

Comhairle Chontae Atha Cliath Theas

PR/0425/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0038 **Application Date:** 08-Feb-2022
Submission Type: New Application **Registration Date:** 08-Feb-2022

Correspondence Name and Address: Sally Park Developments Limited Parkview House,
Beech Hill Office Campus, Clonskeagh, Dublin 4,
D04C6K0

Proposed Development: Alterations to the elevations relating to planning
number SD18A/0271 and as amended by further
information received on the 19th December 2018.

Location: Sandymills, Sandy Mill Lane, Old Nangor Road,
Clondalkin, Dublin 22

Applicant Name: Cluid Housing Association

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site visit: 24/03/2022

Site Area: Stated as 0.9986 Hectares.

Site Description:

The subject site is located west of Clondalkin Village and is bounded to the north by the Camac River and further north by the remaining pitch and putt club lands, to the south by Mill Lane and to the east by the Kingdom Hall of Jehovah's Witnesses and to the west by Clondalkin Leisure Centre. This site is located approximately 60m west of the Clondalkin Village Architectural Conservation Area (ACA). The site formerly contained a paper mill in the 19th-20th Century. Access to the proposed site is from Mill Lane, situated off the Old Nangor Road. The site contains a number of mature trees, with mature trees bounding the site along Mill Lane to the southeast. The topography of the site, while relatively uniform, drops towards the River Camac and also towards the clubhouse to the east of the site.

Proposal:

Alterations to the elevations relating to planning number SD18A/0271 and as amended by further information received on the 19th of December 2018 that relates to the following proposal:

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The proposed development is located on the former Clondalkin Paper Mills Pitch and Putt Club lands, Mill Lane, off the Old Nangor Road and will consist of:

- Construction of a community housing scheme for the elderly arranged in 4 blocks of 1-5 storeys with lower ground floor entry level to Blocks A, B and C.
- The scheme will comprise 99 1-2 bedroom apartments consisting of 76 1-bedroom, 21 2-bedroom and 2 studio apartments for visitors with north west, south west, south east and north east facing balconies/terraces, ancillary areas including plant/stores to Blocks A and C, communal areas/facilities and entrance lobby in Block B (c.194sq.m) and bin storage and plant room in Block D (c.106sq.m), lobby, stair and lift access throughout.
- All associated site development works, services provision, drainage, new pedestrian and vehicular access, car and bicycle parking, roof plant including photovoltaic panels, ESB cabinet, open space, landscaping and boundary treatment works.
- The total gross floor area of the proposal is c. 8,229sq.m.

Zoning:

The subject site is subject to zoning objective 'OS' - 'To preserve and provide for open space and recreational amenities'.

Consultations:

Services Water & Drainage: No objections subject to conditions.

Irish Water: No objection as amendment only.

Architectural Conservation Officer: No comments received.

Housing Strategy Unit (Part V): No objection as amendment only.

Parks and Public Realm: No objections or recommendations.

H.S.E. Environmental Health Officer: No objection as amendment only.

SEA Sensitivity Screening:

Overlap with the following environmental layers:

- Areas of Archaeological Potential;
- Record of Monuments and Places – DU017-041 – Clondalkin Town;
- Protected Structure RPS Ref. 137 – no. 1-3 Millview, Nangor Road, Clondalkin;
- SFRA A to northwest of site;
- SFRA B to northwest, west and south east of site.

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Adjacent to:

- Clondalkin Village Architectural Conservation Area to the east and north east of the site (overlap at entrance to site on Mill Lane).

Submissions/Observations /Representations:

No third party submissions.

Inland Fisheries has submitted a letter stating observations in relation to the Camac River (which bounds the site), surface water management, construction management and infrastructural capacity. These observations are noted. It is noted that the subject application is for alterations to elevations of a permitted residential development. In the event of a grant of permission, a condition should be added stating that the conditions (including relating to surface water etc.) under the parent permission would still apply.

