

Comhairle Chontae Atha Cliath Theas

PR/0413/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0055 **Application Date:** 09-Feb-2022
Submission Type: New Application **Registration Date:** 09-Feb-2022
Correspondence Name and Address: David Doran 4, Ludford Drive, Dundrum, Dublin 16, D16K282
Proposed Development: Construction of a new domestic shed including all associated site works.
Location: Highdown Hill, Newcastle, Co Dublin
Applicant Name: David Hickey
Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area: Stated as 0.17

Site Description:

The subject site is located within the Highdown Hill rural area of Newcastle. The subject dwelling is a detached bungalow, with a gable roof profile. There is an existing garage to the north of the main dwelling.

Proposal:

Development will consist of:

Construction of a new domestic shed including all associated site works.

Zoning:

The subject site is subject to zoning objective 'RU' - 'To protect and improve rural amenity and to provide for the development of agriculture'.

Consultations:

Surface Water Drainage: Additional information requested.

Irish Water: No objection subject to conditions.

Environmental Health Officer:

Parks: No comments.

SEA Sensitivity Screening

Indicates overlap with Rural 2016.

Comhairle Chontae Atha Cliath Theas

PR/0413/22

Record of Executive Business and Chief Executive's Order

Submissions/Observations /Representations:

None recorded.

Relevant Planning History:

Application Site:

SD05B/0194 Erection of a domestic garage. File Ref No. P2358/78. **PERMISSION GRANTED**

Adjacent sites

SD18A/0083: Highdown Hill, Newcastle, Co. Dublin.

To construct a dwelling house together with a waste water treatment system and associated soil polishing filter, upgrade of existing access, site development works and services.

Decision: **REFUSE PERMISSION.**

SD09B/0130/EP: A 90sq.m ground floor family flat and a 56sq.m first floor dormer extension to side and relocation of septic tank in side garden.

Decision: **GRANT EXTENSION OF DURATION OF PERMISSION TO EXPIRE 3RD FEBRUARY 2020.**

SD09B/0130: A 90sq.m ground floor family flat and a 56sq.m. first floor dormer extension to side and relocation of septic tank in side garden.

Decision: **GRANT PERMISSION.**

SD03A/0825: Dormer bungalow and septic tank.

Decision: **GRANT PERMISSION.**

S01A/0277: Athgoe North, Newcastle, Co. Dublin.

Extension and alterations to include new living room, house office and conservatory to house and all associated site works.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

None recorded.

Pre-Planning Consultation

None recorded.

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.

Comhairle Chontae Atha Cliath Theas

PR/0413/22

Record of Executive Business and Chief Executive's Order

Policy H18 Objective 2:

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

Policy H27 Rural House and Extension Design

- It is policy of the Council to ensure that any new residential development in rural and high amenity areas, including houses and extensions are designed and sited to minimise visual impact on the character and visual setting of the surrounding landscape.

H27 Objective 1:

Ensure that all new rural housing and extensions within areas designated with Zoning Objective 'RU' (to protect and improve Rural Amenity and to provide for the development of Agriculture), Zoning Objective 'HA-DM' (to protect and enhance the outstanding natural character of the Dublin Mountains Area), Zoning Objective 'HA-LV' (to protect and enhance the outstanding character and amenity of the Liffey Valley) and Zoning Objective 'HA-DV' (to protect and enhance the outstanding character and amenity of the Dodder Valley):

- Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features; and
- Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; and
- Is designed and sited to minimise impact on the site's natural contours and natural drainage features; and
- Retains and reinstates traditional roadside and field boundaries; and
- Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; and
- Would comply with Code of Practice Wastewater Treatment Systems Serving Single Houses, EPA (2009) or other superseding standards; and
- Would not create or exacerbate ribbon or haphazard forms of development.

Section 11.2.7 Building Height

Section 11.3.1 Residential

Comhairle Chontae Atha Cliath Theas

PR/0413/22

Record of Executive Business and Chief Executive's Order

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

Relevant Government Guidelines:

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).

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 relate to the following:

- Zoning and Council policy,
- Residential and Visual Amenity,
- Services and Drainage,
- Screening for Appropriate Assessment,
- Screening for Environmental Impact Assessment,

Zoning and Council Policy

The site is located in an area which is zoned 'RU' 'To protect and improve rural amenity and to provide for the development of agriculture'. South Dublin County Council Development Plan 2016-2022. Rural extensions should satisfy the requirements of Policy H27.

