report from the Roads Section it is considered the above be dealt with by way of request for **Additional Information** in this instance whereby the applicant is requested to submit a revised drawing showing a revised layout of not less than 1:100 scale, showing provision for at least the minimum no. of secure and covered bicycling parking spaces.

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Services and Drainage

Both Irish Water and Surface Water Drainage have recommended no objections subject to **conditions**. An extract taken from the Irish Water report states the following:

IW Observations:

1 Water

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

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

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

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

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

An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No Objection Subject To:

1 Include SuDS in Proposed Development such as:

- Permeable paving,*
- Green roof*
- Planter boxes*
- Water butt/s*

Flood Risk No Objection

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.

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

Screening for Appropriate Assessment (AA)

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

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Environmental Impact Assessment (EIAR)

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

Other Considerations

Development Contributions

- Two storey rear extension.
- Storeroom on ground floor.
- Surgery and autoclave room on first floor.
- Proposed works measure c.32.55sq.m. as stated.
- Previous existing ground floor extension measures c.11sq.m.
- Assessable area is c.3.55sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential –Permission for extensions	32.55sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.019

Conclusion

Additional information is requested regarding the following items:

- Conservation requirements.
- Bicycle parking requirements.

Recommendation

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

1. The applicant is requested to submit the following further information in order to clarify details and address requirements for conservation:
 - (a) Details have not been provided as to why the existing roof tiles are to be replaced and therefore this work is not justified with regard to the removal of original materials from a building within an Architectural Conservation Area. The removal of the original slate tiles requires justification and further details. If deemed acceptable the replacement slate

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tiles must match the original type and details should be submitted stating the exact slate type in order to confirm it is the correct type.

(b) No changes are proposed to the front elevation of the existing property, however it is advised that the applicant of the property should be encouraged to reinstate the original type windows (timber sash windows examples of which can be found on neighbouring properties) in order to reinstate original architectural features and improve the property. It is proposed to insert uPVC windows and door type to the new extension, it should be noted that uPVC is not considered an appropriate material for use in an ACA and therefore the applicant should be requested to provide a more appropriate type as part of a request for further information.

2. The applicant is requested to submit a revised drawing showing a revised layout of not less than 1:100 scale, showing provision for at least the minimum no. of secure and covered bicycling parking spaces. The applicant is requested to provide adequate bicycle parking for staff and visitors. Please refer to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022.

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REG. REF. SD22A/0030

LOCATION: 5, Main Street, Tallaght, Dublin 24

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:

4/4/22



Eoin Burke, Senior Planner