Relevant Planning History:

Subject site

SD18A/0271

Construction of a community housing scheme for the elderly arranged in 4 blocks of 1-5 storeys with lower ground floor entry level to Blocks A, B and C. The scheme will comprise 99 1-2 bedroom apartments consisting of 76 1-bedroom, 21 2-bedroom and 2 studio apartments for visitors with north west, south west, south east and north east facing balconies/terraces, ancillary areas including plant/stores to Blocks A and C, communal areas/facilities and entrance lobby in Block B (c.194sq.m) and bin storage and plant room in Block D (c.106sq.m), lobby, stair and lift access throughout. All associated site development works, services provision, drainage, new pedestrian and vehicular access, car and bicycle parking, roof plant including photovoltaic panels, ESB cabinet, open space, landscaping and boundary treatment works. The total gross floor area of the proposal is c8,229sq.m. This site of c.0.9986ha is on part of the former Clondalkin Paper Mills Pitch and Putt Club lands, Mill Lane, off the Old Nangor Road. The subject site is bounded to the north by the River Camac, to the south by Mill Lane to the east by the Kingdom Hall of Jehovah's Witnesses and pitch and putt clubhouse/bar known as 'The Glue Pot' and to the west by Clondalkin Leisure Centre.

Decision: Grant permission, subject to conditions.

SD11A/0043

Demolition of existing club house, re-configuration of existing pitch and putt course and the construction of new 499sq.m clubhouse, footbridge and 56 car parking spaces, with new entrance from Old Nangor Road and associated landscaping and ancillary works, all consequent to the proposed development of the Metro West rail line.

Decision: Grant permission, subject to conditions.

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SD10A/0177

Demolition of existing clubhouse, reconfiguration of existing pitch & putt course and construction of new 520sq.m clubhouse, footbridge and 56 car parking spaces, with new entrance from Old Nangor Road and associated landscaping and ancillary works, all consequent to the proposed development of the Metro West rail line.

Decision: Grant outline permission

Adjacent sites

SD17A/0384

(a) Removal of the existing signage on the front elevation, (b) the installation of illuminated fascia signage to the front elevation, (c) the erection of 1 Totem Pole to the Old Nangor Road entrance with recessed up-lighting installed at ground level, (d) 1 Totem Pole to the Ninth Lock Road entrance with recessed up-lighting installed at ground level and (e) associated site works.

Decision: Grant permission, subject to conditions.

SD16A/0450

A social housing development comprising of 10 one bed units in a three storey apartment building, associated car parking and bicycle parking, bin store, new vehicular access onto Old Nangor Road, new pedestrian access to replace existing vehicular entrance, landscaping, boundary treatments and all associated site and engineering works necessary to facilitate the development.

Decision: Grant permission, subject to conditions.

SD15A/0233

Alterations to existing drive-thru lane to create side by side ordering points, additional order point with canopy, 2 single bay 3-sided internally illuminated menu signs to replace existing double bay internally illuminated menu sign and associated site works.

Decision: Grant permission, subject to conditions.

SD14A/0250 and An Bord Pleanala 06S.245139

Construction of a two, three and four storey apartment building with 2 two bed apartments; 5 three bed apartments; 10 car parking spaces; site entrance with gates; first floor common open space and all associated site works.

Decision: SDCC grant permission and An Bord Pleanala grant permission.

SD12A/0161

(i) Removal of existing roof light boxes; (ii) removal of existing roof signs and mansard to be replaced with new roof signs; (iii) cladding over of existing roof tiles with composite aluminium panels as per drawings including an increase in ridge height; (iv) additional roof signage to front elevation; (v) alterations to existing wall elevations including cladding of existing drive thru' booths; (vi) removal of existing drive thru' signage and height restrictor and installation of new

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drive thru' signage and height restrictor; (vii) removal of existing free standing booth to rear of restaurant; (viii) new tables, seating, railings and lighting on pavement to front of building; all with associated site works.

Decision: Grant permission, subject to conditions.

SD04A/0458

Extension at first floor consisting of 2 classrooms (the extension lies within the curtilage of a proposed Protected Structure).

Decision: Grant permission, subject to conditions.

S01A/0135 and PL.06S.125022

Demolition of existing snooker hall and erection of single storey pitched roof retail store, associated car parking, modified site entrance, signage and site development works.

Decision: SDCC refuse permission and An Bord Pleanala refuse permission.

S00A/0165 and 06S.122389

Demolition of existing snooker hall and erection of part two storey pitched roof building comprising of discount foodstore, 997m² retail area, office at first floor, 192 sq.m net area, associated carparking, modified site layout and entrance, signage and site development works, to site.

Decision: SDCC refuse permission and An Bord Pleanala refuse permission.

Relevant Enforcement History:

None recorded.