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

Comhairle Chontae Atha Cliath Theas

PR/0413/22

Record of Executive Business and Chief Executive's Order

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; **the shed would have a lower ridge than existing dwelling. Further details of materials are required, as well as full contiguous elevations to fully gauge impact.**
- Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; **no significant negative impacts**
- Is designed and sited to minimise impact on the site's natural contours and natural drainage features; **The site is situated at the raised end of the site. It is not apparent whether any cut and fill would be required for the proposal. The applicant is requested to provide details**
- Retains and reinstates traditional roadside and field boundaries; **The proposal relies on an access on the southern boundary, through the existing hedge. It is not apparent whether this has planning permission.**
- Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; **It is not clear whether engineered solutions are required. Applicant is requested to clarify.**
- Would comply with Code of Practice Wastewater Treatment Systems Serving Single Houses, EPA (2009) or other superseding standards; **the EHO has requested further information regarding the location of the septic tank and percolation area.**
- Would not create or exacerbate ribbon or haphazard forms of development. **N/A proposal is for a non-habitable shed.**

Residential and Visual Amenity

The proposed detached shed structure would be situated to the south of the existing dwelling. A shed has previously been granted permission to the north. The proposed shed is not adjacent to any other residential properties and would not have a negative impact on the existing dwelling, as it is apparent it would replace an existing shed structure. The proposal is to the side and does not appear to have a significant impact on the rear amenity space for the existing dwelling. The applicant is requested to clarify how much space would remain following the development via **additional information.**

Comhairle Chontae Atha Cliath Theas

PR/0413/22

Record of Executive Business and Chief Executive's Order

In terms of visual amenity, the applicant is requested to provide further details of the proposed materials, including images, as well as full contiguous elevations, showing all relevant structures and natural features, as well as any changes in levels across the site as a result of the proposed development.

Services and Drainage

Irish Water has raised no objections, subject to conditions.

Water Services has requested **additional information** regarding surface water.

The EHO has stated the following “*The septic tank and percolation area are not indicated on the site layout plan. The locations should be included on this plan including distances from the proposed development and house*”. **Additional information** is, therefore, requested.

Roads

Roads has stated “*Construction of a new domestic shed including all associated site works. The development has not identified the vehicle access on the south boundary, Roads require details of this access*”.

Additional information has been requested.

Screening for Appropriate Assessment

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

Screening for 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/0413/22

Record of Executive Business and Chief Executive's Order

Other Considerations

Development Contributions

- Proposal is for a detached shed structure (non-habitable)

SEA Monitoring Information

- Building Use Type Proposed – non-habitable shed
- Floor Area (sq.m.) 80
- Land Type Brownfield/Urban Consolidation
- Site Area (Ha.) 0.17

Conclusion

Having regard to the:

- provisions of the South Dublin County Council Development Plan,
- the 'RU' zoning objective,
- the lack of information provided regarding design, layout, access and surface water

it is considered that **additional information** is required to ensure the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

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

1. (a) 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 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@sdblincoco.ie.
(b) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

Note: Where a soakaway is proposed, the applicant is required to submit soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the proposed soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design. The applicant is requested to submit a revised drawing

Comhairle Chontae Atha Cliath Theas

PR/0413/22

Record of Executive Business and Chief Executive's Order

showing plan and cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority. 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 the surface water drainage network.

2. The applicant is requested to provide the following revised plans:
 - (a) layout, including delineated rear garden, all areas of hardstanding, trees and hedgerow, as well as contours (existing and proposed). The layout plans should also indicate the septic tank and percolation area, as well as distances from the proposed development and house.
 - (b) details of any retaining structures (proposed).
 - (c) full contiguous elevations, which also indicate any change in land profile (existing and proposed).
3.
 - (a) It is noted that the vehicular access to the south has been added since the previous grant of planning permission (Reg ref: SD05B/0194). The applicant is requested to clarify when this vehicular access was added. Should the applicant wish to seek retention permission for the access then revised notices would be required to include same.
 - (b) The floorplans indicate the shed would be used for classic car storage, as such, vehicular access is required. In the event that the applicant is unable to use the access to the south, the applicant is requested to clarify how cars would access the proposed storage area, e.g. from the existing access at the west boundary.
 - (c) The applicant is requested to provide a revised layout of not less than 1:100 scale, showing accurate visibility splay with a 2.4 meters set back, at a 1.05 meter height from ground level and 49 meters sight lines in both directions from the existing entrance on the south boundary.
 - (d) The applicant is requested to submit a revised layout of not less than 1:100 scale, showing a separate 3.5m wide access at the south boundary, should the applicant wish to retain this access.

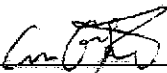
Comhairle Chontae Atha Cliath Theas

PR/0413/22

Record of Executive Business and Chief Executive's Order

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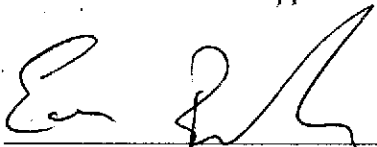
LOCATION: Highdown Hill, Newcastle, Co Dublin



Caitlin O'Shea,
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