Pre-Planning Consultation:

None recorded for this application.

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

Policy H3 Housing for Older People

'It is the policy of the Council to support the provision of accommodation for older people in established residential and mixed use areas that offer a choice and mix of accommodation types to older people (independent and semi-independent living) within their communities and at locations that are proximate to services and amenities.'

Policy H3 Objective 1

'To support housing that is designed for older people (including independent, semi-independent or nursing home accommodation) in residential and mixed use areas, at locations that are proximate to existing services and amenities including pedestrian paths, local shops, parks and public transport.'

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Policy H3 Objective 3

'To support community led housing developments for older people in established areas on lands designated with Zoning Objective "OS" (To preserve and provide for open space and recreational amenities), where the quality and quantum of remaining public open space is deemed to be adequate and the amenities of the area are preserved.'

Policy H6 Sustainable Communities

'It is the policy of the Council to support the development of sustainable communities and to ensure that new housing development is carried out in accordance with Government policy in relation to the development of housing and residential communities.'

Policy H7 Urban Design in Residential Developments

'It is the policy of the Council to ensure that all new residential development within the County is of high quality design and complies with Government guidance on the design of sustainable residential development and residential streets including that prepared by the Minister under Section 28 of the Planning & Development Act 2000 (as amended).'

Policy H7 Objective 1

'To ensure that residential development contributes to the creation of sustainable communities in accordance with the requirements of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) (or any superseding document) including the urban design criteria as illustrated under the companion Urban Design Manual – A Best Practice Guide, DEHLG (2009).'

Policy H7 Objective 2

'To ensure that residential development provides an integrated and balanced approach to movement, place-making and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2013).'

Policy H7 Objective 3

'To support public realm improvements as part of infill developments.'

Policy H8 Residential Densities

'It is the policy of the Council to promote higher residential densities at appropriate locations and to ensure that the density of new residential development is appropriate to its location and surrounding context.'

Policy H9 Residential Building Heights

'It is the policy of the Council to support varied building heights across residential and mixed use areas in South Dublin County.'

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Policy H9 Objective 2

'To ensure that higher buildings in established areas respect the surrounding context.'

Policy H9 Objective 3

'To ensure that new residential developments immediately adjoining existing one and two storey housing incorporate a gradual change in building heights with no significant marked increase in building height in close proximity to existing housing (see also Section 11.2.7 Building Height).'

Policy H10 Mix of Dwelling Types

'It is the policy of the Council to ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the County in accordance with the provisions of the Interim South Dublin County Council Housing Strategy 2016-2022.'

Section 2.3.0 Quality of Residential Development

Policy H11 Residential Design and Layout

'It is the policy of the Council to promote a high quality of design and layout in new residential development and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.'

Policy H12 Public Open Space

'It is the policy of the Council to ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area.'

Policy H13 Private and Semi-Private Open Space

'It is the policy of the Council to ensure that all dwellings have access to high quality private open space (incl. semi-private open space for duplex and apartment units) and that private open space is carefully integrated into the design of new residential developments.'

Policy H14 Internal Residential Accommodation

'It is the policy of the Council to ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long term needs of a variety of household types and sizes.'

Policy H15 Privacy and Security

'It is the policy of the Council to promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.'

Policy H15 Objective 1

'To ensure that there is a clear definition between private, semi-private and public open space that serves residential development.'

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Policy H15 Objective 2

'To ensure that all developments are designed to provide street frontage and to maximise surveillance of streets and spaces.'

Policy H15 Objective 4

'To ensure that opposing balconies and windows at above ground floor level have an adequate separation distance, design or positioning to safeguard privacy without compromising internal residential amenity.'

Policy H16 Steep or Varying Topography Sites

'It is the policy of the Council to ensure that development on lands with a steep and/or varying topography is designed and sited to minimise impacts on the natural slope of the site.'

Section 3.2.0 Community Facilities

Policy C1 Community Centres

'It is the policy of the Council to ensure that all communities have access to multifunctional community centres that provide a focal point for community activities.'

Policy HCL2 Archaeological Heritage

HCL4 Architectural Conservation Areas

'It is the policy of the Council to preserve and enhance the historic character and visual setting of Architectural Conservation Areas and to carefully consider any proposals for development that would affect the special value of such areas.'

HCL4 Objective 2

'To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.'

Policy HCL5 Older Buildings, Estates and Streetscapes

Section 3.13.0 Open Space Management & Use

Policy C12 Open Space

'It is the policy of the Council that a hierarchical network of high quality open space is available to those who live, work and visit the County, providing for both passive and active recreation, and that the resource offered by public open spaces, parks and playing fields is maximised through effective management.'

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Policy UC6 Building Heights

'It is the policy of the Council to support varied building heights across town, district, village and local centres and regeneration areas in South Dublin County.'

Section 6.3.0 Walking And Cycling

Policy TM3 Walking and Cycling

'It is the policy of the Council to re-balance movement priorities towards more sustainable modes of transportation by prioritising.'

Section 6.4.3 Road and Street Design

Policy H12

'It is the policy of Council to ensure that streets and roads within the County are designed to balance the needs of place and movement, to provide a safe traffic-calmed street environment, particularly in sensitive areas and where vulnerable users are present.'

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

'It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County.'

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

'It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.'

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

'It is the policy of the Council to continue to incorporate Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive.'

Section 8.0 Green Infrastructure

Policy G1 Overarching

Policy G1 Green Infrastructure Network

Policy G3 Watercourses Network

Policy G4 Public Open Space and Landscape Setting

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Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

Policy HCL14 Natural Heritage Areas

Policy HCL15 Non-Designated Areas

Policy HCL16 Public Rights of Way and Permissive Access Routes

Policy HCL18 Cultural Heritage

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 10.0 Energy

Policy E4 Energy Performance in New Buildings

11.2.0 – Place Making and Urban Design

Section 11.2.1 Design Statements

Section 11.2.0 Place Making and Urban Design

Section 11.2.1 Design Statements

Section 11.2.3 Town and Village Centres

Section 11.2.7 Building Height

Section 11.2.8 Signage

Section 11.2.9 Shopfront Design

Section 11.3.1 Residential

- (i) Mix of Dwelling Types*
- (ii) Residential Density*
- (iii) Public Open Space/Children's Play*
- (iv) Dwelling Standards*
- (v) Privacy*
- (vi) Dual Aspect*
- (vii) Access Cores and Communal Areas*
- (viii) Clothes Drying Facilities*

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Table 11.20: Minimum Space Standards for Houses

Table 11.21: Minimum Space Standards for Apartments

Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.24: Maximum Parking Rates (Residential Development)

Section 11.4.3 Car Parking for Electric Vehicles

Section 11.4.4 Car Parking Design and Layout

Section 11.4.5 Traffic and Transport Assessments

Section 11.6.1 (i) Flood Risk Assessment

Section 11.6.1 (ii) Surface Water

Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)

Section 11.6.1 (iv) Groundwater

Section 11.6.1 (v) Rainwater Harvesting

Section 11.6.1 (vi) Water Services

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

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).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government, (2018).

Universal Design Guidelines for Homes in Ireland, Centre for Excellence in Universal Design (2013).

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Design Manual for Urban Roads and Streets, Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport, (2013).

Regional Planning Guidelines for the Greater Dublin Area 2010-2022, Dublin Regional Authority & Mid-East Regional Authority, (2010).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009)

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009)

Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, Building Research Establishment, (1991)

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009)

National Cycle Manual, National Transport Authority, (June 2011)

Assessment:

The main issues for assessment relate to:

- Zoning and Council Policy
- Visual Impact
- Services and Drainage
- Environmental Impact Assessment
- Appropriate Assessment

Zoning & Council Policy

The subject site is subject to zoning objective 'OS' - *'To preserve and provide for open space and recreational amenities'*. The permitted development under SD18A/0271 has commenced and involves the construction of a community housing scheme for the elderly, containing apartments arranged in 3 main blocks. The permitted main blocks are 4 storeys in height. The subject proposal is for alterations to the elevations of this permitted development.

The subject proposed alterations are considered acceptable in principle, subject to the provisions of the County Development Plan, and design and amenity safeguards, which will be assessed under the below.

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Visual Impact

Under the previous Planning Reports for SD18A/0271 the following was noted and addressed by additional information:

'Architecturally, the façade treatments offer little variation and result in a ubiquitous design which does little to create a sense of place and community. Considering the development is intended for elderly people and considering the site's location on open space zoned lands, a high-quality development which would offer exceptionally high standards of urban design would be required'.

'The Planning Authority has serious concerns about the overuse of red brick throughout the development. This exacerbates the dominance of the development, coupled with the lack of variation in the palette of materials used. It is considered that this serious concern may be addressed by way of requesting additional information from the applicant. As noted by the Architectural Conservation Officer, the palette of materials should reflect the surrounding area and may include 'red brick (limited use), stone, granite, limestone and render'. The applicant is strongly advised to revise the materials palette used throughout the development, in order to reduce the visual impact and introduce architectural variety'.

It was noted under Item no. 5 of the Additional Information response:

The revised materials palette has incorporated green copper, white brick, light grey stone, painted render and bronze. The Architectural Conservation Officer previously raised serious concerns about the dominance of the brick and the limited use of materials. This exacerbated the dominance of the building. The revised scheme is considered to be a noted improvement, which softens the scheme and reduces the visual impact. It also is considered to be more appropriate for a residential scheme.

The revised proposed development submitted at additional information stage was subsequently granted permission.

The proposed alterations to the existing elevations as permitted under planning number SD18A/0271 involves the following changes as per the drawings submitted by James Bourke Architects dated November 2021:

- Windows changes throughout,
- Steel balconies revised throughout.
- Façade material updates.
- Ground floor foyer window layout update.
- Windows blocked up internally
- Downpipes to balconies added
- Walls added to fire escape doors as advised by fire consultant.
- Petrarch Cladding changed to Fibre-Cement throughout.

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- Precast balcony balustrades changed from glazing to Petrarch panels.
- Low concrete block walls denoting ground floor external private areas added to elevations. Conc. Walls to be rendered and finished with granite capstone.

The changes of windows, balconies, downpipes and façade materials are proposed on blocks A, B and C on the southwest, southeast, northwest, northeast elevations of the existing building and would be consistent in material and form and is generally considered acceptable. This site is located approximately 60m west of the Clondalkin Village Architectural Conservation Area (ACA). The community housing scheme for the elderly has access to the proposed site is from Mill Lane, situated off the Old Nangor Road and is not visually prominent from the main road.

Having regard to the surrounding area and the guidance set out by SDCC's Architectural Conservation Officer under planning number SD18A/027, the overall design is considered to be in keeping with the prevalent character, type and style in the area and will not adversely impact on the visual amenities of the area and is therefore acceptable.

The proposed is in line with the policies and objectives of South Dublin County Council Development Plan (2016-2022). Given the modest nature of alterations proposed and the secluded location of the development, it is deemed that there would be no significant adverse visual impact as a result of the proposed development. Therefore, a grant of permission is recommended.

Services & Drainage

Reports were received from SDCC's Water Services Department and Irish Water, which state no objections subject to standard conditions. It is noted that a condition should be added stating that the conditions (including relating to surface water and services) under the parent permission would apply. The recommended conditions from Water Services and Irish Water are therefore not considered necessary.

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 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.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The proposed development involves elevational alterations to a permitted residential development.

Having regard to:

- the small scale and nature of the development, and

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- the location of the development in a serviced urban area,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

Development Contributions

The proposed development relates to alterations to the elevations relating to planning number SD18A/0271.

It noted that no additional square meters have been added to the proposal.

SEA monitoring

Building Use Type Proposed: Alterations to residential scheme

Floor Area: 0sq.m (no additional floor area proposed)

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.9986 Hectares.

Conclusion

Having regard to the policies and objectives of the South Dublin County Council Development Plan, it is considered that the proposed development, subject to compliance with the conditions set out below, would not negatively detract from the visual amenity of the surrounding area and would therefore be in accordance with the proper planning and sustainable development of this area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

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SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Parent Permission
All conditions attached to the permission granted under Reg. Ref. SD18A/0271 to which this application will have the effect of creating modifications to, shall apply, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the parent permission.
3. Financial Contributions/Bond.
That arrangements be made with regard to the payment of financial contributions and lodgement of security/bond in respect of the overall development, as required by Condition Nos.17, 27 and 28 of Register Reference SD18A/0271, arrangements to be made prior to commencement of development.
REASON: It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.


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REG. REF. SD22A/0038

LOCATION: Sandymills; Sandy Mill Lane, Old Nangor Road, Clondalkin, Dublin 22



Caitlin O'Shea,
Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 4/4/22



Eoin Burke, Senior Planner